



**CITY OF EDGEWOOD
COUNCIL STUDY SESSION AGENDA**

Tues., September 3, 2019 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1. CALL TO ORDER

Pledge of Allegiance & Roll Call

2. COUNCIL BUSINESS

- A.  **Discussion** - Code Enforcement
- B.  **Discussion** (*no material*) - Interim Zoning
- C.  **Discussion** - IT Director Position
- D.  **Discussion/Review** - 2018 Comprehensive Plan Amendments
- E.  **Discussion/Review** - Pierce County Court Amendment No. 1

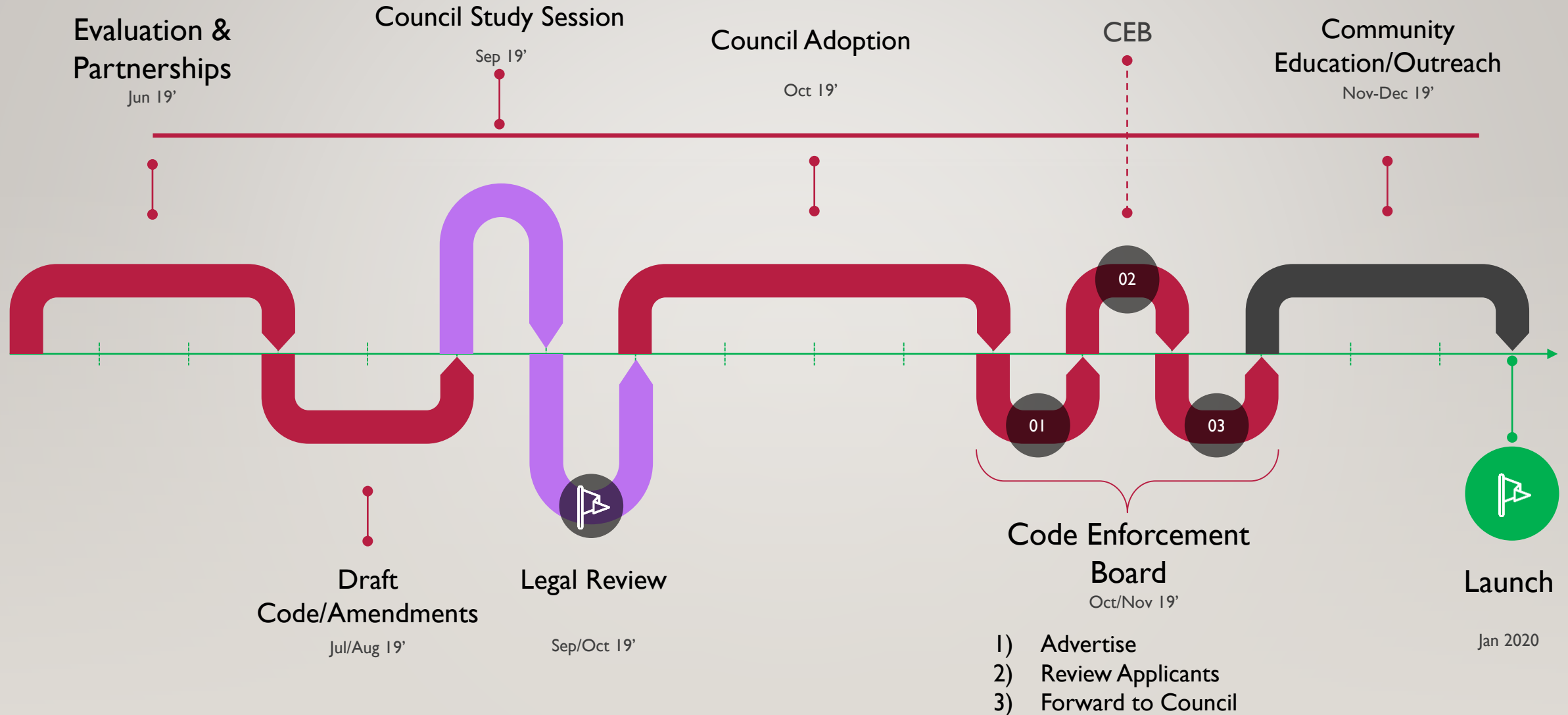
3. OTHER COUNCIL ITEMS

4. ADJOURN

Study Sessions are meetings for Council to review upcoming and pertinent business of the City, no action is taken by the City Council. Study Sessions are open to the public, but public input is reserved for the regular Council meetings

This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact City Hall at (253) 952.3299, 24 hours in advance.

CITY OF EDGEWOOD CODE COMPLIANCE ROADMAP



Code Enforcement Presentation September 2019



Code Compliance = integral to the City

- ▶ Works with:
 - ▶ Property Owners, Tenants, Businesses, Fire and Police, Non-Profit Organizations, Schools, Community Leaders, and other Governmental Entities
- ▶ Enforces City codes
- ▶ Mission: resolve violations quickly and effectively
- ▶ Protect the health, safety, and general welfare of the City
- ▶ Safeguard property values and general order

John Fairbanks

- ▶ City of Edgewood Employee since May 2019
- ▶ Code Compliance Specialist
- ▶ ICC/AACE Certified Zoning Inspector
- ▶ ICC/AACE Certified Property Maintenance & Housing Inspector
- ▶ ICC/AACE Certified Code Enforcement Officer
- ▶ Washington Association of Code Enforcement (WACE)
 - ▶ Board of Directors
- ▶ American Association of Code Enforcement (AACE)

Four Enhancements to Code Enforcement

1. Create a Code Enforcement Board

- ▶ This citizen board is comprised of 3 voting members and 2 alternate members that meets once a month, as needed.
- ▶ The board shall hear cases and appeals, and render decisions regarding civil violations of specified city ordinances and sections of the Edgewood Municipal Code

2. Code Enforcement Board Decision Appeals heard by the Hearing Examiner.

Four Enhancements to Code Enforcement

3. Amend the International Property Maintenance Code (IPMC)

- ▶ The IPMC is a model code developed by the International Code Council (ICC). Regulates and enforces minimum interior and exterior maintenance requirements for existing buildings and properties.

4. New Code Enforcement Title in EMC

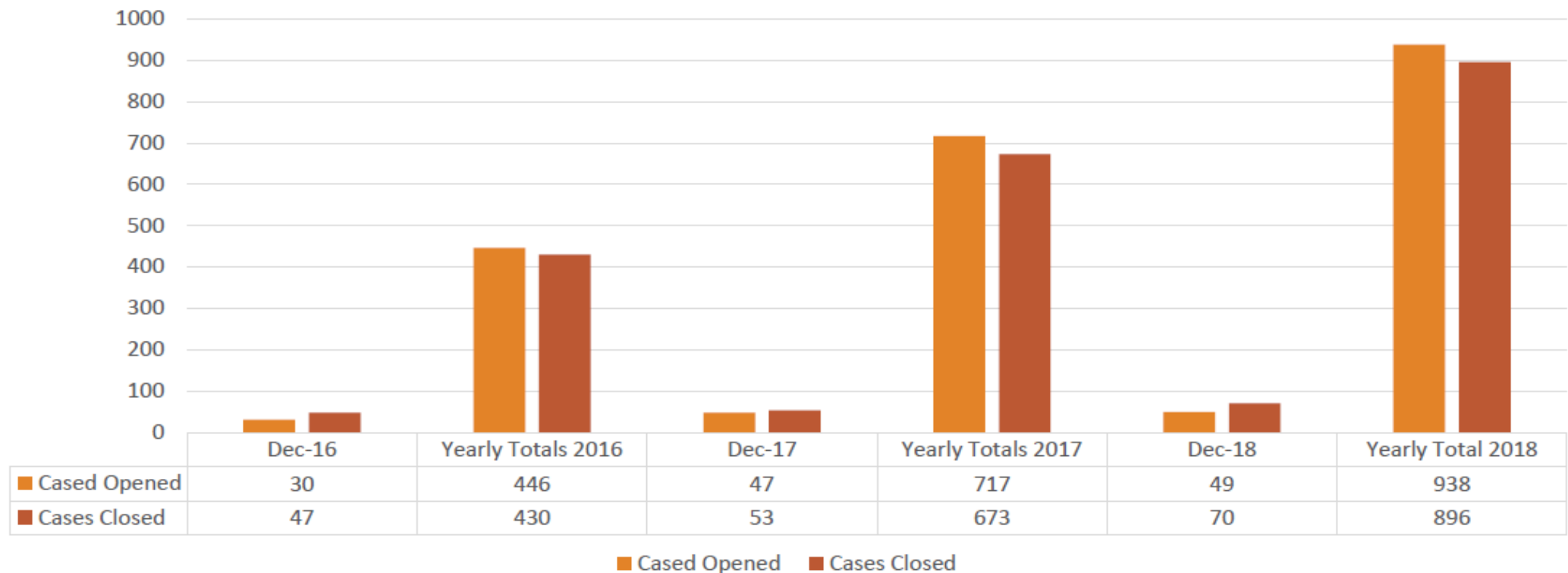
- ▶ It is the purpose and intent of the City, in enacting this title to provide effective and efficient code enforcement processes by striving to obtain voluntary compliance with the Edgewood Municipal Code, followed with strict enforcement when timely voluntary compliance efforts fail to be achieved.

2018 Code Enforcement - Wenatchee

- ▶ 896 Cases resolved (54 open from previous year)
- ▶ Average: 34 days for compliance (51 days in 2017)
- ▶ 300 Cases were tenant occupied
- ▶ 68% of the cases voluntarily complied
- ▶ 25% resolved through Notice of Code Violations
- ▶ 4% resolved via Voluntary Correction Agreements (VCA)
- ▶ Less than 3% of the cases were resolved through the Code Enforcement Board

2018 Code Enforcement - Wenatchee

Code Enforcement Activity



2018 Code Enforcement Case Origin

938 Cases in 2018

- ▶ 37% originated from citizen complaints
- ▶ 63% originated from all city staff, other departments and agencies (pro-active approach)
- ▶ 2.88% of cases went to the Code Enforcement Board
- ▶ 18 of 27 cases that went to CEB were in the CDBG area
- ▶ 97% Compliance Rating

2018 Before and After Photo's

1133 Linwood Ave: Before



2018 Before and After Photo's

1133 Linwood Ave: After



2018 Before and After Photo's

1409 Seneca: Before



2018 Before and After Photo's

1409 Seneca.: After



2018 Before and After Photo's

406 N Franklin.: Before



2018 Before and After Photo's

406 N Franklin: After



2018 Before and After Photo's

1035 1st Ave: Before



2018 Before and After Photo's

1035 1st Ave: After



???? Questions ????

John@cityofedgewood.org

253.392.2561



City Of Edgewood Council Agenda Summary Sheet

SUBJECT: Information Technology Director	Agenda Item #:		2C
	For Agenda of:		September 3, 2019
	Prepared by:		D. Gray & R. Pitzel
ATTACHMENTS (list): ☒ IT Director Job Description ☒ Ord No 19-xxxx Budget Amendment No. 2 ☒ 2019 Budget Exhibit A Salary Schedule-Amended No. 2			
Approval of Materials:			
Mayor, Daryl Eidinger	☒	Expenditure Required:	\$42,192.00
Asst. City Administrator, Dave Gray	☒	Amount Budgeted:	\$0
Interim City Attorney, Ann Marie J. Soto	☐	Timeline: September 3, 2019 Study Session September 10, 2019 Final Action	
City Clerk/HR Director, Rachel Pitzel	☒		
Community & Economic Development Director, Darren Groth	☐		
Public Works, Jeremy Metzler	☐		
Police Chief, Micah Lundborg	☐		
Fiscal Note/Consideration: As of the end of the 1 st quarter of 2019, the difficulty in recruiting four open positions has produced a significant labor budget surplus. That, combined with the cost shift from contract labor for budgeted software and hardware installations, and our ability to reduce expenditures to our Interlocal IT contract are estimated to cover the fully absorbed cost of adding an IT Director for the remaining 3 months of the fiscal year (\$42,192). When evaluating the cost of adding overhead, in particular labor, it is the City's policy to explore the impact of the fully absorbed cost for a full year following a midyear mid budget addition. Assuming a 3% COLA for 2020, the IT Directors position would add approximately \$173,832 at Step 5 with full family benefits to the core labor cost for ongoing operations.			
SUMMARY STATEMENT: Fife IT has lost 40 percent of its personnel with no indication they intend to replace them. Several were key in the Edgewood implementation schedule for a host of new IT solution projects. Our business model is to "tech up" providing staff with cutting edge tools to: a) keep head count down by automating, streamlining and ending redundant activities and improving interactivity synergy. b) provide the public open access to most data as it comes into the City. c) allow the public to utilize on-line city services. d) make citizen interaction with the City intuitive, fluid and automated to increase productive communicated outcomes. Almost everything the City efforts has an IT component. Identifying how to best address these efforts from inception to implementation has a cost, product quality, continuity of operations and at times critical impact on how our citizens interface with and utilize their government and its services. IT personnel, in particular those capable of leading by evaluating, analyzing and taking ownership of IT operations and outcomes are well paid, enjoying relatively full employment and capable of choosing their employer. Government IT, due to the captured market, frequently created by legacy IT systems, are in short supply. After reviewing the options of staying with Fife IT, moving to another government support City, or contracting with a for profit private company, the Mayor has chosen bringing a Director level IT professional in-house.			

RECOMMENDED ACTION:

Discuss the Mayor's ask to authorize the addition of an IT Director position to the 2019 Salary Schedule with a Budget Amendment for council action at the Regular Council Meeting of September 10, 2019.

ALTERNATIVES TO RECOMMENDED ACTION:

- 1) Do move forward to Regular Council Meeting
- 2) Forward to Study Session for further review

ORDINANCE NO. 19-0xxx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, AMENDING THE BUDGET EXHIBIT A SALARY SCHEDULE FOR THE 2019 FISCAL YEAR, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, State law, Chapter 35A.33 RCW, requires the City of Edgewood adopt an annual budget and provides procedures for such; and

WHEREAS, the City of Edgewood established its 2019 Budget in Ordinance No. 18-0539; and

WHEREAS, the City Council desires to amend the 2019 Budget Exhibit A Salary Schedule to reflect the addition of an Information Technology Director and Removal of the Information Technology Manager staff positions; and

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Amending the 2019 Salary Schedule. The 2019 Salary Schedule approved with Ordinance 19-0XXX in the 2019 Budget Amendment No. 1 is amended to add the Information Technology Director and remove the Information Technology Manager positions, attached as Exhibit A.

Section 3. Direction to Staff: Staff is hereby authorized and instructed to make the necessary changes to the printed form of the 2019 Budget Exhibit A Salary Schedule to reflect the above amendments.

Section 5. Transmittal. The City Clerk is hereby authorized and directed to transmit a certified copy of this ordinance to the Association of Washington Cities, the Auditor of the State of Washington, and Municipal Research Services Center.

Section 6. Severability. Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 7. Effective Date. A summary of this ordinance shall be published in the official newspaper of the City and this ordinance shall take effect and be in full force five (5) days after the date of publication.

Section 8. Approval. Pursuant to RCW 35A.33.120, the City Council finds that this Ordinance is in the best interest of the City and has approved this Ordinance by a majority plus one of all members of Council.

Presented to Council for first reading and adoption on September 10 2019.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF EDGEWOOD THIS 10th DAY
OF SEPTEMBER, 2019.**

Mayor, Daryl Eiding

Attest/Authenticated:

City Clerk, Rachel Pitzel, CMC

Approved As To Form:

Interim City Attorney Ann Marie Soto

Date of Publication: *September XX, 2019*

Effective Date: *September XX, 2019*

EXHIBIT "A"						
2019						
CITY OF EDGEWOOD						
SALARY RANGE PLAN						
ORDINANCE 19-0xxx 2019 BUDGET AMENDMENT						
Budget Amendment No 2 (add IT Director, Remove IT Manager)						
FULL TIME CLASSIFICATIONS:		2019 Monthly Wage Range				
	Job Title	Step 1	Step 2	Step 3	Step 4	Step 5
FT-19-01	Administrative Assistant	\$4,122	\$4,263	\$4,403	\$4,544	\$4,684
FT-19-02	Communications Coordinator/Deputy Clerk	\$4,739	\$4,900	\$5,062	\$5,224	\$5,385
FT-19-02	Permit Coordinator	\$4,739	\$4,900	\$5,062	\$5,224	\$5,385
FT-19-02	Public Works Maintenance Tech	\$4,739	\$4,900	\$5,062	\$5,224	\$5,385
FT-19-02	Accounting Tech	\$4,739	\$4,900	\$5,062	\$5,224	\$5,385
FT-19-03	Public Works Maintenance Tech II	\$4,941	\$5,109	\$5,277	\$5,446	\$5,614
FT-19-04	Planning Technician	\$5,171	\$5,347	\$5,524	\$5,700	\$5,876
FT-19-05	ROW Inspector	\$5,171	\$5,347	\$5,524	\$5,700	\$5,876
FT-19-06	Engineering Tech	\$5,611	\$5,802	\$5,994	\$6,185	\$6,376
FT-19-07	Associate Planner	\$5,780	\$5,978	\$6,175	\$6,372	\$6,569
FT-19-07	Code Compliance Specialist	\$5,780	\$5,978	\$6,175	\$6,372	\$6,569
FT-19-08	Associate Engineer	\$6,238	\$6,450	\$6,663	\$6,876	\$7,088
FT-19-08	Combination Inspector	\$6,238	\$6,450	\$6,663	\$6,876	\$7,088
FT-19-09	Accounting Manager	\$6,729	\$6,959	\$7,188	\$7,418	\$7,647
FT-19-09	Office Manager	\$6,729	\$6,959	\$7,188	\$7,418	\$7,647
FT-19-09	Building Inspector/Plans Examiner	\$6,729	\$6,959	\$7,188	\$7,418	\$7,647
FT-19-10	Senior Planner	\$6,974	\$7,212	\$7,450	\$7,687	\$7,925
FT-19-11	Building Official	\$7,783	\$8,048	\$8,313	\$8,579	\$8,844
FT-19-12	Senior Engineer	\$7,916	\$8,186	\$8,456	\$8,725	\$8,995
FT-19-13	Public Works Superintendent	\$8,109	\$8,386	\$8,662	\$8,939	\$9,215
FT-19-14	Information Technology Director	\$8,764	\$9,063	\$9,361	\$9,660	\$9,959
FT-19-14	City Clerk/ HR Director	\$8,764	\$9,063	\$9,361	\$9,660	\$9,959
FT-19-14	Public Works Director, PE	\$8,764	\$9,063	\$9,361	\$9,660	\$9,959
FT-19-14	Community & Economic Development Director	\$8,764	\$9,063	\$9,361	\$9,660	\$9,959
FT-19-14	Finance Director	\$8,764	\$9,063	\$9,361	\$9,660	\$9,959
FT-19-15	City Attorney	\$9,523	\$9,847	\$10,172	\$10,497	\$10,821
FT-19-15	Assistant City Administrator	\$9,523	\$9,847	\$10,172	\$10,497	\$10,821
All Steps are 3% lower than the higher step. All Comparables are at step 5 (AWC averages are step 5).						
All Hourly Compensation Rates are based upon the Monthly Rate Divided by 173.33 Hours.						



City of Edgewood

2224 104th Avenue East, Edgewood WA 98372-1513

Phone (253) 952-3299 Fax (253) 952-3537

Information Technology (IT) Director– Job Description

Department: Administration

Salary Range: \$8,764-9,959/mo.

Opening Date:

Closing Date: Open until Filled

First Review:

This position is a full-time FLSA exempt, position and is not eligible for overtime.

GENERAL SCOPE OF WORK

Forecast, implement, manage and maintain all electronic platform aspects of the City's communications, networking, security, access and operational applications. Forecast and provide options with recommendations encompassing operational integration, integrity, security and cost to meet the City's predetermined needs. Advises the Mayor and other staff on information technology, planning and implementation; conducts systems analysis; and oversees technology modifications and enhancements. In concert with staff, assess and direct the purchase, installation, training, maintenance and security of all City hardware and software/applications to ensure continuity of operations under normal and emergency operations within preapproved standard. In short, to own the City's ability to communicate and maintain ongoing operations during normal and emergency conditions under predetermined protocol.

Due to the limited number of City staff, each staff member is expected to perform a wide range of office and field duties. The City of Edgewood is an at-will employer and all staff members serve at the pleasure of the Mayor.

SUPERVISION

This position performs a wide range of cross-functional city duties, teaming with all city groups, individual employees and outside agencies. This position serves under the direction of the Mayor. Employee supervision is expected for this position and they will be negotiating, maintaining, updating and implementing contracts with service providers who provide services to the City.

ESSENTIAL JOB FUNCTIONS:

The duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position. Reasonable accommodations may be made to enable performance of these essential functions.

1. Direct & help manage the continuous operation of City network platforms, servers, workstations, and portable devices including software/hardware evaluations, installations, maintenance and upgrades.
2. Develops and maintain technology policies, standards and procedures manual; develops and maintain related technology checklists.
3. Evaluate, collaborate and design city wide continuous improvement plans for electronic communication and operational technology platforms.
4. Safeguard the City's communications and operations platforms against unknown and intrusive agents such as virus attacks, hackers, and unauthorized access.
5. Prepares, maintains and tests a technology disaster recovery plan.
6. Provide City-Wide security breach mitigation processes and controls and pre-established archived points for recovery within pre-established protocols.
7. Perform technical integrity testing, evaluation and after-the-fact troubleshooting to resolve communication and operational system integrity weaknesses within predetermined service levels.
8. Direct any/all contract or staff operation, maintenance, upgrade or repair of citywide electronic communications or operation platforms.
9. Oversee, direct and manage the administration of the exchange server email system, monitor email traffic to ensure only the city provided email systems are used on city computers.
10. Work and act as a team player in all interactions with other city employees.
11. Plan and implement complex and routine short and long-range projects related to local and wide area networks, wireless systems and telephony systems.
12. Research and document internal procedures and process controls.
13. Prepare information technology budget, monitors and approves related expenditures within scope of authority.
14. Maintain records on computer network service and communication systems, citywide inventories, purchases, and repairs.
15. Remain current concerning trends and developments in computer hardware and software; perform research and provide information and assistance as assigned; assisting in system planning.
16. Train and provide technical assistance and support to users regarding features, capabilities and policies regarding internet/email, computer and software use.
17. Assist in computerized system development of the Records Management System.
18. Assist with the development and updating of the city's computer and software usage, communication policy and web standards.
19. Consult with Mayor and Directors concerning future technology implementations and projects and specific group technology needs.
20. Consult with Mayor and Directors to coordinate system activities and to identify needs; manage major projects citywide resources both internal and external.
21. Manage interlocal cooperative IT efforts to achieve the Mayor's mandate for intergovernmental synergies.
22. Manages technology inventory to include procurement and disposal.

23. A partial list of citywide platform attributes includes: telephony, radio, computer networks, servers, printers, copiers, routers, workstations, ingress/egress access controls, continuous power sources, cloud, SAS, server based applications, third party providers, contractors, audio, visual, integrated entertainment systems, Bluetooth, wireless, data collection systems, firewalls, custom software applications, actuators, and controllers.
24. The ability to leverage technology to improve automation, visibility and improve process throughout the city.
25. Perform other duties as directed or assigned.

NECESSARY KNOWLEDGE, SKILLS AND ABILITIES:

To perform this job successfully, the person in this position must be able to perform each Essential Job Function. The requirements listed below are representative of the knowledge, skills, and abilities necessary to meet the minimum qualifications for this position.

1. Must have an array of knowledge and experience to perform work within our software-based environment. Strong experience with city/municipal style systems, data storage and records retention under the Washington State Records Management System, multiple types of communication devices as well as supporting the Pierce County Sheriff's Department security needs for the North Precinct (City of Edgewood).
2. Ability to make timely and deliberate decisions without guidance or direction based upon standing protocols.
3. Ability to implement approved IT and security plans within budget constraints.
4. Knowledge of current and emerging technology and applicably and benefit to Washington State municipal operations and services.
5. Knowledge of intranet and Internet concepts, protocols and connection options.
6. Knowledge of network security models and methods.
7. Knowledge of Microsoft networking components.
8. Knowledge of software licensing standards and tracking systems.
9. Must be able to work cooperatively with neighboring jurisdictions, government entities, municipalities as well as the public in general.
10. Knowledge of network backup methods and emergency/disaster recovery.
11. Knowledge of PC virus protections, detection, removal and prevention.
12. Knowledge of networking, routers, switches and hubs.
13. Knowledge of Microsoft Exchange server and unified messaging & communication.
14. Skill in producing complex documentation and technical writing to record network topologies, systems, and security protocols.
15. Skill in troubleshooting and resolving network connectivity and client hardware and software problems.
16. Skill in installing configuring, and upgrading network hardware.
17. Ability to set priorities under demanding customer service, workload and deadline expectations.
18. Ability to communicate effectively with staff highly technical concepts to users at all skill and understanding levels.
19. Ability to teach, guide, instruct and inform as necessary.

20. Ability to analyze system requirements, prepare budgets and recommendations and make purchasing decisions.
21. Ability to transport, move, remove, and install a variety of network equipment, components and parts.
22. Ability to provide responsive and effective customer service in a teamwork environment.
23. Ability to read, interpret, understand, and apply detailed and complex technical information.
24. Ability to prepare, present, and analyze reports, staff recommendations, and survey results orally and in writing.
25. Criminal Justice Information Systems (FBI) Clearance & Secured Level Status.

PREFERRED KNOWLEDGE, SKILLS AND ABILITIES:

LEAN Six Sigma Green or Black belt or other process improvement training (Kanban, Agile). Previous in-depth software application experience specific to Washington State municipal government operations: Vision Municipal Solutions, SmartGov, Blue Beam, Civic Plus Solutions, Laser fiche, KnowBe4, Box, Epsilon, Lenel, PayGov, Mimecast, Adobe, Aqueous, ArcGIS, AutoCAD.

MINIMUM QUALIFICATIONS/ACCEPTABLE EQUIVALENCY:

Required

Bachelor's Degree in Information Technology, Information Systems Architecture or other related information technology degree. A Masters of Information Technology or related degree may substitute for five years of management level experience.

Ten years management level Washington State Special District, Municipal, or State government experience. Five years of management level experience may be substituted by two years Director's level experience.

OR

Any combination of related education, certifications, and licenses combined with ten years management level Washington State Special District, Municipal, or State government experience (five years of management level experience may be substituted by two years Director's level experience) that will result in a candidate successfully performing the essential functions of the job, if.

AND

The ability to obtain, and maintain a valid Washington State Driver's License throughout employment, and documentation to fulfill the requirements of the Immigration and Nationality Act within 3 days of employment.

SPECIAL CONSIDERATIONS

The incumbent will be joining an organization with approximately 20+ full-time positions. As a small and nimble organization, the City of Edgewood needs to hire and retain individuals interested in working with a small team. All employees of the City of Edgewood are expected to uphold and exhibit the City's shared employee values of Knowledge, Respect, and Integrity. A

hiring objective for this position is to find an employee that will be competently qualified and interested in the work diversity offered by a full-service municipal corporation operating with a limited budget and staffing.

PHYSICAL DEMANDS AND WORKING CONDITIONS

The physical demands described herein are representative of those that must be met by an employee to successfully perform the essential job functions. The work environment characteristics described herein are representative of those an employee may encounter while performing the essential functions of this position.

While performing the duties of this job, the employee is required to stand, walk, use hands and fingers, handle, feel or operate objects, tools, or controls, and reach with hands and arms. Hand-eye coordination is necessary to operate computers and various pieces of office equipment. The employee is occasionally required to sit, climb stairs, talk, and hear. The employee may occasionally be required to lift or move up to 35 pounds with or without a reasonable accommodation. Specific vision abilities required by this job include close vision, distance vision, peripheral vision, and the ability to adjust focus.

Work is conducted primarily in an office setting, but may include time in the field under a variety of weather conditions. Duties are usually performed alone, but are also performed as part of a work team. Attendance at some evening meetings may be required. The work environment is fast-paced and moderate to very noisy.

ACKNOWLEDGEMENTS

The statements contained herein reflect general details as necessary to describe the principal functions of this job, the level of knowledge and skill typically required, and the scope of responsibility, but should not be considered an all-inclusive listing of work requirements. Individuals may perform other duties as assigned including work in other functional areas to cover absences or relief, to equalize peak work periods or otherwise to balance the workload.

EQUAL OPPORTUNITY EMPLOYER - AMERICANS WITH DISABILITIES ACT

The City of Edgewood is an Equal Opportunity Employer. Women and minorities are encouraged to apply. Requirements outlined in this job description may be subject to modification to reasonably accommodate individuals with disabilities who are otherwise qualified for employment in this position. However, some requirements may exclude individuals who pose a direct threat or significant risk to the health and safety of themselves or other employees.

This job description does not constitute a contract or agreement for employment. It is subject to change by the City as the needs of the City and requirements of the job change.

The City of Edgewood is a Drug Free workplace and an Equal Opportunity Employer.

APPLICATION SUBMITTAL

If you meet the minimum qualifications and are interested in applying for this position, please email your application packet consisting of a cover letter, resume, signed EOCC statement, signed job description, and your responses to the supplemental questions (listed below) to: humanresources@cityofedgewood.org.

Application packets may also be sent to the City of Edgewood via regular mail to the following address:

**City of Edgewood
Human Resources
2224 104th Ave E
Edgewood, WA 98372-1513**

The City of Edgewood Employment Application may be found on our website at cityofedgewood.org. Incomplete submittals will be disqualified. Only those applicants selected to move forward in the process may be contacted. Submittals will be retained in accordance with Records Retention practices. If you have questions regarding the application process, please contact human resources at 253-952-3299 or via e-mail at humanresources@cityofedgewood.org.

Employee signature below constitutes the employee's understanding of the requirements, expectations, essential functions and duties of this position.

Name

Date

SUPPLEMENTAL QUESTIONS

(add as necessary)



City Of Edgewood Council Agenda Summary Sheet

SUBJECT: Comprehensive Plan Amendments	Agenda Item #:		2D
	For Agenda of:		September 3, 2019
	Prepared by:		Darren Groth
ATTACHMENTS (list): ☒ Modified SEPA DNS with Revised Checklist ☒ AHBL Staff Report with Exhibits			
Approval of Materials:			
Mayor, Daryl Eidinger	☐	Expenditure Required:	\$0
Asst. City Administrator, Dave Gray	☐	Amount Budgeted:	\$0
Interim City Attorney, Ann Marie J. Soto	☐	Timeline: November 20, 2018 Study Session November 27, 2018 Public Hearing September 03, 2019: Study Session September 10, 2019: Final Action	
City Clerk/HR Director, Rachel Pitzel	☐		
Community & Economic Development Director, Darren Groth	☒		
Public Works, Jeremy Metzler	☐		
Police Chief, Micah Lundborg	☐		
Fiscal Note/Consideration: N/A			
SUMMARY STATEMENT: The City may considered amendments to its Comprehensive Plan once every year. Applications for Comprehensive Plan amendments are submitted before December 31st in order to be considered during the following year's amendment process. In 2017, the City received two applications that met the required deadline to be processed in 2018. Both items were approved by City Council to proceed onto the Final Docket that the City would consider in 2018. The Final Docket consists of project file 17-1549 for the application known as Uchida Farms, which was named after the individual owning the most property within the application area, and project file 17-1550 for the application submitted by Project S22, LLC for their request near Lake Chalet. The Commission unanimously approved the request for file 17-1549, Uchida Farms; however, file 17-1550, Lake Chalet, was approved with a split 3-2 vote. Several of the dissenting voters expressed concern over the fact the 2013 amendment for this site was approved for a less intensive zoning district than the current TC request. The main point was focused on the increased density of the 2013 amendment and what that means in terms of screening and compatibility of adjoining land uses. One question asked if the request could be changed to allow TC up to the parallel road and keep the existing designation (or possibly change to the 2013 designation) on the east side of 104th Ave E. To help process the Final Docket in accordance with state law and the Edgewood Municipal Code (EMC), the City contracted with AHBL to serve as the project manager for this case. The AHBL staff report is attached and includes analysis, findings, and recommendations for each submitted request. The AHBL report was prepared under the direction and guidance of City staff. City staff worked since November 2018 to finalize Development Agreements (DA) with the respective applicants. Each DA was unique to the specific case, but they both failed to materialize due to limitations of agreement between the City's requests and the actual projects being proposed. As a result, the City issued a modified SEPA to solicit input and address any concerns that may be lingering for these proposals. This agenda item discussion is intended to update the City Council on the actions since last November in preparation for final action on September 10, 2019.			
RECOMMENDED ACTION: On November 5, 2018, the Planning Commission recommended APPROVAL of projects no. 17-1549 and 17-1550 by a 5-0 and 3-2 vote, respectively.			
ALTERNATIVES TO RECOMMENDED ACTION: Hold a discussion regarding the proposed annual amendment to the Edgewood Comprehensive Plan.			



City of Edgewood

2224 104th Avenue East, Edgewood WA 98372-1513

Phone: (253) 952-3299 Fax: (253) 952-3537

Modified Determination of Nonsignificance (DNS) WAC 197-11-970

DESCRIPTION OF PROPOSAL:

The proposed non-project action is to update the Edgewood Comprehensive Plan consistent with the amendment process as defined in the Edgewood Municipal Code Chapter 18.60. The proposed amendments include two citizen-initiated requests for site-specific changes to the comprehensive plan map and zoning map.

Site Specific Request #1: File #17-1549, Uchida Farms LLC Property – The applicant seeks approval to amend the Zoning and Future Land Use Designation of the undeveloped Uchida Farm LLC property (68.51 acres) from Single-Family 3 (Zoning)/Single Family Moderate (Future Land Use) to Industrial (I). If approved, this amendment will allow for the site to be developed with uses drawn from a wide range of assembly, manufacturing, and warehousing uses

Site Specific Request #2: File #17-1550, Lake Chalet Mixed Use Development – The applicant seeks approval to amend the Future Land Use Designation of the existing Single-Family (SF-3) property to Town Center (TC). If approved, this will allow the development of 5.16 acres of SF-3 zoned property at a minimum net density of 24 dwelling units per acre and a maximum net density of 48 units per acre as compared to the maximum net density of three units per acre under the current Single Family Moderate Comprehensive Plan designation.

PROPONENT

City of Edgewood

LOCATION OF PROPOSAL:

Site Specific Request #1 - Uchida Farm LLC Property (8819 Valley Avenue East). The subject property is addressed as 8819 Valley Avenue East, Edgewood WA 98371-2535. The amendment area contains multiple parcels identified as Pierce County Tax Parcel Numbers 042016-2700; 042016-3023; 042016-3026; 042016-3047; 042016-3052; 042016-3054; 042016-3055; 042016-3072; 042016-6003; 042017-4047; 042017-5004; and 042017-5005.

Site Specific Request #2 - Lake Chalet Mixed Use Development (104th Ave E and 24th St E). The subject property is addressed as 10304 24th Street East, Edgewood, WA 98371. The site includes two parcels identified as Pierce County Tax Parcel Numbers 042010-7030 and 042010-7031.

LEAD AGENCY: City of Edgewood

The City of Edgewood has revised its SEPA determination of Nonsignificance issued on September 27, 2018 in consideration of the following changes:

- The City has provided additional discussion and analysis of the non-project impacts associated with the Comprehensive Plan and Zoning Code amendment request and noted additional study that may be necessary in the event that the environmental impacts associated with future project proposals differ from the likely impacts associated from development within the amendment areas.

The City of Edgewood has reaffirmed that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c).

This determination is based on the following findings and conclusions:

- The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

This “modified” DNS is issued under WAC 197-11-340(2)(f) and does not include additional notice and comment period.

RESPONSIBLE OFFICIAL: Darren Groth, AICP, CPM
POSITION/TITLE: Community Development Director
ADDRESS: 2224 104th Avenue E, Edgewood, WA 98372-1513
PHONE: (253) 952-3299
STAFF CONTACT: Darren Groth, AICP, CPM

Date August 20, 2019

Signature _____



ENVIRONMENTAL CHECKLIST



Department of Community Development

2224 104th Ave E
Edgewood, WA 98372
253-952-3299

17-1549

FILE NUMBER: 17-1550

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

ENVIRONMENTAL CHECKLIST

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For nonproject actions, the references in the checklist to the words “project,” “applicant,” and “property or site” should be read as “proposal,” “proposer,” and “affected geographic area,” respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
City of Edgewood 2018 Comprehensive Plan Amendments
2. Name of applicant:
City of Edgewood
3. Address and phone number of applicant and contact person:
Contact: **Darren Groth, AICP, City of Edgewood Community Development Director**
Address: **2224 104th Avenue East, Edgewood, WA 98372**
Phone: **(253) 952-3299**
4. Date checklist prepared:
August 16, 2019
5. Agency requesting checklist:
City of Edgewood
6. Proposed timing or schedule (including phasing, if applicable):
Planning Commission Public Hearing - November 5, 2018
City Council Public Hearing - November 27, 2018
City Council 1st Reading of Ordinance - December 4, 2018
City Council 2nd Reading of Ordinance and Decision - December 11, 2018
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
The City of Edgewood Municipal Code requires the City consider applications received to amend the City of Edgewood Comprehensive Plan on an annual basis. The deadline for an application to be considered in the following year is December 31st of the preceding year. Individual site specific requests for changes to the Comprehensive Plan map are incorporated into the comprehensive plan update. If any requests are granted, appropriate zoning changes will also be made.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
In preparation for adoption of the City's original Comprehensive Plan, environmental documents were prepared including a Draft Environmental Impact Statement (March 30, 2001); Final Environmental Impact Statement (May 25, 2001). These Environmental Impact Statements are available for review during normal working hours at Edgewood City Hall.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
This is a non-project proposal consisting of two citizen-initiated requests for changes to the Comprehensive Plan designation and zoning for specific parcels (Exhibits A and B). There are no pending applications for government approvals or other proposals directly affecting these proposals. Future environmental review of future development and building permits will occur.
10. List any government approvals or permits that will be needed for your proposal, if known.
Specific development proposals within the proposed amendment areas will require future environmental review and approval of development and building permits.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
The two citizen-initiated site-specific requests are shown Exhibit A and B, and are described below:
- A. Site Specific Request #1 - Uchida Farm LLC Property (8819 Valley Avenue East) Applicant seeks approval to amend the Zoning and Future Land Use Designation of the undeveloped Uchida Farm LLC property (68.51 acres) from Single-Family 3 (Zoning)/Single Family Moderate (Future Land Use) to Industrial (I). If approved, this amendment will allow for the site to be developed with uses drawn from a wide range of assembly, manufacturing, and warehousing uses.**
- B. Site Specific Request #2 - Lake Chalet Mixed Use Development (104th Ave E and 24th St E) Applicant seeks approval to amend the Future Land Use Designation of the existing Single-Family 3 (Zoning)/Single Family Moderate (Future Land Use) property to Town Center (TC). If approved, this will allow the development of 5.16 acres of SF-3 zoned property at a minimum net density of 24 dwelling units per acre and a maximum net density of 48 units per acre as compared to the maximum net density of 3 units per acre under the current Single Family Moderate Comprehensive Plan designation.**
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
- A. Site Specific Request #1 - Uchida Farm LLC Property (8819 Valley Avenue East). The subject property is addressed as 8819 Valley Avenue East, Edgewood WA 98371-2535. The amendment area contains multiple parcels identified as Pierce County Tax Parcel Numbers 042016-2700; 042016-3023; 042016-3026; 042016-3047; 042016-3052; 042016-3054; 042016-3055; 042016-**

ENVIRONMENTAL CHECKLIST

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3072; 042016-6003; 042017-4047; 042017-5004; and 042017-5005. A boundary map has been included as Exhibit A, identifying said parcels and the extent of the proposed amendment.

B. Site Specific Request #2 - Lake Chalet Mixed Use Development (104th Ave E and 24th St E). The subject property is addressed as 10304 24th Street East, Edgewood, WA 98371. The site includes two parcels identified as Pierce County Tax Parcel Numbers 042010-7030 and 042010-7031. A boundary map is included as Exhibit B.

B. ENVIRONMENTAL ELEMENTS

No discussion of the individual Environmental Elements is required for GMA actions per WAC 197-11-235.3.b.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:


Wayne E. Carlson

Date Submitted:

August 16, 2019

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The amendment proposals will increase the volume of water discharged from the sites as the allowed effective impervious surface percent maximums for the site are higher in the requested land use classifications. The Single-Family 3 (SF-3) zoning has a maximum effective impervious surface of 40 percent, Town Center (TC) is 75 percent, and Industrial (I) is 85 percent. It is likely that noise will increase at Site Specific Request #2 due to the higher density housing allowed in the Town Center and increased traffic to the site. Currently, air emissions; production, and storage or release of toxic or hazardous substances are currently managed through permits that may be governing existing agricultural practices that are occurring on Site Specific Request #1. Emissions to air for new activities within the amendment areas may be subject to air quality permits issued by the Puget Sound Clean Air Agency.

- a. Proposed measures to avoid or reduce such increases are:

Any future development will be subject to City of Edgewood requirements for drainage; air emissions; production, storage, or release of toxic or hazardous substances; and noise. EMC Chapter 8.05 (which adopts Pierce County Code Title 8) provides specific regulations related to air quality, noise, and storage and disposal of toxic or hazardous substances. Chapter 13.05 EMC provides regulations for water quality.

Depending on applications for future uses within the amendment areas, the City may require the applicant to evaluate project emissions to air, production, storage, or release of toxic or hazardous substances; and noise impacts if the proposals are inconsistent with the likely impacts associated from development analyzed within the amendment areas.

Under the Clean Water Act, the future industrial uses at Site Specific Request #1 may be required to obtain a National Pollutant Discharge Elimination System (NPDES) individual permit to reflect site-specific conditions of the use and its discharger.

Stormwater-related impacts will be mitigated through adherence with the City's adopted surface water design manual. The City of Edgewood has adopted the latest version of Washington State Department of Ecology Stormwater Management Manual for Western Washington. This manual has been deemed by the US EPA to meet the Maximum Extent Practicable (MEP) standard of Section 402 of the Clean Water Act and the "all known, available and reasonable methods of prevention, control and treatment" (AKART) standard of the Water Quality Standards for Surface Waters of the State of Washington.

Noise impacts are addressed in EMC 18.90.140.E.1 which adopts Pierce County Code Chapter 8.76 (Noise Pollution Control). Future development applicants may be required to submit noise impact analyses during project SEPA environmental review to establish that individual development requests comply with the City's adopted standards.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Site Specific Request #1 is mainly pasture land that has been farmed. Natural conditions on the site have been highly disturbed during prior agricultural activities. There are mapped wetlands and steep slopes that occur within the amendment area. In 2017, City of Edgewood amended its standards governing the protection and uses allowed within critical areas and buffers (see Title 14 EMC). These standards include management practices deemed by the Washington State Department of Ecology and the Washington State Department of Commerce to incorporate best available science. The protection of critical areas will not diminish or change if the area was to be reclassified from Single Family-3 to Industrial.

Site Specific Request #2 represents an area that was previously disturbed by urban development associated with the construction of commercial/office uses and multi-family dwelling units.

A wetland buffer associated with Lake Chalet extends into the southeasterly portion of Site Specific Request #2. In 2017, City of Edgewood amended its standards governing the protection and uses allowed within critical areas and buffers (see Title 14 EMC). These standards include management practices deemed by the Washington State Department of Ecology and the Washington State Department of Commerce to incorporate best available science. The protection of critical areas will not diminish or change if the area was to be reclassified from Single-Family 3 (SF-3) to Town Center (TC).

The City's Critical Areas code (Title 14 EMC) requires that applicants proposing to develop sites containing or adjacent to critical areas have a qualified professional submit a delineation and assessment of the critical areas for City review and approval. Protection of critical areas and associated buffers is generally more successful when the critical areas and buffers are assembled into larger ownership units, which would be more consistent with the nature of development patterns in the proposed Town Center and Industrial designations than the existing Single Family-3 designation.

- a. Proposed measures to protect or conserve plants, animals, fish, or marine life are:
Development proposals will be required to comply with the standards found in Chapter 14.40 (Wetlands), Chapter 14.50 EMC (Critical Fish and Wildlife Habitat Areas) and EMC 18.90.180 (Tree Preservation) in order to protect or conserve plants, animals, and fish. There are no impacts to marine life that would result from these amendment requests.

The City will require tree surveys and critical areas reports for project-level SEPA environmental review for proposals as required under EMC 18.90.180 (Tree Preservation) and Title 14 EMC (Critical Areas), respectively.

3. How would the proposal be likely to deplete energy or natural resources?

The range of uses allowed in the proposed land use designations (Town Center and Industrial) is different than those allowed within the Single-Family 3 designation. Proposed future site development may include uses that require associated mechanical systems, lighting, plumbing fixtures and/or other systems, thereby resulting in greater consumption of energy than if the sites were developed with allowed uses under the current designations.

- a. Proposed measures to protect or conserve energy and natural resources are:

The City of Edgewood has adopted the suite of building codes adopted by the Washington State Building Code Council in WAC Title 51. These codes include:

- **The current edition of the Washington State Energy Code, as adopted by the Washington State Building Code Council in Chapter 51-11 WAC;**
- **International Building Code, published by the International Code Council, Inc., as adopted by the Washington State Building Code Council in Chapter 51-50 WAC, 2015 Edition;**
- **International Mechanical Code and Standards, published by the International Code Council, Inc., as adopted by the Washington State Building Code Council in Chapter 51-52 WAC, except that the standards for liquefied petroleum gas installations shall be NFPA 58 (Storage and Handling of Liquefied Petroleum Gases) and ANSI Z223.1/NFPA 54 (National Fuel Gas Code), 2015 Edition;**
- **International Residential Code, published by the International Code Council, Inc., as adopted by the Washington State Building Code Council in Chapter 51-51 WAC, 2015 Edition;**
- **International Fire Code and Standards, published by the International Code Council, 2015 Edition;**
- **Uniform Plumbing Code and Uniform Plumbing Code Standards, except as provided in RCW 19.27.170, published by the International Association of Plumbing and Mechanical Officials, as adopted by the Washington State Building Code Council in Chapters 51-56 and 51-57 WAC, 2015 Edition;**
- **Fuel Gas Code published by the International Code Council, Inc., as adopted by the Washington State Building Code Council in Chapter 51-52 WAC, NFPA 54, published by the American Gas Association and the National Fire Protection Association, 2015 Edition; and**
- **2015 Liquefied Petroleum Gas Code, NFPA 58, published by the National Fire Protection Association.**
- **The 2015 International Fuel Gas Code, published by the International Code Council, Inc., as adopted by the Washington State Building Code Council in Chapter 51-52 WAC;**
- **Washington State Building Code Council establishing standards for making buildings and facilities accessible to and usable by the physically disabled or**

elderly persons as provided in RCW 70.92.160, as they now exist or are hereafter amended;

Additional study of impacts to energy resources may be required during project-phase SEPA environmental review if the intensity of the proposals differ from the likely impacts associated from development within the amendment areas analyzed herein.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Site Specific Request #1 is mainly pasture land that has been farmed. There are mapped wetlands and steep slopes that occur within the amendment area. In 2017, City of Edgewood amended its standards governing the protection and uses allowed within critical areas and buffers (see Title 14 EMC). These standards include management practices deemed by the Washington State Department of Ecology and the Washington State Department of Commerce to incorporate best available science. The protection of critical areas will not diminish or change if the area was to be reclassified from Single-Family 3 to Industrial.

Site Specific Request #2 represents an area that was previously disturbed by urban development associated with the construction of commercial/office uses and multi-family dwelling units.

A wetland buffer associated with Lake Chalet extends into the southeasterly portion of Site Specific Request #2. In 2017, City of Edgewood amended its standards governing the protection and uses allowed within critical areas and buffers (see Title 14 EMC). These standards include management practices deemed by the Washington State Department of Ecology and the Washington State Department of Commerce to incorporate best available science. The protection of critical areas will not diminish or change if the area was to be reclassified from Single-Family 3 to Town Center.

The City's Critical Areas code (Title 14 EMC) requires that applicants proposing to develop sites containing or adjacent to critical areas have a qualified professional submit a delineation and assessment of the critical areas for City review and approval.

Both of the proposed amendment areas have been disturbed by previous land use activities. There are no parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, floodplains, or prime farmlands located within the amendment areas.

- a. Proposed measures to protect such resources or to avoid or reduce impacts are:
Development proposals will be required to comply with the standards found in Chapter 14.40 (Wetlands), Chapter 14.50 EMC (Critical Fish and Wildlife Habitat Areas) and EMC 18.90.180 (Tree Preservation) in order to protect or conserve plants, animals, and fish. There are no impacts to marine life that would result from these amendment requests.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The two site-specific requests proposed would alter land uses from what is planned under the City's Comprehensive Plan in accordance with review and approval criteria contained within the EMC. Site Specific Request #1 would alter planned land uses from single-family residential (3 dwelling units per acre) to industrial. Site Specific Request #2 would alter the planned land uses from single-family residential (3 dwelling units per acre) to allow for mixed use development that would include residential densities up to 48 dwelling units per acre (with a minimum density of 24 dwelling units per acre). There are no shorelines within the City of Edgewood.

- a. Proposed measures to avoid or reduce shoreline and land use impacts are:
Impacts to adjacent land uses will be mitigated by the City's development standards (Chapter 18.90 EMC) that require screening/landscaping from adjacent incompatible uses. Site Specific Request #1, would require a Type IV, solid barrier, 25-foot landscape strip where it abuts single-family zones. Site Specific Request #2 would require also require a Type IV, solid barrier, 25-foot landscape strip where it abuts single-family zones, and a Type I, vegetative buffer, 15-foot landscape strip where it abuts other zones. In addition, natural buffers at Site Specific Request #1 (steep slopes that occur at the north end of the reclassification area) will provide additional buffering from existing single-family residences, and the wetland buffer for Lake Chalet on Site Specific Request #2 will provide additional natural buffering from land uses to the southeast.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Increased density at Site Specific Request #2 and industrial uses at Site Specific Request #1 will likely increase traffic in these areas over volumes associated with single-family residential development. A traffic impact analysis prepared by the applicant for Site Specific Request #1 identified a future industrial development with approximately 865,000 sf of industrial park building area using the existing site access would operate at a LOS C or better in 2024 and 2030 with or without the project. Public services and utilities are available, or can be extended at the applicant's expense, to accommodate future development that may occur due to the reclassification of both areas.

Future development applications will be subject to project-specific SEPA environmental review. As applicable, the applicants will be required to submit detailed traffic impact analysis reviewed for concurrency and conformance to applicable city codes and standards, as well as certificates of availability for all utilities.

Other public services such as water and sewer have the capacity to meet the utility needs associated with the amendments.

The City of Fife has noted that it has significant capacity in its sewer system, which extends to its boundary with Edgewood along Freeman Road south of 34th Street East. The sewer line in that segment of Freeman Road is a force main, so that flows must be pumped into the line. The force main extends to the west from Freeman Road to 70th Avenue East, where it discharges to a larger

municipal pump station. The lines were sized for commercial and industrial development in a service area that includes substantial amounts of property subsequently acquired by the Washington State Department of Transportation for the construction of SR 167 and its interchange with Valley Avenue. Since WSDOT's uses will not generate sewage flows, Fife's system has excess capacity that is available to serve properties in Edgewood, including the Cherrywood Mobile Home Park, Cherrywood Apartments, and the potential Edgewood industrial area to the east.

- a. Proposed measures to reduce or respond to such demand(s) are:
Project SEPA environmental review will occur with developments that exceed the City's adopted thresholds for environmental review. Traffic impact analyses will be required to evaluate the impacts associated with development proposals within the amendment areas. Traffic impacts fees will be required consistent with Chapter 4.30 EMC (Traffic Impact Fees). Additional point impacts may also require mitigation. Projects within the amendment areas will be required to satisfy the City's transportation concurrency requirements.

- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Future project specific development applications will be subject to SEPA environmental review and code requirements in place at the time of application. The proposed amendments to the City's Comprehensive Plan and Zoning Code do not conflict with any local, state, or federal laws relating to the protection of the environment.

Credits

Statutory Authority: RCW 43.21C.110. WSR 16-13-012 (Order 15-09), S 197-11-960, filed 6/2/16, effective 7/3/16. Statutory Authority: RCW 43.21C.110 and RCW 43.21C.100 [43.21C.170]. WSR 14-09-026, (Order 13-01), S 197-11-960, filed 4/9/14, effective 5/10/14; Statutory Authority: RCW 43.21C.110. WSR 13-02-065 (Order 12-01), S 197-11-960, filed 12/28/12, effective 1/28/13; WSR 84-05-020 (Order DE 83-39), S 197-11-960, filed 2/10/84, effective 4/4/84.

Current with amendments adopted through the 17-13 Washington State Register dated, July 5, 2017.

WAC 197-11-960, WA ADC 197-11-960

End of Document



City of Edgewood, Washington

2224 104th Avenue East, Edgewood WA 98372-1513

Phone: (253) 952-3299 Fax: (253) 952-3537

Staff Report

Comprehensive Plan Amendments

File # 17-1549 & 17-1550

Discussion Item September 3, 2019 at 7:00 PM

To: City of Edgewood City Council
From: Wayne Carlson, FAICP, Brittany Port, AICP and Helen Stanton (Contract Planners)
Date: August 28, 2019
Subject: Annual Comprehensive Plan Amendment

Part 1 – Background

Pursuant to RCW 36.70A.130(4), the City of Edgewood must update its comprehensive plan every eight years. The deadline for the next major update is June 2023. However, per Edgewood Municipal Code (EMC) Section 18.60.130, the City may consider amendments to its Comprehensive Plan once every year. Applications for Comprehensive Plan amendments are to be submitted before December 31st in order to be considered during the following year's amendment process. All applications submitted before the December 31st deadline are identified on the preliminary docket that is maintained by the Community Development Director. In 2017, the City received two applications that met the required deadline to be processed in 2018.

The Edgewood City Council held a public hearing on November 20, 2019 and elected to table a decision on the 2018 Comprehensive Plan amendments while it considered potentially entering into development agreements with the applicants. Ultimately, it was determined that the City's existing codes and standards provide sufficiently clear direction for the property owners, adjacent properties, and the City to ensure that any of the broad range of uses that are allowed within the land use designations can be made to be compatible with adjacent uses. To address any concerns regarding the lapse in time since the last review of the 2018 Comprehensive Plan amendments, the City did prepare a new SEPA checklist and issued a modified SEPA threshold determination on August 23, 2019.

Chapter 18.60 of the EMC establishes a process and criteria for Comprehensive Plan amendments. The City Council shall consider the proposed amendment to the development regulations and the Planning Commission's recommendation at a regularly scheduled meeting. The City Council shall also apply the criteria set forth in EMC 18.60.220, as applicable, in order to make a final decision.

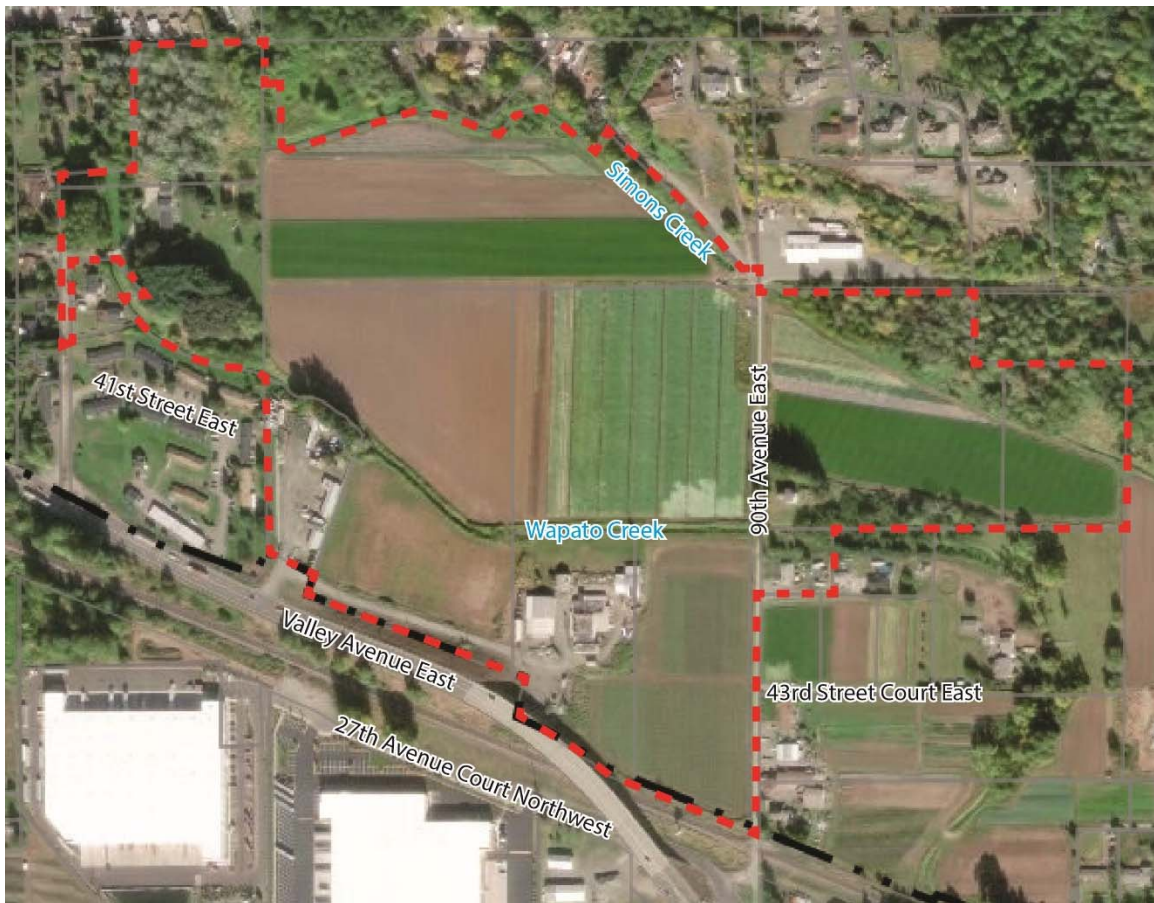
If the City Council concludes that no change in the recommendation of the Planning Commission is necessary, the City Council may make a final determination on the proposed amendment(s) without holding another public hearing, and make a final decision.

If the City Council concludes that a change in the recommendation of the Planning Commission is necessary, the City Council shall consider whether another opportunity for public review and comment is needed under RCW 36.70A.035(2)(a) and, if so, it shall hold another public hearing before making a final decision. While the City Council did not conclude that no change in the recommendation of the Planning Commission is necessary, City Council did hold a second public hearing on November 20, 2019.

This annual update includes two citizen-initiated requests for amendments to the Comprehensive Plan designations and zoning. The site-specific requests are described in Part 2 of this staff report.

Part 2 – Citizen-Initiated Site-Specific Requests

1. SITE SPECIFIC REQUEST #1 – “UCHIDA FARMS”



FILE NUMBER: 17-1549 – “Uchida Farms”

LOCATION: 8819 Valley Avenue East

TAX PARCEL(S): Parcel Nos. 0420163054, 0420163055, 0420163702, 0420163047, 0420163026, 0420163023, 0420163052, 0420162700, 0420165004, 0420166003, 0420175005

APPLICANT: Uchida Farms LLC, 8819 Valley Avenue East, Edgewood, WA 98371

EXISTING COMPREHENSIVE PLAN: Moderate Density Residential

REQUESTED COMPREHENSIVE PLAN: Industrial

EXISTING ZONING: Single-Family Moderate (SF3)

REQUESTED ZONING: Industrial (I)

REASON FOR REQUEST:

The applicant requests concurrent approval of a Comprehensive Plan Amendment to the 2015 Edgewood Comprehensive Plan, a change to the City's Future Land Use Map (FLUM), and a rezoning or zone change from SF3 to I. The request covers 11 tax parcels within the southwest corner of Edgewood in an area that is adjacent to Valley Avenue East. The applicant states their reason for the request is to develop the property as an industrial complex, and cites the need for additional industrial zoned land in Edgewood as the basis for rezoning the property.

Within the Edgewood/Puyallup/Fife area, there is virtually no vacant industrial space. Since 2005, 15 new industrial sites have been developed within 1.5 miles of the Uchida Farms site; more than 5.2 million square feet of industrial space has been constructed – with nearly 100 percent occupancy of the new space.

The rezone of the Uchida Farms property is supported by the existing industrial development in the area, and infrastructure improvements made in the area by adjacent jurisdictions including:

- The City of Fife widened and reconstructed Freeman Road from Valley Avenue to 20th Street.
- The City of Puyallup created, widened and signalized the intersection on Valley Avenue immediately adjacent the Uchida Farms property.
- WSDOT is proposing the extension of Highway 167 from its current terminus at Meridian Avenue to the Port of Tacoma, with an interchange proposed in the immediate vicinity of the Uchida Farms property.

The benefits of the proposed comprehensive plan amendment and development of the Uchida Farms property to the City of Edgewood includes acceleration of job creation within the City, spurring growth within the local housing market and increased tax revenues.

The request may also assist the cities of Edgewood, Fife, and Puyallup to someday achieve designation as an Industrial Center within Pierce County, making the City eligible for transportation funding from Puget Sound Regional Council.

SURROUNDING ZONING & LAND USE:

The Uchida Farms property is surrounded by the following land uses:

	Existing Zoning	Existing Land Use
North	Single-Family Moderate (SF3)	Single-family residences located above the project site on top of the hill
South	City of Puyallup, Limited-Manufacturing (ML)	Valley Avenue, industrial development
East	Single-Family Moderate (SF3)	Single-family residences
West	Single-Family Moderate (SF3)	Multi-family residences

AVAILABILITY OF UTILITIES:

The City of Edgewood was notified by the City of Fife has noted that it has significant capacity in its sewer system, which extends to its boundary with Edgewood along Freeman Road south of 34th Street East. The sewer line in that segment of Freeman Road is a force main, so that flows must be pumped into the line. The force main extends to the west from Freeman Road to 70th Avenue East, where it discharges to a larger municipal pump station. The lines were sized for commercial and industrial development in a service area that includes substantial amounts of property subsequently acquired by the Washington State Department of Transportation for the construction of SR 167 and its interchange with Valley Avenue. Since WSDOT's uses will not generate sewage flows, Fife's system has excess capacity that is available to serve properties in Edgewood, including the Cherrywood Mobile Home Park, Cherrywood Apartments, and the potential Edgewood industrial area to the east.

Other public services such as water and sewer have the capacity to meet the utility needs associated with the amendments.

Urban services and utilities are available, or can be extended at the applicant's expense, to accommodate future development that may occur due to the reclassification. Project SEPA environmental review will occur with developments that exceed the City's adopted thresholds for environmental review.

AVAILABILITY OF PUBLIC SERVICES:

There are no known public service deficiencies in this area. The City requires future development proposals to demonstrate service demand and available capacity as part of the permitting process. The applicant has submitted a traffic impact analysis demonstrating that the nearby traffic network has sufficient capacity to accommodate the proposed development. In addition, the applicant recognizes that they may be responsible for the construction of off-site improvements necessary to facilitate their proposed development in accordance with Edgewood's development codes and standards.

SITE CHARACTERISTICS:

Site Specific Request #1 is mainly pasture land that has been farmed. There are mapped wetlands and steep slopes that occur within the amendment area. In 2017, City of Edgewood amended its standards governing the protection and uses allowed within critical areas and buffers (see Title 14 EMC). These standards include management practices deemed by the Washington State Department of Ecology and the Washington State Department of Commerce to incorporate best available science. The protection of critical areas will not diminish or change if the area was to be reclassified from SF3 to I.

While site constraints exist in the form of wetlands, the overall topography of the site lends itself to development of large-scale industrial projects. The conceptual plan submitted by the applicant offers an initial insight into how the needs of a particular use might be accommodated on the sites comprising the amendment area.

CRITICAL AREAS:

The applicant contracted Soundview Consultants LLC to prepare a fish and wildlife habitat and wetland inventory as the City of Edgewood's wetlands inventory map identifies potential wetlands on and adjacent to the Uchida Farms property. These wetland areas are located along three streams that are mapped as flowing through the property as well as offsite in adjacent agricultural fields or undeveloped land. Pierce County streams maps and DNR stream typing maps identify three streams on and adjacent to the property: Wapato Creek, Simons Creek, and an unidentified tributary to Simons Creek in the northwest portion of the property. The site investigation evaluated wetland hydrology, hydric soils, and hydrophytic vegetation to determine standard buffer widths: to include 165 feet for Category II wetlands and vary from 60-105 feet for Category III wetlands on the property. Wapato Creek, Simons Creek, and the unnamed tributary are all Type F streams with a standard buffer of 100 feet. Any future industrial development on the site would need to avoid impacts to the critical areas on or adjacent to the site and incorporate these buffers into their plan, though buffer averaging can be evaluated on an individual project basis.

Site Specific Request #1 is mainly pasture land that has been farmed. There are mapped wetlands and steep slopes that occur within the amendment area. In 2017, City of Edgewood amended its standards governing the protection and uses allowed within critical areas and buffers (see Title 14 EMC). These standards include management practices deemed by the Washington State Department of Ecology and the Washington State Department of Commerce to incorporate best available science. The protection of critical areas will not diminish or change if the area was to be reclassified from SF3 to I.

ACCESS:

Vehicular access to the site would be provided from 90th Avenue East, which provides access to Valley Avenue East via 27th Avenue Court Northwest. The City has reviewed and concurs with the findings in the traffic impact analysis prepared for the proposed amendment by Transportation Engineering NorthWest. The analysis found that the level of service for the intersection would operate at LOS C or better in 2024 and 2030 with or without the project. While secondary access may become available, this traffic analysis is based on a single access at 90th Avenue East.

Future development applications will be subject to project-specific SEPA environmental review. As applicable, the applicants will be required to submit detailed traffic impact analysis reviewed for concurrency and conformance to applicable city codes and standards, as well as certificates of availability for all utilities.

2. SITE SPECIFIC REQUEST #2 – “LAKE CHALET”



FILE NUMBER: 17-1550 – Lake Chalet

LOCATION: 10304 24th Street East

TAX PARCEL(S): Parcel No. 0420107031

APPLICANT: Project S22 LLC, 18605 17th Avenue Northwest, Shoreline WA 98177

EXISTING COMPREHENSIVE PLAN: Town Center (1.36-ac.) & Moderate Density Residential (5.16-ac.)

REQUESTED COMPREHENSIVE PLAN: Town Center (TC)

EXISTING ZONING: Single-Family Moderate (SF3)

REQUESTED ZONING: TC

REASON FOR REQUEST:

The applicant owns a +/-10.23 acre site on the south side of 24th Street East directly across from 104th Avenue East. The site includes two tax lots (0420107030 and 0420107031). The western lot includes the Lake Chalet Park Apartments and has six existing buildings each with six apartment units (for a total of 36 dwelling units), the eastern property is undeveloped.

The applicant would like to build additional apartments on the undeveloped site areas. The proposed project that may be developed as a result of this Comprehensive Plan FLUM amendment could include 106 additional apartment units and 37 freestanding cottages (143 total dwelling units).

The applicant requests to amend the City of Edgewood Comprehensive Plan FLUM from *Single-Family Moderate* to *Town Center* for tax lot 0420107031 (eastern parcel). The applicant also requests to change the zoning from SF3 to TC. The subject parcel is 6.52-acres; +/-1.36-acres has a *Town Center* designation and the remaining +/-5.16 acres has a *Single-Family Moderate* designation.

TOWN CENTER PLANNING

The Comprehensive Plan originally envisioned the Town Center as the City's commercial hub and its policies anticipated a walkable, mixed-use district. To date, most of the Town Center has developed as single-use multi-family or commercial projects. The Town Center area has no true mixed-use projects. The Town Center has not yet developed as originally intended, but there is still opportunity to achieve the mixed-use center the City envisions.

In mid-2017, the City adopted several code updates that require ground level non-residential uses in all Town Center projects fronting along arterial roadways. These code changes provide certainty that the Town Center will develop as a true mixed-use district.

There is an opportunity for the City to expand the Town Center designation and create a mixed-use corridor along 24th Street East and a planned north-south Neighborhood Collector (see the Access subsection below). If the City adopts the amendment, future development at this location will include active ground floor uses (retail) and a mix of other land uses.

PAST AND FUTURE LAND USE AND ZONING ACTIONS:

The site was classified as Town Center (TC) and Single-Family Moderate (SF3) in the City's initial Comprehensive Plan. In 2013, the City approved the property for a land use amendment and zone change from TC and SF3 to Mixed Use Residential (MUR). Through the 2015 Comprehensive Plan adoption, the Future Land Use and zoning reverted back to TC and SF3. Staff is unaware why the Comprehensive Plan did not carry forward the approved amendment and zone change since the City found the site to be appropriate for higher intensity in 2013.

SURROUNDING ZONING & LAND USE:

The subject property is surrounded by the following land uses:

	Existing Zoning	Existing Land Use
North	Public, Single-Family Moderate (SF3)	City Hall and single-family residences located across 24th St East
South	Single-Family Moderate (SF3)	Lake Chalet and single-family residences
East	Public, Single-Family Moderate (SF3)	Single-family residences
West	Town Center (TC)	Multi-family residences

ZONING COMPARISON:

The following table summarizes the permitted uses and dimensional standards for the current, proposed, and previously approved zoning districts.

ZONING COMPARISON TABLE			
EDGEWOOD MUNICIPAL CODE STANDARD	ZONING DISTRICTS		
	SF3 (CURRENT ZONE)	TC (CURRENT AND PROPOSED ZONE)	MUR (PREVIOUSLY APPROVED ZONE)
Land Uses (condensed list)			
Single-Family Detached	Permitted	Not Permitted	Permitted
Single-Family Attached	Not Permitted	Not Permitted	Permitted
Multifamily	Not Permitted	Permitted	Permitted
Retail	Not Permitted	Permitted ¹	Permitted
Office	Not Permitted	Permitted ¹	Permitted

ZONING COMPARISON TABLE			
EDGEWOOD MUNICIPAL CODE STANDARD	ZONING DISTRICTS		
	SF3 (CURRENT ZONE)	TC (CURRENT AND PROPOSED ZONE)	MUR (PREVIOUSLY APPROVED ZONE)
Density	Min. 1 du/a ² Max. 3 du/a ²	Min. 24 du/a Max. 48 du/a	Min. 10 du/a Max. 24 du/a Max. 48 du/a (mixed-use)
Floor Area Ratio (FAR) <i>(FAR does not apply to single-family detached dwelling or cottage housing)</i>	N/A	1:1 OR 4:1 w/ bonus	0.5:1 OR 2:1 w/ bonus
Height (Max.)	35-ft	45-ft OR 55-ft w/ bonus	35-ft OR 35-ft w/ bonus
Setbacks from non TC & MUR zones	N/A	25-ft	20-ft
Lot Dimensions	50-ft width (min.) 8,750-sf (min.)	N/A	N/A
Design Guidelines	No	Yes, applicable	Yes, applicable

¹ 30% of the area within 150 feet of the arterial ROW line is required to be reserved for or developed with office or retail type commercial uses.

² Based on net area.

AVAILABILITY OF UTILITIES:

Water and sewer lines are adjacent to the site. Existing service lines are also present on the applicant's adjacent property. The site is located within the City's local improvement district (LID). The City established the LID to provide sanitary sewer service to the Meridian corridor. The water and sewer providers indicated to staff that adequate capacity is available to service this site and the vicinity. The City requires applicants to demonstrate utility capacity as part of the permitting process.

AVAILABILITY OF PUBLIC SERVICES:

There are no known public service deficiencies in this area. The City requires development proposals to demonstrate service demand and available capacity as part of the permitting process. Staff anticipates this analysis will occur closer to the time of site development.

SITE CHARACTERISTICS:

The subject site is presently undeveloped. Vegetation covers most of the site. The property has a heavy tree canopy along the eastern property line and a cluster along 24th Street East. Lake Chalet abuts the site at the southeast corner and shoreline vegetation extends onto the property. The site slopes down toward Lake Chalet.

CRITICAL AREAS:

The City of Edgewood's GIS Map shows a potential wetland in the southeast corner of the site and along the Lake Chalet shoreline. Lake Chalet shoreline vegetation extends into the site. The applicant will provide a wetland delineation and assessment as part of site development permitting. As described above, the site is heavily vegetated with trees, grasses, and understory shrubs. The property has mature trees clustered along the eastern boundary and in an isolated cluster along 24th Street East.

ACCESS:

The site has roadway access from 24th Street East. The property is associated with the property to the west. The western site has an existing apartment community with drive aisles that terminate at the subject site. If this development occurs, there is an opportunity to provide internal vehicle access to the existing drive aisles.

The Comprehensive Plan includes plans for a new Neighborhood Collector to extend south into the site from 104th Avenue East (Edgewood Comprehensive Plan Figure 10 Meridian Corridor Collector Street Classifications). The Meridian Avenue/State Route Corridor Roadway Network Ordinance (Ord. 07-0279) plans for the Neighborhood Collector alignment to wrap around the Edgewood Dale residential neighborhood and connect to 29th Street East. The Ordinance does not show a street connection to 103rd Avenue Court East. Future development on the subject site will incorporate this new Neighborhood Collector and provide bicycle/pedestrian connections to the adjacent neighborhoods.

Part 3 – Compliance with EMC 18.60.220

Edgewood Municipal Code section 18.60.220 establishes the evaluation criteria for proposed amendments to the Comprehensive Plan and development regulations. Pursuant to section 18.60.010(B), the development regulations are the controls placed on development or land use, including, but not limited to, the City's codes on zoning, critical areas, official controls, planned unit developments, subdivisions, binding site plans and the Shoreline Master Program. Applicants provide responses to said criteria as part of their submittal packages. The following lists the review criteria and staff's assessment of the applicants' responses:

A. All Amendments. All of the comprehensive plan amendments shall be reviewed under the following criteria:

1. Whether the proposed amendment(s) conform to the Growth Management Act (Chapter 36.70A RCW);

SITE SPECIFIC REQUEST #1

Applicant Response: As stated in the Project Narrative submitted with the application, the applicant believes the proposed map amendment and rezoning is consistent not only with the City of Edgewood's Comprehensive Plan, but also regional plan goals set forth in the Puget Sound Regional Council's Vision 2040 Plan and procedural requirements established in the State of Washington's Growth Management Act (GMA).

Beginning with the most wide-ranging element – conformance with the requirements of the GMA, specifically RCW 36.70A – the applicant has submitted the requisite documents in accordance with Edgewood’s protocols for amendments and rezoning. Staff will continue the process in a manner which ensures public participation and review by the appropriate commissions and elected officials.

RCW 36.70A.110.2 mandates each urban growth area/city to include “...areas sufficient to accommodate the broad range of needs and uses that will accompany the projected urban growth including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other nonresidential uses.” Going further, the same section states, “...An urban growth area determination may include a reasonable land market supply factor and shall permit a range of urban densities and uses. In determining this market factor, cities and counties may consider local circumstances. Cities and counties have discretion in their comprehensive plans to make many choices about accommodating growth.”

An analysis of the data provided in support of this application leads the applicant to believe the need for Edgewood to acknowledge a limited local land capacity to address existing and projected industrial demand have been clearly demonstrated in a manner and to the full extent of consistency with GMA.

Staff Response: Staff concurs with the applicant’s assessment. The City’s Municipal Code outlines a process for amendments to the Comprehensive Plan FLUM in accordance with GMA. By following the City’s process and incorporating citizen participation, the amendments conform to the procedural requirements of GMA. In particular, the amendment supports the following Statewide planning goals: Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

The proposed amendment from *Single-Family Moderate* to *Industrial* supports this effort to promote economic development within the City of Edgewood, the recruitment of new businesses, and employment opportunities within the City of Edgewood.

SITE SPECIFIC REQUEST #2

Applicant Response: The change from SF3 to TC conforms to the GMA. The proposed development will encourage urban growth in a consolidated manner, developing inner center (urban infill) and reduce sprawl. Because the development is in the urban area, people will also have access to multimodal transportation systems. This meets GMA in providing design and layout that shape the City into more livable and healthy spaces.

The applicant will be able to provide open space, trails and bikeways within the development. Even with a buffer from the environmentally critical areas adjacent Lake Chalet, the applicant will be able to create a mini-park with walkways, seating and view to the lake. This also meets with GMA in its planning goal to retain open space, enhance recreational opportunities, and develop parks and recreation facilities.

Staff Response: GMA requires the City of Edgewood to develop a Comprehensive Plan that aligns with and implements the statewide goals. As it relates to this proposal, the applicable statewide goals direct the City to (i) contain urban development near adequate public services, (ii) reduce urban sprawl and keep growth close to established areas, and (iii) provide a variety of housing in terms of size and affordability.

The proposed amendment from *Single-Family Moderate* to *Town Center* aligns with the applicable statewide goals. The site is within an established urban area and the *Town Center* designation creates opportunity for housing variety within the City. First, the site is near existing utilities, transit, and parks. The amendment does not represent outward urban expansion into rural or resource areas. Second, the property is located within the City's core development area, whereas, the surrounding properties have existing development. Third, the proposed *Town Center* designation allows for several housing types that could provide diverse living choices for Edgewood citizens.

2. Whether the proposed amendment(s) are consistent with and implement the City's Comprehensive Plan, including the goals, policies and implementation strategies of the various elements of the plan;

SITE SPECIFIC REQUEST #1

Applicant Response: In addition to the compliance with the Comprehensive Plan goals outlined earlier in this document, the Uchida Farms proposal is a direct response to market factors which led to the City of Edgewood's intention to establish a Special Land Use Study Overlay to investigate redesignation of land uses within the study area to potentially accommodate industrial development (Volume 1, Page 22). Goal LU.VII best states the Community's position on industrial uses and future growth opportunities.

The Uchida Farms proposal – including the conceptual development of the Uchida Logistics Center – addresses the Land Use Goal for Industrial Uses (LU.I.m, Volume 1, Page 25). While the development is conceptual at this time, the Uchida Farms plan demonstrates the applicant's intent to fully comply with a goal of achieving transitional standards which help protect adjacent single-family residential areas (LU.V.i, Page 27).

Edgewood's Comprehensive Plan acknowledges the predominance of residential land use (58.6%) within the community and indirectly, a priority to develop multi-family and mixed-use projects in appropriate locations, thereby increasing residential density. A limited industrial base (0.3%) is acknowledged; indicating the regional focus of industrial demand has been primarily directed elsewhere – most likely towards the neighboring communities of Fife, Puyallup, and Sumner.

Staff Response: Staff concurs with the applicant's assessment. Though the request is not consistent with the future land use map designations, it is consistent with many instances of Comprehensive Plan text, goals and policies. Of most relevance, the incorporation of this area into a "Special Land Use Study Overlay" in the City's 2015 Comprehensive Plan (Volume 1, Page 22) denotes the City's identification of the changing character of this area as well as its acknowledgement of the need for industrial development to support local job creation in the City of Edgewood. The proposed amendment from *Single-Family Moderate* to *Industrial* and accompanying application materials serve to address a portion of the Special Land Use Study Overlay area with its findings of an *Industrial* designation being appropriate for the amendment area.

The Land Use Element provides several policies that support this amendment, including policies for studying new land use designations and responding to changing community conditions. The potential for economic development, recruitment of businesses, transportation access, availability of public facilities and services, compatibility with surrounding development, and property owner interests are all listed as factors for considering new land use designations. The designation of the Uchida Farms property as *Industrial* meets most of these requirements.

SITE SPECIFIC REQUEST #2

Applicant Response: The proposed amendment will maintain the small-town character, ambiance, and charm of the City of Edgewood as described in the Comprehensive Plan. The applicant is doing this by maintaining a buffer from Lake Chalet and using it as a mini-park. It will also provide open space, trails, and bikeways throughout the new community. The proposed amendment is an urban infill that also capitalizes the opportunities offered by the proposed TC zone development - commercial amenities, open space and outdoor activities - and encourages the Comprehensive Plan's general goal of increased commercial use. The proposal concentrates the growth of multi-family housing within the City Urban Center that is zoned for TC and protects future growth from sprawling into the SF3 and SF2 zones. Portions of the site is already zoned TC.

Staff Response: Though the request is not consistent with the future land use map designations, it is consistent with many instances of Comprehensive Plan text, goals and policies. The Edgewood Comprehensive Plan provides land use, housing, and transportation goals and policies that support the proposed Future Land Use Plan amendment from *Single-Family Moderate* to *Town Center*. The Plan's vision statement reads, "[the] Town Center is our commercial hub and home to a vibrant local economy. Pedestrian and bike paths connect people and places throughout our community."

The Land Use Element provides several policies that call for a well-designed, pedestrian-friendly community that is compatible with the surrounding development. The Plan directs the City to promote a mix of uses and to create a Town Center to serve the community and to attract regional visitors. The policies call for compatible transition to adjacent single-family residential areas.

The Housing Element directs the City to ensure new housing development supports City and regional growth plans and to provide adequate land supply to accommodate growth. The Housing Element encourages a supply of rental units to provide housing choices for those who are not homebuyers. The Plan encourages new residential units within the Town Center land use designation. Finally, the Housing Element encourages new affordable housing units to locate near amenities and services to lower residents' transportation costs.

3. Whether circumstances related to the proposed amendment(s) and/or the area in which it is located have substantially changed since the adoption of the city's comprehensive plan;

SITE SPECIFIC REQUEST #1

Applicant Response: Whereas the national and regional economies have shown a degree of sustainable growth in a variety of sectors, Edgewood has lagged behind in recent times (Page 21). While recession may create the initial circumstances, one of the main drivers of growth consistently lies in the development of industrial land uses. Besides the benefits of increased tax revenues, industrial development drives employment; which in turn radiates economic growth into residential and retail sectors. The City of Edgewood has responded to this need by designating much of the southwest portion of Edgewood – including the entire Uchida Logistics Center site – as the subject to a Special Land Use Overlay Study Area.

While certain observers catalog a surplus of available industrial land in Edgewood (12.82 acres according to the Puget Sound Regional Council), the applicant believes the perceived underutilization of Edgewood's industrial base is essentially incorrect and does not reflect current market conditions. Local market activity indicates a shortage of industrial land in all submarkets stretching from Tacoma to Seattle – and this particular submarket is one of the region's most sought-after industrial locations. Over the past four years, approximately 2.6 million square feet of Class A industrial buildings have been developed on 175 acres of industrial land located within 1½ miles of the Uchida Farms site. The majority of this development is located within ½ mile of the site - and serving as an even greater indicator of demand – all of the twelve industrial structures are 100% occupied.

Being a “first mover” in a competitive marketplace and able to provide the size, scale and location of market-driven industrial infrastructure needed by tenants, is an advantage provided to the City of Edgewood by the applicant's proposal –which focuses regional industrial interest in Edgewood.

Staff Response: As discussed above, the area in question had been identified within the 2015 Comprehensive Plan as an area where “a number of factors have led to interest in possible redesignation of land uses in the overlay area, including industrial development in the surrounding area, support for local job creation, and changes in the economics of the small-scale farming activities that are currently practiced in the area.” As the

applicant has assessed in their analysis of the changing market factors in the area: industrial growth in both Fife and Puyallup and a lack of vacant industrial space lend this property to have a more productive use under an *Industrial* land use designation.

SITE SPECIFIC REQUEST #2

Applicant Response: The population decreased from 2011 to 2012, which is commonly attributed to the recession. The current zoning policies are based on the drop in population. However, the recent population growth in the City of Edgewood may affect future zoning policies. There are large multi-family developments being built to both west and north of the Lake Chalet Development to serve the growing population in the City of Edgewood. Our proposal to increase the density from SF3 to TC will only serve the growing population, where there is already high density, as well as sustaining the small-town character, ambiance and charm in the surrounding City of Edgewood in accordance with the Comprehensive Plan, as mentioned before.

Staff Response: The Comprehensive Plan originally envisioned the Town Center as the City's commercial hub and its policies anticipated the Town Center to develop into a walkable, mixed-use district. However, as it stands a large portion of the Town Center has developed as single-use, multi-family residential with few non-residential uses and no mixed-use projects.

This single-use development pattern occurred due to zoning standards that did not require a mixed-use component within the *Town Center* designation. In mid-2017, the City adopted an ordinance amending EMC 18.80.080 to require a non-residential component within Town Center projects fronting arterial roadways.

A lot of the Town Center is already developed and Meridian Avenue East is a large highway with heavy traffic volumes. These factors make it challenging to attract or accommodate future mixed-use projects in Edgewood. However, there is an opportunity for the City to expand the *Town Center* designation and create a mixed-use corridor along 24th Street East and a new Neighborhood Collector. This arrangement will place active ground floor uses (retail) on smaller streets which lend itself to a more comfortable pedestrian environment. This also creates an opportunity to use urban design techniques to weave together the surrounding neighborhoods, Civic Center Park, and City Hall into a cohesive, interconnected neighborhood.

4. **Whether the assumptions upon which the City's Comprehensive Plan is based are no longer valid, or whether new information is available which was not considered during the adoption process or any annual amendments of the City's Comprehensive Plan; and**

SITE SPECIFIC REQUEST #1

Applicant Response: The Uchida Logistics Center would be a prime example of the validity of assumptions serving as the foundation of Edgewood's comprehensive planning effort; including the projection that 30% of future industrial growth would occur in the southwest corner of Edgewood – where the Uchida Farms site is located.

Projecting industrial growth in an area zoned and planned for residential growth under current planning tools is a procedural inconsistency which seems to foresee a need for the amendment process (such as the applicant's proposal) in order to realize that projection and achieve the desired economic growth.

Staff Response: Staff concurs with the applicant's assessment - the assumptions within the City's Comprehensive Plan are valid. The Future Land Use Map of the City's 2015 Comprehensive Plan identifies a "Special Land Use Study Overlay" including the Uchida Farms property that the City intends for possible redesignation after further study to align with the industrial development in the surrounding area. The Transportation Element of the City's 2015 Comprehensive Plan already identifies within its land use forecasts the southwestern areas of the City, near the railroad corridor, accommodating 30% of the employment growth in manufacturing and industrial/warehousing uses.

SITE SPECIFIC REQUEST #2

Applicant Response: See response to question A.2.

Staff Response: As summarized in question A.3, the Comprehensive Plan originally envisioned the Town Center as the City's commercial hub and home to a vibrant local economy. Several policies suggest the Town Center will develop as a walkable, mixed-use district. However, much of the Town Center developed quickly with single-use, multi-family projects with no active ground floor uses. This left the Town Center falling short of its intended goal.

In April 2017, the City amended EMC 18.80.080 to require a non-residential component to all Town Center projects fronting on arterial roadways (Ord. 17.0496). This ordinance ensures that the remainder of the Town Center will develop with mixed-use projects.

Coupled with the recently adopted code changes, the proposed amendment creates an opportunity to achieve a vibrant, mixed-use district along 24th Street East and the planned Neighborhood Collector. The amendment will provide more vacant land in the Town Center to accommodate true mixed-use style development, whereas, much of the current designation is built-out or exists in fragmented ownership patterns.

5. Whether the proposed amendment(s) reflects current, widely held values of the residents of the city.

SITE SPECIFIC REQUEST #1

Applicant Response: The applicant's proposal conforms and supports community values in two ways; first, through the collective engagement process used to debate the proposal's merits; and second, in the proposal's obvious efforts to address any and all issues which may arise from the approval of this amendment and the implementation of development (LU.V.11/Page 28).

Staff Response: This criteria is difficult to determine compliance with at this stage. It is likely that the proposed amendment will reflect the values of some residents and not others. The City is soliciting for public feedback through comments, a neighborhood meeting, and a public hearing. Following the conclusion of these efforts, it is hoped that a consensus can be formed as to the merits of the project and its reflection of the community's values.

SITE SPECIFIC REQUEST #2

Applicant Response: The proposed amendment from SF3 to TC reflects the values of the residents. There appears to be a demand for multi-family housing due to the number of these building types being constructed in the central core of the City. Portions of the parcel is already zoned TC and it is the natural place to increase density. So it is a natural to make the rest of the parcel TC with little impact to the City. It concentrates the higher density where it should.

Staff Response: The Comprehensive Plan envisions a small town character and family-friendly neighborhoods. It also calls for a Town Center that is the commercial hub and home to a vibrant local economy. The Plan includes several references to walkability, housing options, and land use compatibility. The City strengthened this vision through a series of amendments to its Municipal Codes in April 2017 to require a non-residential component to all Town Center projects fronting on arterial roadways (Ord. 17.0496).

The amendment provides opportunity to strengthen the Town Center by creating a mixed-use corridor along 24th Street East and the planned Neighborhood Collector (104th Avenue East extension). With the prior amendments to the EMC, the proposed amendment will provide opportunity for the community to achieve its vision for a vibrant, mixed-use Town Center by adding land and development potential.

The amendment may present some compatibility challenges along the eastern and southern boundaries. The proposed designation represents a change in intensity for the areas that abut the Single-Family Moderate designation. However, the intensity change will occur along rear and side lot lines of the abutting homes. Furthermore, the EMC requires buffers, landscaping, and building design solutions where higher intensity zones abut residential. For these reasons, the proposed amendment aligns with the community values addressed in the Comprehensive Plan.

B. Amendments for Site-Specific Proposals. In addition to the above, any proposal for a site-specific development or amendment shall be reviewed under the following criteria:

1. **Whether the proposed site-specific amendment(s) meets concurrency requirements for transportation and does not adversely affect adopted level of service standards for other public facilities and services (e.g., police, fire and emergency medical services, parks, fire flow and general governmental services);**

SITE SPECIFIC REQUEST #1

Applicant Response: The proposed amendment does not specifically address transportation issues, but the concurrency evaluation prepared by The Transpo Group as part of the staff's analysis of the Uchida Farms application provides an initial assessment of projected impacts on levels of service associated with the proposed reclassification.

The Transpo Group assessment indicates the Uchida Farms proposal meets the adopted level of service requirements pursuant to EMC Chapter 18.105. The assessment indicates a projected trip generation of 346 new PM peak hour trips, with 80% of the trips using Valley Avenue to leave the site, and the remaining 20% being handled by the City's roadway system. Levels of service associated with various intersections evaluated under the City's 2035 travel demand model would remain unchanged by the reclassification, with the exception of a single intersection (Meridian Avenue East and 36th Street East).

To confirm the Transpo assessment and lay the groundwork for future analysis of traffic issues, the applicant commissioned an independent transportation analysis, prepared by Transportation Engineering NorthWest (TENW), dated August 21, 2018. The preliminary TENW study analyzed vehicular access, trip generation, level of service and outlined parameters for future traffic analysis for a proposed industrial development of up to 865,000 square feet on the Uchida Farms site. The preliminary findings are summarized below:

- **Access:** Vehicular access to the site would be provided from 90th Avenue East, which provides access to Valley Avenue East via 27th Avenue Court Northwest. While secondary access may become available, this traffic analysis is based on a single access at 90th Avenue East. The expected year of opening for the project is 2024.
- **Trip Generation:** The proposed Uchida Farms project is estimated to generate 2,883 weekday daily trips with 346 trips occurring during the weekday AM peak hour (280 in, 66 out), and 346 trips occurring during the weekday PM peak hour (73 in, 273 out).
- **Level of Service Analysis:** Level of service (LOS) analyses were conducted at three study intersections adjacent to the project site, one of which is stop-controlled and would provide access to the proposed project (90th Avenue East/27th Avenue Court Northwest). The signalized study intersections and controlled movements at the stop-controlled study intersection are estimated to operate at LOS C or better in 2024 and 2030 with or without the proposed project during both the weekday AM and PM peak hours.

Future Traffic Analysis ... A more detailed operational analysis will be completed with a formal project application, which is expected to include evaluation of peak hour queues at the 27th Avenue Court Northwest/Valley Avenue Northwest and 90th Avenue East/27th Avenue Court Northwest intersections. Alternate access is also expected to be considered in the comprehensive traffic analysis with the formal project application.

Staff Response: The City has reviewed the traffic impact analysis submitted with the amendment request and concurs with its findings. The traffic impact analysis identified a future industrial development with approximately 865,000 sf of industrial park building area using the existing site access would operate at a LOS C or better in 2024 and 2030 with or without the project.

Project SEPA environmental review will occur with developments that exceed the City's adopted thresholds for environmental review. Traffic impact analyses will be required to evaluate the impacts associated with development proposals within the amendment areas. Traffic impacts fees will be required consistent with Chapter 4.30 EMC (Traffic Impact Fees). Additional point impacts may also require mitigation. Projects within the amendment areas will be required to satisfy the City's transportation concurrency requirements.

SITE SPECIFIC REQUEST #2

Applicant Response: The proposed amendment from SF3 to TC will meet concurrency requirements for transportation and does not adversely affect any other public facilities and services. A concern might be overtaking public services such as fire and emergency medical services by creating more density. The applicant notes that development of the site will not adversely affect public services because the overall density in the Lake Chalet Development will not exceed the maximum density allowed on the development.

Staff Response: Staff does not expect that the proposed amendment from *Single-Family Moderate* to *Town Center* will adversely affect the adopted level of service standards for transportation and public services. Pursuant to the Comprehensive Plan, the City's streets and parks have available capacity to accommodate future development. The City will determine other service capacity at the time of project application to better assess the direct impact.

The proposed amendment will increase the site's development potential from 77 residential units to 312. The change will also allow retail and office. The *Town Center* designation requires several urban design components such as pedestrian facilities, open space, and a mix of land uses. These design requirements will help mitigate demands on public services. Furthermore, services and amenities are located within close proximity to the amendment area.

Future development proposals will require administrative and/or hearing examiner review (Process II or III), based on land use. The City will require the applicants to provide a transportation and utilities analysis as part of the review procedures. Furthermore, the City will assess the impacts on other public services based on the time of development and the project scale.

2. **Any proposed site-specific amendment(s) will not result in probable significant adverse impacts to the city's transportation network, capital facilities, utilities, parks and environmental features that cannot be mitigated, and will not place uncompensated burdens upon existing or planned service capabilities;**

SITE SPECIFIC REQUEST #1

Applicant Response: While new growth of any kind will add to the potential for increased demand for public services, the applicant believes the Uchida Farms proposal will minimize demand by developing within an area where existing services are available; limiting any growth in service demand to minimal levels.

A secondary impact, with the potential of tremendous benefit, is found in the City of Edgewood's Proposed Capital Improvement Plan, 2015-2020. The applicant's proposal and resulting development may help structure and accelerate a significant program element in the Transportation Category – the Railroad Frontage Road – which has feasibility expenditures scheduled for FY2019-20. Likewise, the extension of sewer service from Fife will provide benefit to properties along the frontage of Valley Avenue.

Staff Response: In correspondence to the City of Edgewood, City of Fife staff has noted that there is significant capacity in its sewer system, which extends to its boundary with Edgewood along Freeman Road south of 34th Street East. The sewer line in that segment of Freeman Road is a force main, so that flows must be pumped into the line. The force main extends to the west from Freeman Road to 70th Avenue East, where it discharges to a larger municipal pump station. The lines were sized for commercial and industrial development in a service area that includes substantial amounts of property subsequently acquired by the Washington State Department of Transportation for the construction of SR 167 and its interchange with Valley Avenue. Since WSDOT's uses will not generate sewage flows, Fife's system has excess capacity that is available to serve properties in Edgewood, including the Cherrywood Mobile Home Park, Cherrywood Apartments, and the potential Edgewood industrial area to the east.

Other public services such as water and sewer have the capacity to meet the utility needs associated with the amendment.

SITE SPECIFIC REQUEST #2

Applicant Response: Our initial design proposal has confirmed that there will be no adverse impacts to the City's transportation network, capital facilities, utilities, and parks because the project does not require more facilities than it did in its original zoning. The applicant intends to provide open space, a buffer from Lake Chalet (while utilizing the buffer as a park with trails, seating and other amenities), trails and bikeways, which support the transportation network, capital facilities, utilities, parks, and environmental features.

Staff Response: As stated in evaluation criteria B.2., staff do not expect that the proposed amendment from *Single-Family Moderate* to *Town Center* will cause significant adverse impacts to the city's transportation network, capital facilities, utilities, parks, and environmental features. Services are located within close proximity to the amendment area.

Future development that occurs as a result of the proposed amendment must demonstrate that proposed service demands and impacts on transportation and public services are mitigated. Applicants must mitigate these impacts on the transportation network and provide solutions where other public services are unavailable. The future analysis will consider the project's land uses, scale, and intensity.

3. **In the case of a site-specific amendment(s) to the Comprehensive Plan's land use map, that the subject parcels are physically suitable for the requested land use designation and the anticipated land use development, including, but not limited to, the following: (a) access; (b) provision of utilities; and (c) compatibility with existing and planned surrounding land uses;**

SITE SPECIFIC REQUEST #1

Applicant Response: While site constraints exist in the form of watersheds, the overall topography of the site lends itself to development of large-scale industrial projects. The conceptual plan for the Uchida Logistics Center offers an initial insight into how the needs of a particular use might be accommodated within the amendment area. The area's suitability for the intended industrial development is supported by the substantial amount of development in the immediate area.

Staff Response: City staff finds that the amendment area is physically suitable for industrial uses. The property has utilities either readily available or available to extend. Access to the site is sufficiently available or can be provided. The site will also be accessible to the new SR-167 extension and an interchange, linking it to the Port of Tacoma and further supporting its designation as Industrial. The character of nearby development in Fife and Puyallup also supports the designation of the Uchida Farms property as Industrial. Where existing uses are incompatible with the proposed use of the property as Industrial (such as existing residential uses in the area), any proposed development will be required to comply with the City's Municipal Code which requires buffers, screening, and landscaping where higher intensity zones abut residential zoned uses.

SITE SPECIFIC REQUEST #2

Applicant Response: The Lake Chalet Development will provide a new north to south road, 103rd Avenue East, in compliance with Ordinance No. 07-0279. Utilities will be provided from 24th Street East on the north. The amendment will have minimal impact on the SF3 community surrounding the Lake Chalet Development on the east and south. The area north of the 24th Street East has been rezoned for the new City of Edgewood City Hall. To the east of the City Hall, the property is zoned SF3 but 24th Street East provides a natural buffer to the Lake Chalet Development. The requested amendment area with a rezoning of TC will provide higher, more compatible, density to the City Hall than would the current SF3. The applicant contends that the amendment will not have an adverse impact on the area.

Staff Response: Upon staff's review of the proposed amendment, the subject parcel appears to be physically suitable for the requested land use designation. The request represents a +/-5.16-acre Town Center designation that will allow for a broad range of land uses. The site's topography allows for urban development and its critical areas appear to be clustered to the southeast corner. The parcel has multiple opportunities for access including 24th Street East and the planned Neighborhood Collector. The site is located near existing utilities and can extend service lines from the developed portions of the applicant's larger land holdings (the existing apartment community to the west).

The *Town Center* designation allows for broad range of land uses including commercial, office, and residential, whereas, these uses are compatible with the surrounding multi-family and single-family communities. Furthermore, the City's Municipal Code has several design requirements to ensure compatibility and buffering with lower intensity uses. Specifically, the code includes design guidelines to address building scale and requires larger buffers/setbacks when abutting residential zones.

4. **The proposed site-specific amendment(s) will not create pressure to change the land use designation of other properties, unless the change of land use designation for other properties is in the long-term best interests of the City as a whole;**

SITE SPECIFIC REQUEST #1

Applicant Response: The applicant demonstrated their commitment to avoid potential spot zoning serving as a precursor to the initiation of similar requests from other property owners in the immediate area.

However, it must be noted, the successful development of other industrial properties in the immediate vicinity, in neighboring communities, serving as an indicator of successful industrial demand, is a factor more likely than the applicant's proposal, to create pressure for industrial land uses within the region. Edgewood's stated goals of increased industrial growth and the targeting of this area as a candidate for industrial development as evidenced by the overlay district, indicate a response to market forces which may be mutually reinforcing and consistent with goals and policies expressed in the Comprehensive Plan.

Staff Response: Staff concurs with the applicant's response. The proposed amendment may create pressure to change the land use designation of other properties within the "Special Land Use Study Overlay." However, this is not contrary to the City's Comprehensive Plan as the plan designated an even larger area as potentially appropriate for industrial uses. In addition, it is likely that the pressure to rezone may come from permitted development in adjacent jurisdictions (Fife and Puyallup), as a subcenter is created within the valley. The applicant has multiple properties into their request. It may be appropriate to reconsider additional reclassifications in the future, where this proposal may serve as a catalyst for economic development.

SITE SPECIFIC REQUEST #2

Applicant Response: The applicant does not anticipate the change from SF3 to TC on the east portion of the Lake Chalet Development will create pressure on the City of Edgewood to change land use designations on adjacent properties. On the southeast portion, adjacent the Lake Chalet Development is public property. This property is complemented, rather than pressured to change by the development. All the properties to the south of the Lake Chalet Development are single-family lots that have already been developed with recently constructed homes. The applicant does not anticipate that these properties would want to rezone due to the infeasibility. On the northeast of the Lake Chalet Development are small SF3 properties. The properties east of the City Hall and across the street to the north of the Lake Chalet Development is zoned SF3, but because it sits across 24th Street East, a busy street, the applicant expects the street to create a natural barrier between higher density and single-family zones.

Staff Response: The proposed amendment represents a gradual extension of the *Town Center* designation onto vacant land. The proposed amendment is not expected to produce pressure to change the land use designation on neighboring properties since the abutting sites contain existing development. These neighboring properties are in good condition and do not warrant redevelopment.

5. The proposed site-specific amendment(s) does not materially affect the land use and population growth projections that are the bases of the Comprehensive Plan;

SITE SPECIFIC REQUESTS #1 AND #2

For the purpose of analyzing the impacts of Comprehensive Plan amendments, staff has combined the two requests for analysis of the City's land use and population growth projections and impacts.

Site Specific Request #1 Applicant Response: There is no doubt that approval of this amendment and the development of the Uchida Logistics Center will serve as catalysts for additional changes in land use categories and planning designations. Population growth may follow on a slower pace, but the development of employment centers typically provide for some increase in local populations as workers relocate to shorten their commutes and/or improve their lifestyle.

Site Specific Request #2 Applicant Response: The population growth projection and land use will only minimally change with the proposed site-specific amendment. It provides increased density to TC since it will be adjacent to a TC zone and is in the same block bordering Meridian Avenue East. It does not materially affect the basis of the Comprehensive Plan. The area will still mainly support housing, concentrates higher density in the center of the City, and many of the Comprehensive Plan's goals are being implemented. The rezoning will increase density without affecting existing pockets of existing SF2 and SF3 in the remainder of the City.

Staff Response: The City's Comprehensive Plan strives to achieve a balance with housing, commercial, jobs, and open space. The proposed Comprehensive Plan amendments do not negatively affect the City's ability to accommodate/achieve its growth projections. Moreover, the amendments could provide for a wider range of housing types and employment opportunities to accommodate future populations. Staff do not expect the proposed amendments to change the basis of the Comprehensive Plan.

The Comprehensive Plan estimates a 2035 capacity surplus for both jobs and housing. Staff acknowledges that the proposed amendments (Site Specific Request #1 and #2) may increase this surplus marginally. Additionally, both amendments could increase jobs, commercial uses, and open space amenities in the City.

This proposed amendment at the Uchida Farms site from *Single-Family Moderate* to *Industrial* would lower the housing capacity for the City by approximately 54 units using the methodology described in the Pierce County Buildable Lands Report:

	Single-Family Moderate (Existing)	Industrial (Proposed)
Gross Acres	68.51	68.51
Residential Split¹	68.51	0
Public Facilities²	1.30	0
Adjusted Gross Acres	67.21	0
Plat Deductions		
Roads³	6.59	0
Critical Areas	38.82	0
Parks and Open Space⁴	3.36	0
Net Acres	18.44	0
Assumed Density	3 du/ac	0
Unit Capacity	55	0
Displaced Units	1	1
Total Capacity	54	0

¹The residential/commercial split for SF3 zoned properties is assumed to be 100% (residential).

²Public facilities are assumed to encompass 1.90% of the gross acres

³Roads are assumed to encompass 9.80% of the gross acres

⁴Parks and open space are assumed to encompass 5% of the gross acres

The proposed amendment on the Lake Chalet property represents an approximate increase in residential density potential from 30 units to 87 using the methodology described in the Pierce County Buildable Lands Report. The current site includes two land use designations; approximately 5.16 acres has a Single-Family Moderate designation and the residual area is Town Center. The applicant requests the entire property be designated *Town Center*.

	Town Center (Existing)	Single-Family Moderate (Existing)	Town Center (Proposed)
Gross Acres	1.36	5.16	6.52
Residential Split¹	0.95	5.16	5.02
Public Facilities²	0.03	0.10	0.12
Adjusted Gross Acres	0.93	5.06	4.90
Plat Deductions			
Roads³	0.09	0.50	0.48
Critical Areas	0	0.56	0.56
Parks and Open Space⁴	0.05	0.25	0.24
Net Acres	0.79	3.75	3.61
Assumed Density	24 du/ac	3 du/ac	24 du/ac
Unit Capacity	19	11	87
Displaced Units	0	0	0
Total Capacity	30		87

¹The residential/commercial split for TC zoned properties is assumed to be 70% (residential) /30% (commercial). The residential/commercial split for SF3 zoned properties is assumed to be 100% (residential).

²Public facilities are assumed to encompass 1.90% of the gross acres

³Roads are assumed to encompass 9.80% of the gross acres

⁴Parks and open space are assumed to encompass 5% of the gross acres

The total proposed change as a result of the Lake Chalet rezone would be an increase of 56 dwelling units. The total proposed change as a result of the Uchida Farms rezone would be a loss of 54 dwelling units. Combined, the City-wide residential development potential could increase by 2 dwelling units.

6. **If within an incorporated urban growth area (UGA), the proposed site-specific amendment(s) does not materially affect the adequacy or availability of urban facilities and services to the immediate area and the overall UGA;**

SITE SPECIFIC REQUEST #1

Applicant Response: No response.

Staff Response: As part of the Comprehensive Plan Amendment application, the applicant has applied for a Concurrency Reservation Certificate, which implements the concurrency provisions of the transportation and utilities elements of the City's Comprehensive Plan.

SITE SPECIFIC REQUEST #2

Applicant Response: The adequacy or availability of urban facilities and services might be affected if amended density exceeded what is currently allowed on the property. The Comprehensive Plan already takes into account the possible density growth within the subject parcels, thus the applicant contends that their site-specific amendment does not does not materially affect the adequacy or availability of urban facilities and services in the immediate area and the UGA.

Staff Response: The amendment area is within close proximity to urban services. The property currently allows for residential urban development but its eastern portions are restricted to single-family homes. The proposed amendment from *Single-Family Moderate* to *Town Center* will increase the development potential on the subject parcel to allow additional density and land uses. The Town Center designation requires urban design elements, on-site amenities, and multi-modal features.

Staff does not anticipate that the proposed amendment will materially affect the adequacy or availability of urban facilities and services. Future development that occurs as a result of this proposed amendment will require land use review (e.g., Process I, II, or III). During this review, future projects must demonstrate that proposed service demands and impacts on transportation and public services are mitigated. The future analysis will consider the project's land uses, scale, and intensity. Currently, staff are unaware of any service deficiencies in this immediate area.

7. **The proposed amendment(s) is consistent with any applicable county-wide policies for the city and any other applicable interjurisdictional policies or agreements, and any other local, state or federal laws.**

SITE SPECIFIC REQUEST #1

Applicant Response: Regionally, the planning process described in Vision 2040 emphasizes growth being directed towards the manufacturing distribution centers and regional growth centers as defined by the Puget Sound Regional Council (PSRC). While not a defined growth center under Vision 2040, Edgewood's strategic location within an

urban growth area and adjacent to one of the region's transportation projects (Highway 167 Expansion) suggests consideration under the same growth projections used by PSRC to define said centers. Vision 2040 states that, "...Subregional centers, such as those designated through county-wide processes or identified locally, will also play important roles in accommodating planned growth according to the regional vision. (PSRC Vision 2040, Page 49)."

With the approval of the applicant's proposed map amendment and rezoning, Edgewood will significantly support this regional goal; enabling the community to complement nearby growth centers while achieving a level of diversity in both the local economy and land use inventory which can only lead to benefits being realized by every sector of Edgewood's economic base; including support for residential growth - which complies with a key goal of GMA planning. The City's expressed desire for retail and mixed-use growth, particularly in the Meridian Corridor, could also support additional residential growth from the projected 600 employees who may consider living in the community in which they work. This could help increase residential growth.

A review of the regional manufacturing/industrial centers goal and policies articulated in the Vision 2040 Plan is featured above. The applicant's proposal clearly focuses on supporting viable regional centers by creating a "subcenter" within Edgewood's corporate boundaries, separate, but readily accessible to neighboring centers within 1½ miles and would be capable of accepting any outstanding or unique requirements the market may have. The Highway 167 Expansion project could clearly provide and enhance transportation access required for Edgewood to meet this goal. Edgewood could prepare a subarea plan for regional evaluation of the inclusion of the "subcenter" within the regional planning framework.

Staff Response: Staff concurs with the applicant's response.

SITE SPECIFIC REQUEST #2

Applicant Response: The amendment, changing the zoning from SF3 to TC, is consistent with all applicable county-wide policies for the city and any other applicable interjurisdictional policies or agreements, and any other local, state, or federal laws. It is adjacent to the urban growth area and other high-density developments.

Staff Response: The County-wide Planning Policies (CCPs) help implement the Puget Sound Regional Council's (PSRC) Vision 2040 plan for the region. The CPPs' purpose is to achieve consistency amongst area plans on regional matters. Staff finds that the proposed amendment is consistent with the CPPs. Specifically, the following CCPs support the amendment:

- Goal AH-5. Jurisdictions should plan to meet their affordable and moderate-income housing needs goal by utilizing a range of strategies that will result in the preservation of existing, and production of new, affordable and moderate-income housing that is safe and healthy.

- 5.2 Jurisdictions should promote the use of reasonable measures and innovative techniques (e.g., clustering, accessory dwelling units, cottage housing, small lots, planned urban developments, and mixed use) to stimulate new higher-density affordable and moderate-income housing stock on residentially-zoned vacant and underutilized parcels.
- Goal CU-1. The County, and each municipality in the County, will develop high quality, compact communities that: 1.1 impart a sense of place; 1.2 preserve local character; 1.3 provide for mixed uses and choices in housing types; and 1.4 encourage walking, bicycling, and transit use.
- Goal CU-4. Promote context-sensitive design of transportation facilities, both for facilities to fit in the context of the communities in which they are located, as well as applying urban design principles for projects in centers and transit station areas.
- Goal EC-2. The County, and each municipality in the County, shall promote diverse economic opportunities for all citizens of the County, especially the unemployed, disadvantaged persons, minorities and small businesses. The following measures may be used in accomplishing this policy, where appropriate:
 - 2.5 Encouraging flexibility in local zoning and land use controls in order to permit a variety of economic uses, but doing so without sacrificing sound design and development standards;
- Goal HW-1. The County, and each municipality in the County, will be designed to promote physical, social, and mental well-being so that all people can live healthier and more active lives by:
 - 1.1 Designing communities to provide an improved environment for walking and bicycling; and
 - 1.2 Developing and implementing design guidelines to encourage construction of healthy buildings and facilities to promote healthy people.
- Goal HW-3. The County, and each municipality in the County, shall promote cooperation and coordination among transportation providers, local government, and developers to ensure that joint- and mixed-use developments are designed to promote and improve physical, mental, and social health and reduce the impacts of climate change on the natural and built environments.
- Goal HW-4. The County, and each municipality in the County, shall promote and develop transportation systems and options that minimize negative impacts to human health by:
 - 4.2 Improve local street patterns-including their design and how they are used, for walking, bicycling, and transit use to enhance communities,

connectivity, and physical activity, such as through the adoption of “Complete Streets” policies.

- Goal Rur-9. Direct commercial, retail, and community services that serve rural residents into neighboring cities and existing activity areas to prevent the conversion of rural land into commercial uses.

Part 4 – Compliance with Comprehensive Plan Goals and Policies

The following existing Comprehensive Plan goals and policies support the proposed Comprehensive Plan amendments:

1. SITE SPECIFIC REQUEST #1

Staff Response: The City of Edgewood Comprehensive Plan includes several goals and policies to help guide staff, the Planning Commission, City Council, and the public to decide whether the proposed Future Land Use amendment and rezone are appropriate at this location. Staff provided an analysis in evaluation criterion A.2 in Part 3 of this report.

The request is to amend the Comprehensive Plan Future Land Use Map (FLUM) to redesignate the Uchida Farms property from its existing designation of *Single-Family Moderate* to *Industrial*. The *Industrial* designation allows for a range of light-industrial, manufacturing, warehousing, and research uses. In 2015, the City designated this area a “Special Land Use Study Overlay” that it intended to study and potentially redesignate to accommodate industrial development (Volume I, Page 22).

Staff did not discover any goals or policies that specifically discourage this type of amendment at this location. The following goals and policies support the proposed amendment:

Land Use Element

GOAL LU.1.a: Ensure land use policies and regulations support the City’s vision

Beginning with an initial effort in 2015, the applicants have focused on a need for changes to the land use designations for this area within the context of supporting the City’s vision, while realizing the development potential of their own properties.

The Uchida Farms request for an industrial designation is based on the cumulative effects of small-scale farming activity over the years and the limited potential for single-family residential development based on locational constraints and financial limitations.

The applicant believes the current 2018 proposal will confirm the underlying conditions which fostered the City’s designation of the area as a Special Land Use Study Overlay and the applicants’ previous effort, while building upon specific goals (LU.VII) supporting industrial growth found within the Comprehensive Plan.

GOAL LU.1.b: Create a “first-mover” advantage for quality projects which respect the City’s vision.

Being the first to realize a potential need for change is often a difficult position to occupy, but the applicant’s previous efforts in 2015 indicate the Uchida Farms proposal occupies this niche. The proposal reflects a commitment to the need for change established through exhaustive market research and an examination of similar industrial development opportunities realized by neighboring communities. The applicant’s proposal supports the City’s vision, as articulated on Page 7 of the Comprehensive Plan:

- By presenting an option for future land use which preserves the character, neighborhoods, and natural features which comprise the Edgewood of today.
- By demonstrating how the designation of the Uchida Farms properties as industrial may produce development accomplished in a fiscally responsible manner without burdening the City’s finances.
- By developing a preliminary development plan which demonstrates a commitment to environmental sustainability and minimizes impacts on adjacent natural systems.

GOAL LU.1.c: Continue to use the adopted FLUM to guide land use and development regulations; updating as needed.

The applicant’s proposal is based on the need to update the FLUM to reflect a need for additional industrial land use within Edgewood, as identified through an analysis of current market trends within the industrial sector.

2. SITE SPECIFIC REQUEST #2

Staff Response: The amendment area has two future land use designations and two zoning districts; Town Center (TC) and Single-Family Moderate (SF3). The *Town Center* designation allows for a wide range of land uses including retail, office, and multi-family. The Town Center is intended to create a pedestrian-oriented, mixed-use environment with compact, urban-scaled projects. The Comprehensive Plan includes plans for an interconnected parallel road network the weave together other properties in the Town Center and adjacent neighborhoods. The Comprehensive Plan delineates a future Neighborhood Collector across the site.

As stated in evaluation criterion A.2, the amendment provides opportunity for a larger Town Center that would weave together existing multi-family communities, Civic Center Park, and City Hall. Future development on this property will require a new Neighborhood Collector roadway (an extension of 104th Avenue East) and new sidewalks along 24th Street East. Future projects must provide non-residential uses along 30 percent of their arterial frontage. The design requirements and the surrounding land use pattern create an opportunity for 24th Street East to develop as a vibrant, mixed-use corridor. This site provides an opportunity for the City to achieve the mixed-use Town Center it envisions. In addition, the amendment allows for housing variety and can support the City’s housing goals.

Staff does not find any goals or policies that discourage this amendment proposal. The following goals and policies support the proposed amendment:

Land Use Element

Goal LU.I

Establish a future land use pattern that is consistent with the City's vision.

- Town Center LU.I.j: “The Town Center designation is intended to support a well-designed, pedestrian-friendly community center that reflects Edgewood’s unique local character and rural roots. It allows for a range of uses including a variety of vertical and horizontal mixed use development, pedestrian-oriented retail, multifamily residential, senior housing and civic uses. Compatible uses are also allowed.”

Goal LU.II: Promote a land use pattern that strengthens Edgewood’s identity and sense of place.

- LU.II.b: Promote community character and identity, including consideration of the following: Compatibility with natural site characteristics, Development at a scale and character appropriate to the site and surrounding vicinity, Design that reflects the community’s current and historic character, AND Landscaping to enhance building and site appearance.

Goal LU.IV: Promote the quality, character and function of residential neighborhoods.

- LU.IV.b: Support innovative design options that help to preserve significant natural features and provide transitions between single-family and other uses, such as zero lot line housing and locating townhouses and cottage housing in areas near services.
- LU.IV.c: Encourage infill development that is compatible with surrounding development.
- LU.IV.e: Focus multi-family development in areas nearest to transportation facilities, commercial services and other amenities.

Goal LU.V Establish Town Center as the commercial, mixed use heart of Edgewood.

- LU.V.a Support the continued development of the Town Center to better serve the community and to attract regional visitors.
- LU.V.e Promote a mix of uses in Town Center, including residential, retail, office and community gathering places.
- LU.V.g Encourage ground floor commercial or public uses in all development.
- LU.V.i Consider standards to ensure a smooth and compatible transition to adjacent single-family residential areas, including: Limitations on building height and bulk, lighting and parking adjacent to single-family areas, Clustering of buildings away from single-family residential development, Preservation and enhancement of critical areas and open space adjacent to single-family areas, AND Provision of pedestrian and bicycle connections to residential areas.

Housing Element

Goal H.I: Ensure new housing development supports City and regional growth plans.

- H.I.a: Provide an adequate supply of land to accommodate the city's housing growth target.
- H.I.b: Encourage new housing development within the following land use designations, in order to support community objectives such as a vibrant Meridian Corridor and preservation of existing single-family neighborhoods: Town Center, Mixed Use Residential and Commercial.
- H.I.e: Develop implementation plans and strategies to ensure that adequate housing is available for all community members in the future, in accordance with the policies contained in the Comprehensive Plan.

Goal H.II: Encourage housing design that provides quality living spaces and contributes to the character of existing neighborhoods.

- H.II.d: Promote site planning techniques that create quality outdoor spaces and are in harmony with neighboring properties.
- H.II.f: Provide guidelines for transitions and buffers around different types of residential uses, in order to mitigate any negative impacts associated with higher intensity uses and foster quality living environments for all community members.

Goal H.III: Promote a mix of housing types to meet the needs of current and future residents.

- H.III.d: Increase the diversity of the City's housing stock by encouraging construction of moderate- and higher-density housing, such as apartment buildings, mixed use developments, townhomes, cottage housing and garden apartments, in appropriate land use designations.
- H.III.f: Encourage a supply of rental units in the City to provide housing choice for community members who are not home buyers.

Goal H.IV Promote a range of housing costs that are affordable for all community members.

- H.IV.f: Encourage the location of new affordable housing units near community amenities and services, in order to provide low transportation costs for future residents.

Transportation Element

Goal T.I Develop a safe and efficient street system that accommodates all transportation modes and maximizes people-carrying capacity. Improve the operating efficiency of the existing system and maintain the capacity to adequately serve present and future travel demand.

- T.I.c: Require dedication of roadway rights-of-way as part of new development consistent with the appropriate functional classification, adopted road standards and Comprehensive Plan.

- T.I.f: Design transportation facilities to fit within the context of the built or natural environments in which these facilities are located.
- T.I.g: Assure that transportation systems are appropriately sized and designed to support the land use element, serve the surrounding land uses and minimize the negative impacts of growth.

Goal T.X Maintain a dynamic relationship between transportation and land use along the Meridian Avenue East corridor.

- T.X.b: Work to create an interconnected transportation system by requiring new roadway connections consistent with the Comprehensive Plan.

Goal T.XI Protect the livability and safety of residential neighborhoods from the adverse impacts of the automobile.

- T.XI.a: Design new residential streets to discourage cut-through traffic while maintaining the connectivity of the transportation system

Part 5 – Public Notices and Comment:

1. PUBLIC NOTICES:

SITE SPECIFIC REQUEST #1

The City received an application to amend the Comprehensive Plan Future Land Use Map (FLUM) on December 27, 2017, prior to the December 31, 2017, deadline for inclusion in the 2018 preliminary docket.

On May 8, 2018, the Planning Director issued a recommendation to City Council to include the proposed amendment on its final docket.

The City held a Neighborhood Meeting on the proposed amendment at City Hall on September 25, 2018. Notice of said neighborhood meeting was mailed to property owners within 1,000 feet of the Uchida Farms property on September 11, 2018. Approximately eight members of the public were in attendance and the meeting lasted approximately one hour. Questions/concerns that were addressed regarding Site Specific Request #1 related primarily to the buffering/screening of an industrial complex from adjacent land uses, and compensatory flood storage that could be accomplished through the enhancement of streams on the property.

SITE SPECIFIC REQUEST #2

The City received an application to amend the Comprehensive Plan Future Land Use Map (FLUM) on December 27, 2017, prior to the December 31, 2017, deadline for inclusion in the 2018 preliminary docket.

On May 8, 2018, the Planning Director issued a recommendation to City Council to include the proposed amendment on its final docket.

The City held a Neighborhood Meeting on the proposed amendment at City Hall on September 25, 2018. Notice of said neighborhood meeting was mailed to property owners within 1,000 feet of the Lake Chalet property on September 11, 2018. Approximately eight members of the

public were in attendance and the meeting lasted approximately one hour. Questions/concerns that were addressed regarding Site Specific Request #2 related primarily to the quantity of apartments being constructed in Edgewood and the need for additional apartments. In addition, concerns were addressed regarding the perception that the parallel road that would be constructed would punch through to the cul-de-sac to the south, which staff clarified would not be the case.

2. PUBLIC COMMENTS:

At the time of preparation of this staff report, no public comments have been received on the proposed comprehensive plan amendments.

Part 6 – State Environmental Policy Act Compliance and Agency Comment:

On August 20, 2019, the City of Edgewood has revised its SEPA determination of Nonsignificance issued on September 27, 2018 in consideration of the following changes:

- The City has provided additional discussion and analysis of the non-project impacts associated with the Comprehensive Plan and Zoning Code amendment request and noted additional study that may be necessary in the event that the environmental impacts associated with future project proposals differ from the likely impacts associated from development within the amendment areas.

The City of Edgewood reaffirmed that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This determination is based on the following findings and conclusions:

- The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

This “modified” DNS was issued under WAC 197-11-340(2)(f) and does not include additional notice and comment period.

1. AGENCY COMMENTS:

Pierce County Planning & Public Works: The project will access Valley Avenue East at 42nd Street Court East, a Pierce County roadway, when developed. Pierce County requests to be included in any traffic impact analysis scoping and study review, where it relates to Pierce County infrastructure. Pierce County traffic impact fees may be requested of this project, when developed.

Part 7 – Staff Recommendations:

1. SITE SPECIFIC REQUEST #1

- Staff recommends that the City Council approve the proposed Future Land Use Amendment from *Single-Family Moderate* to *Industrial*.
- Staff recommends that the City Council approve the change in zone from SF3 to I.
- Staff recommends that the City Council approve amendments to the applicable text, figures, tables, and maps in the Comprehensive Plan to reflect the Future Land Use Map amendment.

2. SITE SPECIFIC REQUEST #2

- Staff recommends that the City Council approve the proposed Future Land Use Amendment from *Single-Family Moderate* to *Town Center*.
- Staff recommends that the City Council approve the change the zone from SF3 to TC.
- Staff recommends that the City Council approve amendments to the applicable text, figures, tables, and maps in the Comprehensive Plan to reflect the Future Land Use Map amendment.

Part 8 – Planning Commission Recommendation:

On November 5, 2018, Planning Commission held the required public hearing on the proposed amendments. Their recommendations are as follows:

- (5-0) Vote to recommend approval of the proposed Future Land Use Amendment from *Single-Family Moderate* to *Industrial* for Site Specific Request #1. Planning Commission recommended that the zone change from SF3 to I also be approved, and that staff make the applicable changes to the text, figure, tables and maps within the Comprehensive Plan.
- (3-2) Vote to recommend approval of the proposed Future Land Use Amendment from *Single-Family Moderate* to *Town Center* for Site Specific Request #2. Planning Commission recommended that the zone change from SF3 to TC also be approved, and that staff make the applicable changes to the text, figure, tables and maps within the Comprehensive Plan.

STAFF PREPARING THE REPORT:



Wayne E. Carlson, FAICP/Consulting Planner

August 29, 2019

Date

Exhibits:

The following exhibits are found as attachments and are submitted with the Staff Report.

- Exhibit A Vicinity Map of Site Specific Request #1 - [1 page]
- Exhibit B Future Land Use Map of Site Specific Request #1 - [1 page]
- Exhibit C Zoning Map of Site Specific Request #1 - [1 page]
- Exhibit D Applicant Report and Analysis for Site Specific Request #1 - [30 pages]
- Exhibit E Vicinity Map of Site Specific Request #2 - [1 page]
- Exhibit F Future Land Use Map of Site Specific Request #2 - [1 page]
- Exhibit G Zoning Map of Site Specific Request #2 - [1 page]
- Exhibit H Meridian Corridor Collector System Map of Site Specific Request #2 - [1 page]
- Exhibit I AHBL Presentation from November 27, 2018 Public Hearing - [12 pages]

Exhibit A
Site Specific Request #1 -Uchida Farms Property
Vicinity Map

Exhibit 2

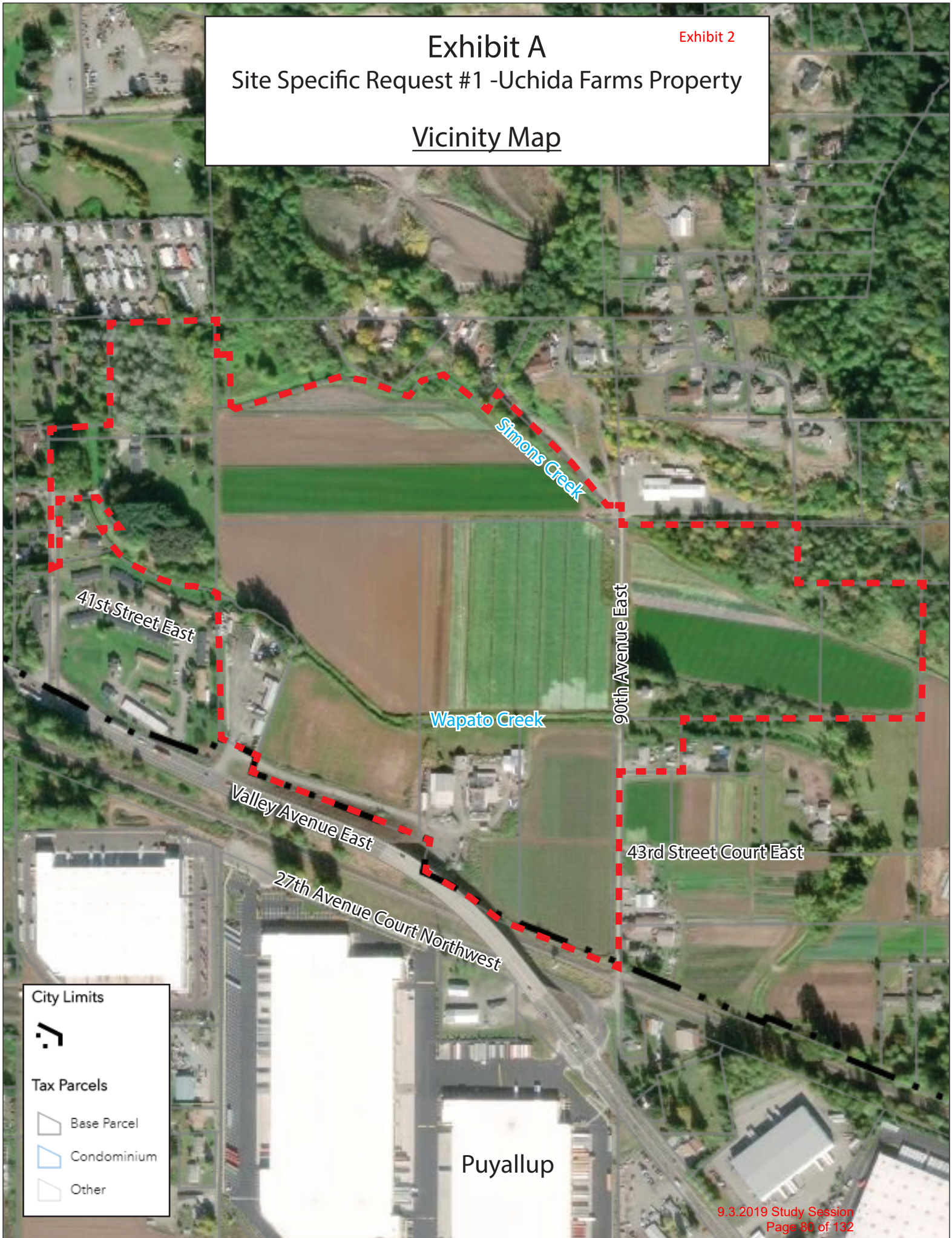


Exhibit B

Site Specific Request #1 -Uchida Farms Property

Future Land Use Map

Exhibit 2

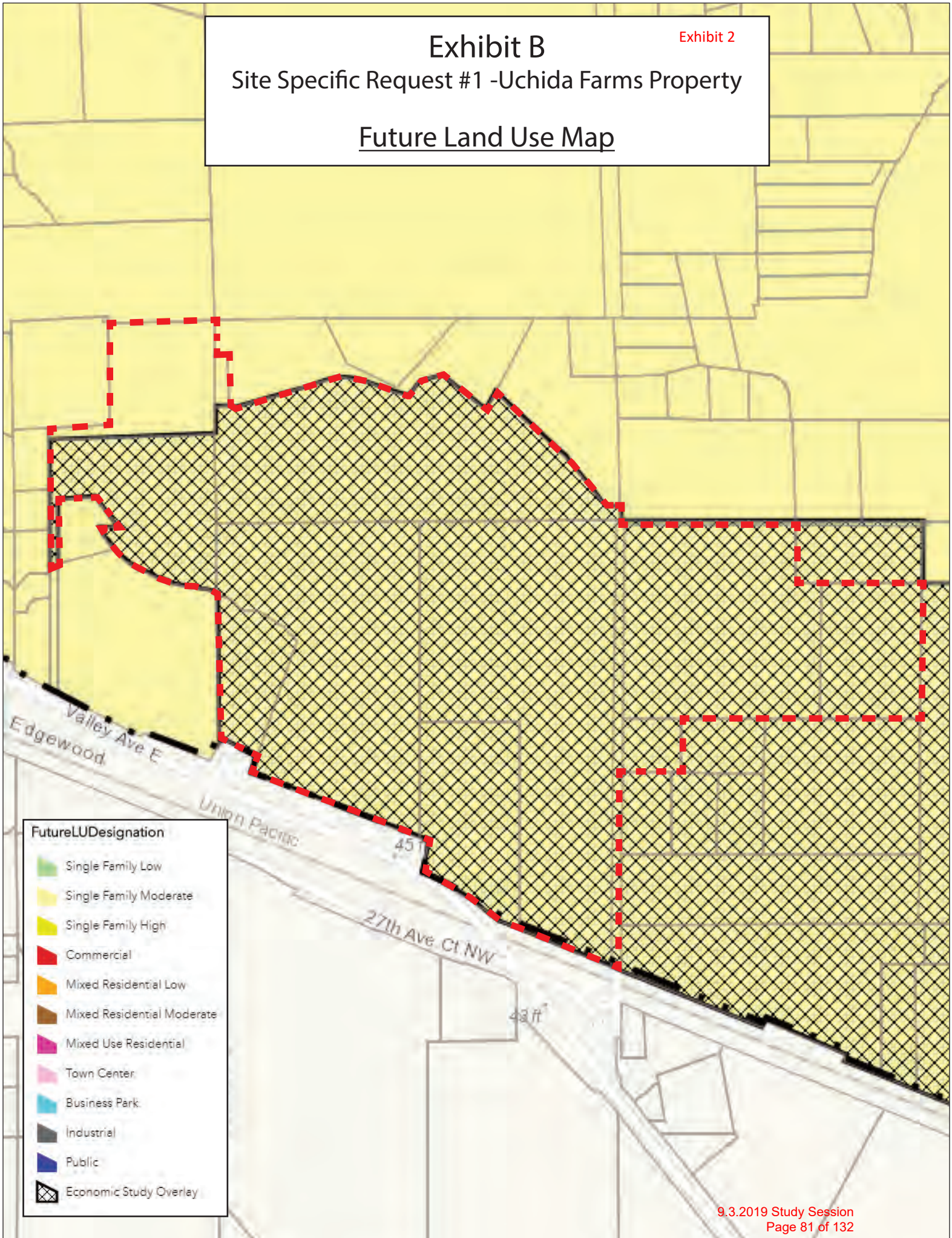


Exhibit C
Site Specific Request #1 -Uchida Farms Property
Current Zoning Map



COMPREHENSIVE PLAN MAP AMENDMENT AND ZONE CHANGE: PROJECT NARRATIVE AND EXHIBITS SUPPLEMENTAL RESPONSE: STAFF REPORT AND ANALYSIS

**8819 Valley Avenue East
Edgewood, Washington**

**Prepared for:
Uchida Farm LLC**

August 2018

January 2018

**Submittal Date: December 29, 2017
Our Job No. 18957**



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**SUPPLEMENTAL RESPONSE:
STAFF REPORT and ANALYSIS
8819 Valley Avenue East
Edgewood, Washington 98371-2535**

**In Support of an Application Requesting Approval of a
Comprehensive Plan Map Amendment
and
Zone Change**

**Proposed by
Uchida Farm LLC**

**Supplemental Report Prepared by
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, Washington 98032**

August 2018

Introduction

Prior to the City of Edgewood's incorporation in 1995, the Uchida Farm area was located in Pierce County and historically used for agriculture. After incorporation, the City of Edgewood zoned the property SF-3 (single-family residential / 3 units per acre), with a Comprehensive Plan Land Use designation of Single Family Moderate.

During the 2015 Comprehensive Plan update, the City of Edgewood held public input meetings to discuss the possibility for a change to the Future Land Use Map (FLUM) in the Uchida Farm area. In lieu of amending the map, the City adopted a Special Land Use Study Overlay. The intent of the Overlay was to continue studying the area for a FLUM amendment after the Comprehensive Plan update was complete.

Consequently, in December 2017, Uchida Farm LLC submitted the required application, fees, narrative and supporting documentation for a Comprehensive Plan Amendment and to rezone 68.51 acres of land from residential (SF-3) to Industrial (I). On April 16, 2018, City staff and the City of Edgewood Planning Commission recommended placing the request on the 2018 docket of amendments. On May 8, 2018, the City Council unanimously approved the inclusion of the request on the docket. A public hearing for the request is anticipated in the fall of 2018.

This narrative discusses the overall benefits of the proposal, the need for additional industrial zoned land in Edgewood, and methods to achieve responsible development of the site. This document also provides findings for approval of the amendment based on the criteria outlined in the City's April 16, 2018, staff report.

This narrative is comprised of two sections: Part 1, Issues Analysis, discusses a number of key factors including market demand, infrastructure, environmental impacts, and future land use. Part 2, Comprehensive Planning Goals and Policies, provides findings for approval based on the goals, policies, and criteria contained in the City's Comprehensive Plan and Municipal Code.

Part 1: Issues Analysis

As part of the City of Edgewood's review of the Uchida Farm LLC application seeking a Comprehensive Plan map amendment and concurrent rezoning of ±66 acres of land from residential (SF-3) to Industrial (I), many factors must be considered:

- Identify recent changes in the local real estate market that point towards increasing market demand for industrial space.
- Illustrate how communities have responded to demand by investing in supporting infrastructure, and identify the benefits of WSDOT's proposed Highway 167 Expansion project.
- Discuss the benefits of designating the area as a regional Manufacturing / Industrial Center (MIC) similar to the Sumner / Pacific MIC.
- Project the financial benefits that can be accrued in Edgewood's tax base from existing industrial projects; providing an indicator of future jobs and revenues from projects such as the proposed Uchida Logistics Center. Compare these benefits to the development of the site under existing zoning.
- Examine alternate zoning for the site in terms of economic feasibility and compatibility with the existing and emerging land use.
- Discuss how site-specific impacts of industrial development can be appropriately mitigated through design development.
- Consider the pressure to rezone nearby property resulting from the proposed zone change, and discuss the applicability of spot rezoning.

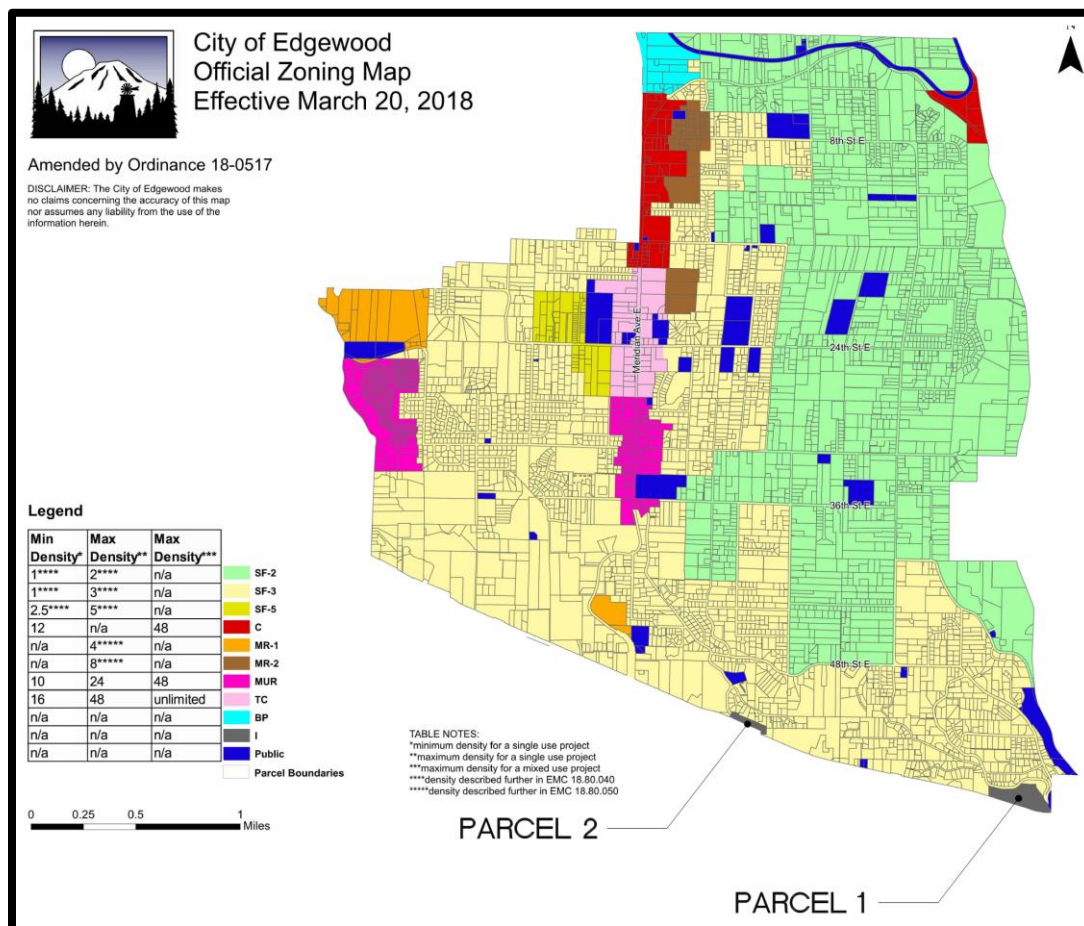
- The City's need to evaluate the proposal in terms of compliance with existing planning initiatives, goals, and objectives and consistency at the local and regional level – including the region's Vision 2040 Plan. Additionally, the need to evaluate potential impacts concerning utilities, critical areas, and transportation. (See Part 2).

A. Market Demand

A sustainable local or regional economy is obviously driven by inherent advantages in location, resources, work force, education, transportation, etc., and perhaps most uniquely, by a dynamic balance between the diverse variety of land uses associated within the typical community and a willingness to acknowledge and respond to changes in the economic marketplace.

The Uchida Farm LLC proposal is derived from an analysis of the local industrial real estate market and an understanding of the unique opportunity presented for its properties in Edgewood. Possibly best known as a bedroom community serving other regional growth centers as a residential resource, Edgewood has a small portion of land available for industrial use; consisting of three (3) parcels and approximately 17.65 acres of industrial use and an estimated ±10,000 square feet of usable space – an industrial base of only 0.3% of land area - featuring pre-cast concrete and auto repair as principal uses (see exhibit and photos below)..

EXISTING INDUSTRIAL USES IN EDGEWOOD





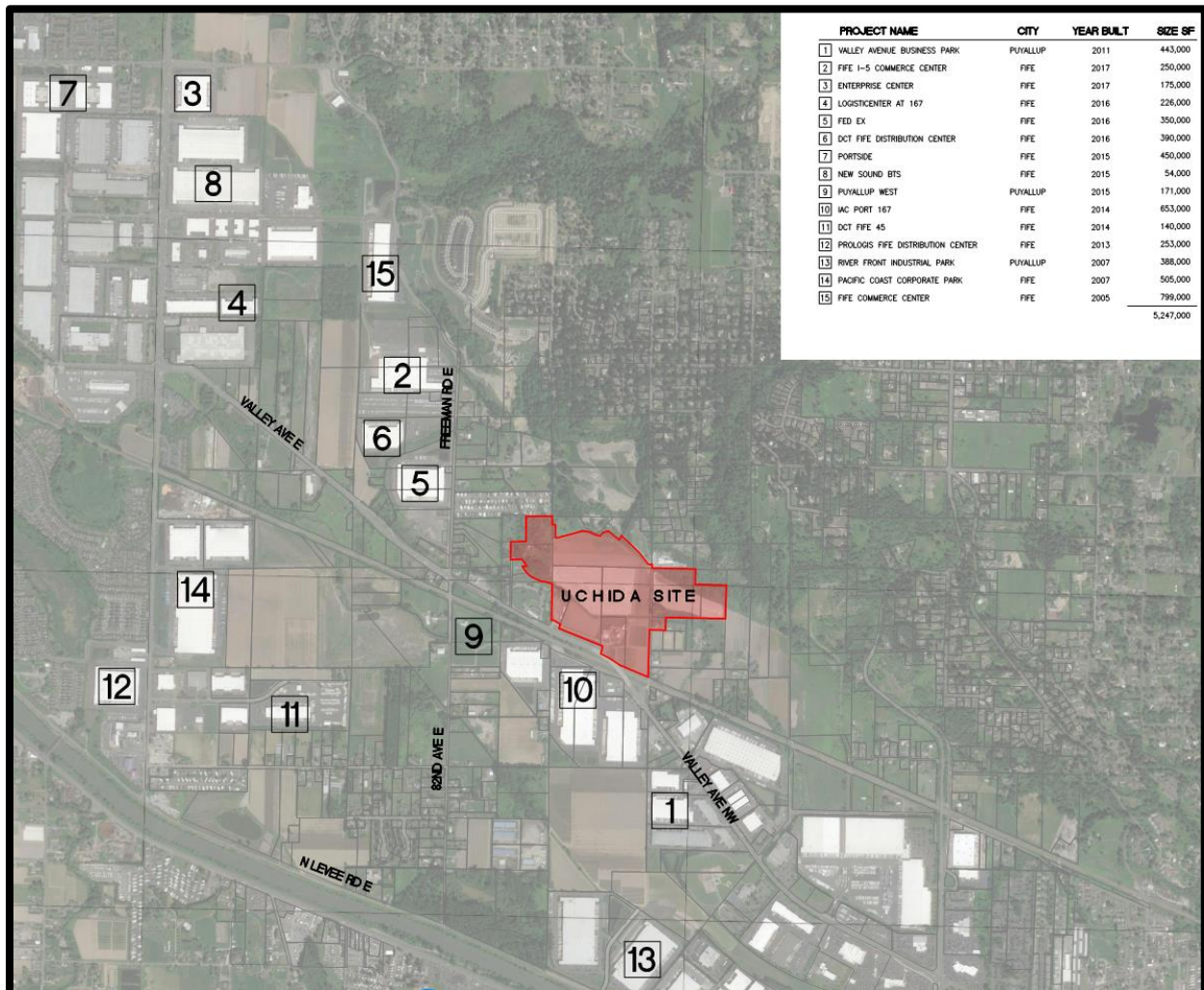
However industrial growth has been a driving force in the regional economy as indicated by tremendous growth of industrial properties in the adjacent communities of Fife and Puyallup. Starting in the early 1960's, industrial development slowly expanded southward; extending through South King County, the Kent Valley, into Auburn and more recently, the Puyallup Valley and Fife. Both the Fife and Puyallup submarkets have been consistently growing since 2012, as reflected in the table below. As projects have been delivered, vacancy rates rose, but absorption has allowed both of these submarkets to achieve some of the strongest demand / lowest vacancy rates within the Puget Sound region.

Industrial Market Demand in Edgewood's Neighbors Market Statistics per CBRE				
	Fife Submarket		Puyallup Submarket	
Year	Market Base (SF)	Vacancy (%)	Market Base (SF)	Vacancy (%)
2012	10,068,000	7.2	4,331,000	5.3
2013	10,361,000	3.6	4,621,000	3.3
2014	10,361,000	3.5	4,904,000	8.7
2015	11,376,000	5.3	5,288,000	3.1
2016	11,995,000	6.4	5,941,000	9.9
2017	12,469,000	3.5	5,986,000	2.5

Today, available industrial tenancy is virtually non-existent in the Edgewood / Puyallup / Fife area; one project is currently under construction in Puyallup and none in Fife. According to local analysts, as of late 2017, there are as many as 36 industrial requirements, seeking 5.9 million square feet of new space in the region – an opportunity Edgewood could take advantage of through approval of the Uchida Farm LLC proposal.

The demand for new space is not a recent phenomenon, but rather a consistent factor in local and regional growth. Since 2005, fifteen (15) new industrial sites have been developed by some of the premier industrial developers in the region within 1.5 miles of the Uchida Farm LLC site; more than 5.2 million square feet of industrial space has been constructed – with 100% occupancy of the new space.

INDUSTRIAL CORRIDOR GROWTH SINCE 2005



Changes in the Market: 2001 to 2018 Industrial Projects Developed in the Cities of Puyallup and Fife Within 1½ Miles of the Uchida Farm LLC Site				
Project Name Location & Developer	Year Built	Buildings	Square Footage	Tenants
Fife Commerce Center Fife WA ... NW Building Corp	2005	2	799,000	Western Container, UPS Supply Chain Logistics, Trans-Trade, Inc., Bargreen Ellingson
River Front Industrial Park Puyallup WA ... Prologis	2007	1	388,000	XPO Logistics, SuperValu
Pacific Coast Corporate Park Fife WA ... Opus / Clarion	2007	2	505,000	Bridgwell Industries, Village Farms, Johnson Controls, Recall Corporation, Prologis Distribution Service, Mercer Distribution, CMI Transportation
Valley Avenue Business Park Puyallup WA ... Schnitzer / IAC	2011	5	443,000	Panera Bread, Advanced Filter & Mechanical, Roof Truss Supply, 1-800 Pack Rat, Apex Moving & Storage, Danson's, Peoples Injury Network NW, Mens Wearhouse, TGR Logistics, Container Graphics, Service Partners Gutter Supply NW, Northwest Healthcare, Steelcase Furniture, Environmental Chemical Solutions, Clopay Building Products, Safelite Fulfillment
Prologis Fife Distribution Center Fife WA ... Prologis	2013	1	253,000	Government Services Administration (GSA), Acme Distributing
DCT Fife 45 Fife WA ... DCT Industrial	2014	2	140,000	Danson's, Crystal Distribution, Roof Truss Supply, Scott's Dental, Flair Flexible Packaging Corp.
IAC Port 167 Fife WA ... Trammell Crow / IAC	2014	2	653,000	Simmons Mattress, UPS Supply Chain Logistics, Inc., Cabela's, Niagara Bottling, L.J. Smith
New Sound BTS Fife WA ... Benaroya / New Sound	2015	1	54,000	New Sound Transportation
Puyallup West Puyallup WA ... Avenue 55 / Cabot	2015	1	171,000	LSI Logistic Service Solutions
Portside Fife WA ... Davis / LBA	2015	5	450,000	Regal Logistics, MWI Veterinary Supply, Roofline Supply, Cascade Millwork & Supply, Commercial Distribution Specialists, Hanes Industries, Mud Bay, Crate & Barrel
Fed Ex Fife WA ... SunCap / Fed Ex	2016	1	350,000	Federal Express

DCT Fife Distribution Center Fife WA ... DCT Industrial	2016	1	390,000	Milgard, United Parcel Service, Pet Food Experts
LogistiCenter at 167 Fife WA ... Dermody	2016	1	226,000	Regal Logistics
Fife I-5 Commerce Center Fife WA ... Trammell Crow	2017	1	250,000	Associated Materials, Inc.
Enterprise Center Fife WA ... Panattoni	2017	1	175,000	Lennox Industries Pioneer Human Services
15 Properties ... 27 Buildings ... 5,247,000 SF of Industrial Space				

As the table above illustrates, demand has consistently produced a diverse list of tenants at these sites. National brands such as Panera Bread, Men's Wearhouse, Steelcase Office Furniture and Safelite Fulfillment Center call the Valley Avenue Business Park in Puyallup, their home – sharing the site with local businesses such as Northwest Healthcare, TGR Logistics, Container Graphics and Roof Truss Supply. The DCT Distribution Center in Fife features Milgard, United Parcel Service and Pet Food Experts on their current list of tenants.

This listing illustrates not only diversity in tenants, but also dramatically illustrates the discrepancy between the current Edgewood inventory of industrial sites and the market potential being offered by the Uchida Farm LLC proposal. A review of the occupants will also find a dearth of older, traditional large-scale heavy manufacturing and industrial uses - uses often cited by those opposed to adding industrial land to a community's inventory due to problems typically characterized as public nuisances (noise, odors, etc.).

B. Response to Demand

Having available land and construction of new industrial space is not enough to seize the opportunities presented in a competitive market which often sees properties fully leased prior to the start of construction. Edgewood's neighbors and Washington State have recognized the local market's needs and responded with improvements designed to encourage economic development, improve transportation access and by extension - support industrial growth

- The City of Fife widened and reconstructed Freeman Road, from Valley Avenue to 20th Street; including substantial improvements to the intersection of Freeman Road and Valley Avenue. This project was specifically designed and constructed to ease the flow of truck traffic to accommodate industrial development.
- The City of Puyallup created, widened and signalized the intersection on Valley Avenue, immediately adjacent to the proposed site; accommodating traffic flow into and out of the IAC Port 167 and Puyallup West developments.
- WSDOT is proposing the extension of Highway 167 from its current terminus at Meridian Avenue to the Port of Tacoma – an improvement recently funded by Washington State. Right-of-way has been acquired and construction is projected to occur in phases over the next 13 years.

An interchange is proposed in the immediate vicinity of the Uchida Farm LLC property; enabling easier access from both Kent Valley and the Port of Tacoma to the proposed

Uchida Logistics Center. It is important to note that in almost all cases, land immediately adjacent to the proposed extension is zoned for industrial use; serving not only as a buffer for nearby residential uses, but also to take advantage of the transportation access provided by the project.



C. Manufacturing / Industrial Center (MIC) Designation

Rezoning the Uchida Farm properties to Industrial provides the opportunity for the City of Edgewood to join with adjacent cities such as Fife, Milton, and/or Puyallup to create a Manufacturing / Industrial Center, which would qualify for priority for local and regional infrastructure investments pursuant to the Policy Framework for Puget Sound Regional Council's Federal Funds. PSRC describes the MIC as follows:

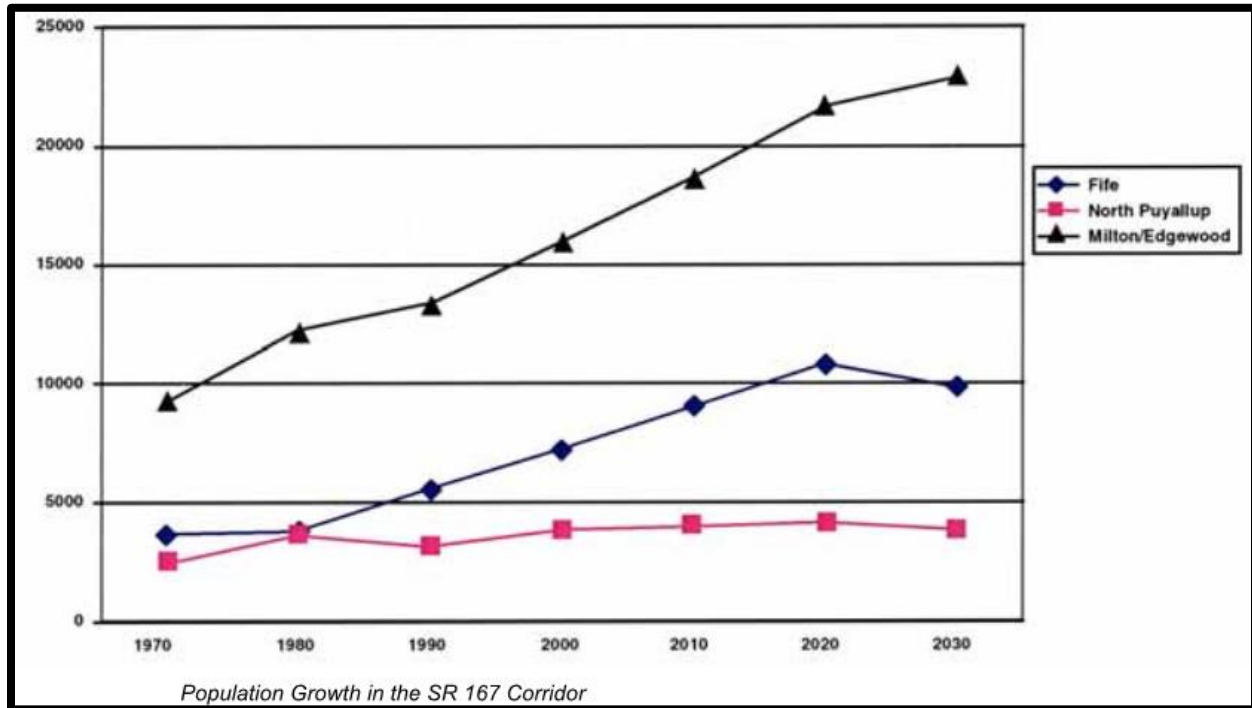
Manufacturing/industrial centers are identified as concentrations of employment that will accommodate a significant share of regional employment growth, promote efficient use of land and provision of infrastructure, and support the industrial and manufacturing sectors of the region's economy. Because centers serve as an organizing framework for an efficient multimodal transportation system and are targeted to accommodate significant growth, they have been given priority for local and regional infrastructure investments since 2002, when designated regional centers and the corridors that connect them became the policy focus in the regional Policy Framework for PSRC's Federal Funds.

In April 2016, PSRC approved a provisional designation for the Sumner-Pacific MIC. Designation procedures require the cities of Sumner and Pacific to adopt a center subarea plan within two years. This process is currently underway. A similar effort can be initiated in the southern Edgewood area where industrial demand is already robust.

D. Population, Jobs and Revenues

When government agencies invest in improvements oriented towards a specific market segment or unique situation within a jurisdiction, officials tend to focus on revenues and expenditures and the benefits they will produce – specifically job creation and tax revenues.

Given the cyclical nature of our economy, major investments such as the Highway 167 Expansion place a heavier emphasis on job creation than may typically be brought to bear on smaller, localized projects, both in construction and longer-term employment to areas served by the project. As population grows in a transportation corridor, development of all types tends to keep pace. WSDOT projects growth in the Milton/Edgewood Corridor will grow exponentially through 2030, as illustrated in the chart below.



With population growth, industrial demand and increasing challenges to land use decision-making will likely become topics of debate in each community. The type of growth Edgewood may reasonably expect as a by-product of the Highway 167 project will increase market forces as agricultural land is repurposed for industrial and accompanying residential and commercial growth. The table below features WSDOT's projected employment by industry sector; data used in support of the Highway 167 extension. Edgewood is part of FAZ 1200 – a focused activity zone roughly equivalent to the area projected for population growth as evidenced in the previous chart.

Typically, office uses generate approximately four (4) employees per 1,000 square feet of space, while warehousing would create less than one employee (.5) per 1,000 square feet of space. For a project such as the proposed Uchida Logistics Center, employment projections show as many as 605 employees working onsite – a number consistent with proposed parking onsite and likely leading to secondary, related growth in Edgewood's residential and retail sectors.

The Applicant is highly motivated by the growth trend exhibited in the relevant sectors targeted as potential tenants and uses for the proposed Uchida Logistics Center – manufacturing, transportation, wholesale, communications and utilities. Combined with market demand factors and growth trends since 2000, the Applicant sees a strong case for the need and desirability of adding industrial land to Edgewood's inventory; supporting the need for a change in the Comprehensive Plan and zoning of the subject property.

The definition of industrial use detailed in Edgewood's Comprehensive Plan Current Land Use (Volume II, Page 91), "...provides for regional research, light manufacturing, warehousing and other major regional employment uses. Industrial lands are limited to areas where regional transportation is available." These statements define and clearly support the Applicant's contention that the Uchida Farm LLC proposal is not only consistent with Edgewood's own goals, but when considered as part of a regional focus, complements existing plans/projects designed to support job growth in manufacturing industrial centers in neighboring communities and regional growth centers on a scale outlined in the Puget Sound Regional Council's long-range plan – Vision 2040.

Table 3.11-4: Current and Projected Employment by Industry Sector

Industry Sector	FAZ 1130*		FAZ 1200*		FAZ 2000*		Pierce County	
	2000	2030	2000	2030	2000	2030	2000	2030
Retail	456	1,807	957	2,040	1,603	2,493	50,045	77,097
Services (Finance, Insurance, Real Estate)	202	1,556	694	1,336	2,707	4,424	89,340	149,315
Government/ Education	46	240	451	632	356	896	74,401	86,001
Wholesale, Transportation, Communications, Utilities	278	1,347	323	822	4,656	7,115	23,917	41,718
Manufacturing	359	1,375	381	763	3,226	2,000	23,992	30,496
Total Employment	1,341	6,325	2,806	5,593	12,995	16,929	261,695	384,627

*FAZ 1130 = North Puyallup (Census Tract equivalent 705) FAZ 1200= Milton/Edgewood (Census Tract equivalent 707.01, 707.03, 707.04)

FAZ 2000 = Fife (Census Tract equivalent 709)

Puget Sound Regional Council 2001b Employment Working Forecasts

Revenues are often a concern as well when viewed as a return on investment, but industrial properties tally fairly well on the property tax side of the balance sheet. While future projections are always difficult and only an estimate, the Applicant has researched a similar property in neighboring Fife to project Edgewood revenues in the future.

With a cumulative assessed value of nearly \$38.7 million on almost 535,000 square feet of industrial space, the figures show an estimated \$72.26 per square foot of assessed value. The property's total millage rate is \$13.3846 per \$1,000 of value, or 1.33%; Fife's share of the millage is \$1.4085 per \$1,000 of value, or 0.14%. Projecting the Fife example onto the Uchida Farm LLC proposal, and specifically, the proposed Uchida Logistics Center will provide an estimate of tax revenue. With a base of 865,395 square feet and using \$72.26 as a multiplier for assessed value, the estimated assessed value tallies \$62.5 million; using Fife's millage as a multiplier, the projected annual property tax revenue for Edgewood would be approximately \$88,000 if developed as industrial. By contrast, the subject properties currently generate roughly \$ 30,519 in tax revenue according to Pierce County Assessor records. In addition to this revenue source, Edgewood could receive significant traffic impact fees and permit fees.

The recent adoption of a six percent (6%) utility tax by Edgewood will add to the advantages of the proposed industrial use, versus the use of the property for residential under current zoning. With 48.34 acres defined as usable for residential development, the approximate tally of 116 homes/households (see Item E below) would likely generate far less revenue than a fully developed industrial park.

E. Alternative Land Use Analysis

Under current codes, Edgewood allows a number of uses within the Single-Family Residential 3 (SF3) zoning district; whether permitted outright, under a conditional use permit or an administrative conditional use permit, the Applicant feels the development of the property under any of these uses – agriculture, civic or religious uses – would produce value, but would certainly not produce the highest and best use of the property in terms of economic return on investment, employment or growth management.

Our team's environmental analysis projects 38.82 acres of the Uchida site as being unencumbered with critical area restrictions. Given the unlikely possibility of agricultural uses or civic uses being realistic alternatives, the Uchida Farm LLC

team focused our comparative analysis on the use of the subject property for large-scale residential development. The table at right shows a comparison of residential development options under current Edgewood code. The Mixed Use Residential (MUR) zones are not included because they are targeted for Edgewood's downtown core.

Potential Residential Uses by Edgewood Zoning District			
Single-Family Residential 3	SF3	3 Units / Acre	116
Single-Family Residential 5	SF5	5 Units / Acre	194
Mixed Residential 1	MR1	4 Units / Acre	155
Mixed Residential 2	MR2	8 Units / Acre	310

To evaluate the potential for residential development on the Uchida parcels, the development costs must be considered. There are significant costs that are unique to the Uchida Farms parcels, including the costs for earthwork, stormwater, flood storage, stream channelization (widening and restoration), road realignment and railroad crossing improvements, and a significantly long sewer extension with a pump station. Barghausen Consulting Engineers has prepared a basic cost analysis for some projected costs associated with grading and utilities. The estimate is attached to this narrative and summarized below:

\$ 2,500,000	Earthwork & Grading
\$ 1,500,000	Detention and Water Quality including Flood Compensation
\$ 1,800,000	Frontage & Road Improvements

\$ 1,200,000	Wetland Buffer and Mitigation Improvements
\$ 600,000	Water Connection
\$ 850,000	Sanitary Sewer Connection & Pump Station
\$ 400,000	<u>Railroad Crossing Improvements</u>
\$ 8,850,000	Infrastructure Costs
\$ 440,000	Estimated Design Costs
\$ 800,000	<u>Contingencies</u>
\$10,090,000	Grand Total

Based on the above numbers, the projected special costs for development on the Uchida site would add approximately \$87,862 per lot using the SF3 category and a maximum of 116 lots. This does not include soft costs such as professional fees, impact and mitigation fees, power/dry utility fees, and any other special development fees specific to the City of Edgewood, which could add another \$25,000 to \$40,000 per lot. In addition, the basic costs to construct the plat itself, including streets, sidewalks, utilities, lighting, landscaping, etc., will add about \$50,000 per lot. In today's marketplace, the average price to develop a detached residential plat in the South Puget Sound area averages a low of \$80,000 per lot to a high end of as much as \$130,000 per lot (including contingencies). Even when economies of scale are factored into residential development, costs approaching \$180,000 per lot would likely prove to be prohibitive for the Uchida Farm LLC site being feasible for single-family homes.

Additionally, consideration must be given to the adjacent land development pattern. While adjoining properties are vacant and/or developed with very low-density residential homes, the area is becoming increasingly industrial as demonstrated earlier in this narrative. In addition, the site is adjacent to high noise generators, including railroad tracks along the south property line, SR167, and Valley Avenue. Finally, the site is also substantially lower in elevation from homes to the north in southern Edgewood. Development of the site with industrial buildings will not block views or be incompatible with the views of industrial development in the area.

Lastly, the City of Edgewood is already flush with residentially zoned land, whereas industrial land represents only .3 percent of the City's total land area. Edgewood has plenty of residential land capacity to meet its residential growth targets, whereas the City's economic base is constrained by the lack of industrial zoned land.

F. Design Development

Given the Uchida Farm LLC property's location within Edgewood, but adjacent to other communities as well, infrastructure and utility connections could originate from different sources. The developer would bear the costs of all onsite and offsite improvements. No out-of-pocket costs would be borne by the City of Edgewood taxpayers. Demand for public safety services would likely be relatively consistent with the demand generated by existing retail and industrial uses in Edgewood.

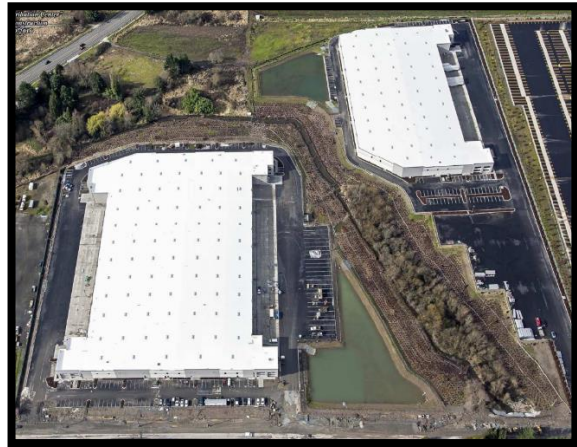
Adjacent properties have a legitimate interest in insisting Edgewood address any adverse impacts identified as being associated with the potential rezoning of the Uchida Farm LLC property, or subsequent use of the site for a large-scale industrial project such as the proposed Uchida Logistics Center. Site-specific issues await development review at a future date, but perhaps the best way to demonstrate how impacts can be appropriately addressed is by examining a recently completed nearby project, the DCT Fife Distribution Center.

The DCT Fife Distribution Center is located less than one half mile west of the Uchida Farm properties. The site is slightly smaller, but similar to the Uchida site. The site is very similar to the Uchida Farm LLC

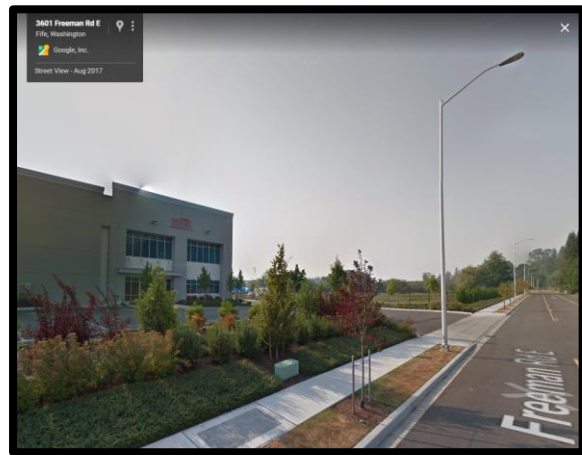
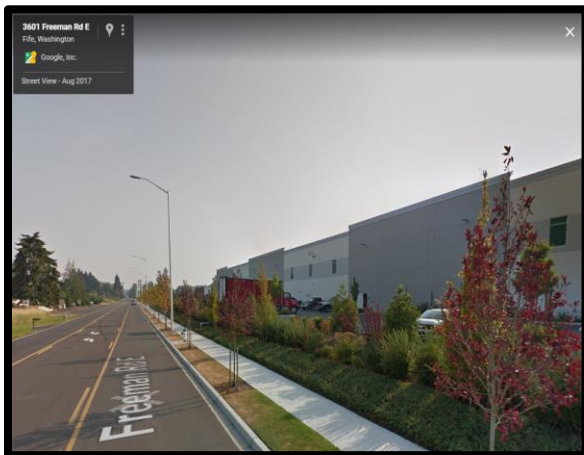
site – featuring nearby residential uses and a need to protect and preserve the environment of adjacent Wapato Creek. It is important to note this project also supports the goals and objectives not only the Vision 2040 plan, but also WSDOT's Highway 167 Expansion project.

The developer invested significantly in terms of environmental preservation and enhancement of the Wapato Creek watershed and improving access to adjacent residential properties on Freeman Road. The developer widened and restored Wapato Creek to accommodate flood storage, stormwater, and improve the environmental habitat. The same approach would apply to the Uchida properties because the creek is the natural discharge point and offers capacity for flood storage and stormwater runoff in lieu of constructing large detention vaults. The pictures below offer an idea of the site development investment pursued on the Fife site – which could be replicated on the Uchida Farm LLC property.

DCT Fife - Before and After



Please note the improved streetscape; offering pedestrian access with a landscaped parkway bordered by perimeter landscaping separating the parking areas from the right-of-way. In addition to a dedicated left turn lane to address congestion and backups from turning traffic, each direction has a paved travel lane with street lights at driveways and improved access to adjacent residential properties on the east side of the road.



Finally, the architecture of the buildings is varied and attractive. The intent was to avoid a monotonous appearance by using different rooflines, colors, and window placement.

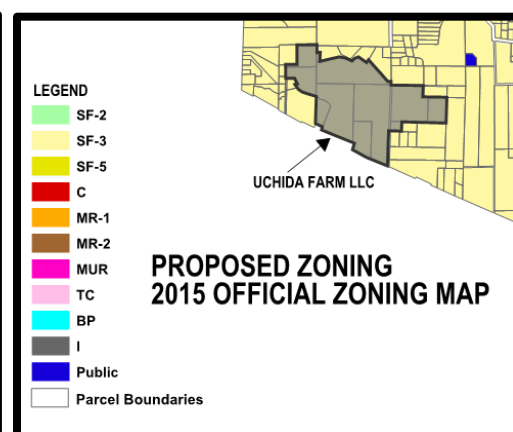
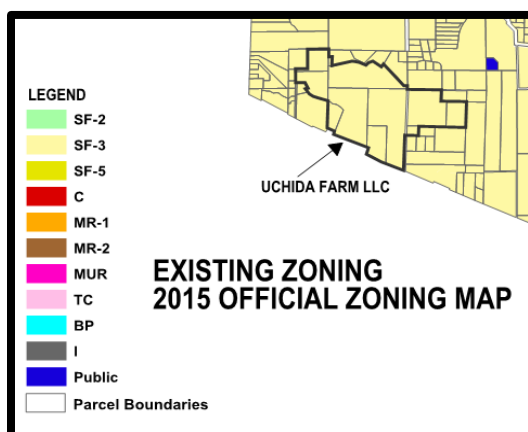
Analysis of impacts on utilities, critical areas, and transportation relative to the Uchida site are discussed in Part 2 of this narrative, Comprehensive Planning Goals and Findings.

G. Pressure to Rezone and Spot Zoning

The Applicant has taken note of the concern expressed by staff regarding pressure to rezone other property in the area, in particular those between the main Uchida site and the singular outlier parcel. After consultation with the affected property owners, a collective decision resulted in the removal of the outlying parcel from the application to remove pressure from properties in between to rezone.

Spot zoning is singling out a small parcel of land for a rezone that is different from that of the surrounding area for the benefit of an individual property owner. The Uchida Farm LLC request is to rezone an area over 66 acres in size that consists of eleven (11) parcels owned by five (5) different property owners. The Uchida proposal is not spot zoning due to the size of the rezone area, the number of parcels, and the number of owners. The City of Edgewood recognized this as an area rezone when it created an overlay designation.

REVISED Parcel Information Table – Uchida Farm LLC					
Parcel No	Acreeage	Square Footage	Zoning	Primary Use	Ownership
042016-3054	44.7	1,947,132	SF-3 Moderate Density Single-Family Residential	Farmland	Minoru Uchida
042016-3055					
042016-3702					
042016-3047					
042016-3026					
042016-3023					
042016-3052	2	82,764		Warehouse / Storage	Darth & Andrea Castan
042016-2700	11	469,557		Farmland	William Bennett
042017-5004	5.1	220,849		Farmland	Gary & Linda Todd
042016-6003	3.1	134,601		Vacant / Undeveloped	Cathy V Canorro
042017-5005					



Part 2 - Comprehensive Planning Goals and Findings

The staff report briefly discusses previous efforts to address the status of area properties as part of a Comprehensive Plan update process in 2015; noting designation of the area as a Special Land Use Study Overlay focusing on possible changes for the southwest portion of Edgewood, and by reference, the need for a land use study covering the area in question.

While the City has not commissioned such a study, the staff report correctly points to the Uchida Farm LLC application as providing an opportunity for the development of such a study; serving as a basis for review of not only the Uchida Farm LLC application, but also as possible evidence of unrealized development opportunities for the City of Edgewood.

City staff correctly points to the evaluation of the Uchida Farm LLC application relative to goals outlined in Edgewood's Comprehensive Plan; specifically, those identified under Goal LU.1 – a listing to guide residents and officials in the consideration of changes in the future land use pattern in a manner which maintains consistency with the City's vision.

The following responses to these goals and the remaining materials contained herein will not only highlight the need for additional industrial land in Edgewood, but also provide insight into how future development potential may provide benefits to Edgewood's growth, while addressing adverse impacts cited by some objecting to the proposed changes.

Comprehensive Planning Goals

❖ **GOAL LU.1.a**
Ensure land use policies and regulations support the City's vision

Beginning with an initial effort in 2015, the Applicants have focused on a need for changes to the land use designations for this area within the context of supporting the City's vision, while realizing the development potential of their own properties.

The Uchida Farm LLC application's request for an industrial designation is based on the cumulative effects of small-scale farming activity over the years and the limited potential for single-family residential development in terms of locational constraints and financial limitations.

The Applicant believes the current 2018 proposal will confirm the underlying conditions which fostered the City's designation of the area as a Special Land Use Study Overlay in 2015, and the Applicants' previous effort, while building upon specific goals (LU.VII) relative to proposed industrial growth found within the Comprehensive Plan (see text box above).

GOAL LU.VII

Accommodate and facilitate industrial development that positively contributes to Edgewood's economy and character.

❖ **GOAL LU.VII.a**

Establish opportunities for a range of industrial uses, such as regional research, manufacturing, warehousing or other regional employment centers.

❖ **GOAL LU.VII.b**

Expand the number and type of industrial uses in the City through more intensive use of existing industrial lands and expansion of industrial uses in appropriate locations.

❖ **GOAL LU.1.b**

Create a “first-mover” advantage for quality projects which respect the City’s vision.

Being the first to realize a potential need for change is often a difficult position to occupy, but the Applicants’ previous efforts in 2015 indicate the Uchida Farm LLC proposal occupies this niche. The proposal clearly reflects a commitment to the need for change having been identified through not only exhaustive market research, but also examination of similar industrial development opportunities realized by neighboring communities. The Applicant’s proposal – from a detailed application through to the inclusion of a preliminary development plan demonstrating how the Uchida Farm properties could be responsibly developed as an industrial or logistics center – demonstrably supports the City’s vision, as articulated on Page 7 of the Comprehensive Plan:

- By presenting a necessary option for future land use which preserves the character, neighborhoods and natural features which comprise the Edgewood of today.
- By demonstrating how the designation of the Uchida Farm properties as industrial may produce development accomplished in a fiscally responsible manner without burdening the City’s finances.
- By developing a preliminary development plan which demonstrates a commitment to environmental sustainability and is reflective of impacts on adjacent natural systems.

❖ **GOAL LU.1.c**

Continue to use the adopted FLUM to guide land use and development regulations; updating as needed.

The Applicant’s proposal is based on the need to update the FLUM to reflect a need for additional industrial land use within Edgewood, as identified by results of their analysis of current market trends within the industrial sector. Updating the City’s development regulations will likely be an ongoing process driven by a staff experience and a cooperative effort with the Uchida Farm LLC team.

❖ **GOAL LU.1.d**

Study the potential for new land use designations on an as-needed basis; responding to changing community conditions and/or regulatory requirements; considering the following...

- *Potential for a master plan or small area plan*

Early on, both the City of Edgewood and the Applicant identified potential for a coordinated planning effort or master plan on this portion of Edgewood. The Applicant proceeded with their own effort, based on their goal of eventually achieving a planned industrial project onsite, similar to those in adjacent communities such as Fife and Puyallup; resulting in the preparation of the preliminary plan for the Uchida Logistics Center included with this application as an example of industrial development potential.

- *Potential for economic development, recruitment of businesses providing family-wage jobs and support for locally-owned businesses*

In terms of economic development potential, realizing employment opportunities generating family-wage incomes while providing economic support for Edgewood businesses, the Applicant believes industrial uses offer a greater potential for achieving this goal. The Applicant believes most industrial jobs consistently pay a living wage which provides a solid foundation for economic prosperity and upward social mobility for workers and their families.

- *Transportation access*

The potential for increased economic growth being realized through the addition of industrial land to Edgewood's land inventory is solidly rooted in the accessibility of the Uchida Farm LLC property to local transportation assets. Proximity to Interstate 5 and State Highway 167, offering unmatched access for trucking and the nearby presence of rail lines for transcontinental shipping provide excellent incentives for industrial tenants to consider land in Edgewood. The local highway system also provides easy access to employment opportunities for those seeking to better their employment situation.

- *Availability of public facilities and services*

While located along Edgewood's southern boundary, the Uchida Farm LLC property is located in an area where public facilities, services, utilities and infrastructure are readily available. The Applicant realizes improvements may be required to fully provide the infrastructure necessary to bring these resources to bear on the proposed industrial development. The Uchida Farm LLC team is fully committed to bearing responsibility for the design and installation of the improvements required to meet Edgewood's development codes.

- *Environmental constraints*

The Applicant's proposal recognizes that transforming what is essentially a small-scale farming use into a fully developed industrial area will require working within the existing environmental constraints to responsibly develop the property. A closer look at the preliminary plan for the Uchida Logistics Center provides the best indication of how the proposed development of an industrial use onsite can not only consider, but work with environmental constraints onsite.

By necessity at this stage, the plan is general in nature, providing a sample of larger scale industrial development with multiple structures scattered across the site. While final plans await the preparation of a boundary and topographical survey, this initial site plan assumes a useable development area of 48.34 acres; allowing nearly 18 acres of buffer area onsite – approximately twenty-five percent (25%) of the site – a larger percentage of open space onsite than currently available citywide (2.1%). Subject to permitting and plan review, this plan also presumes required landscaping, parking, creek buffers and provides ample opportunity for onsite stormwater facilities with a number of detention ponds providing over 900,000 cubic feet of detention capacity. Perimeter and interior landscaping would provide a natural aesthetic for a number of internal access drives and parking areas.

- *Compatibility with surrounding development*

The Applicant believes the change in use proposed for the site will have minimal impacts on adjacent properties. While adjacent residential uses will be, by definition, somewhat incompatible; however a responsible developer will utilize every possible buffer technique to minimize adverse impacts. Consequently, any development plan will almost certainly build around the natural features of Wapato Creek and Simons Creek and incorporate some form of creek/stream enhancement into the development plan, along with dense vegetation within the perimeter buffers.

The Uchida Farm LLC site is within a short distance of a number of similarly scaled industrial properties in nearby Fife and Puyallup. To the degree they would be similar in terms of tenants and uses, they reinforce the compatibility of small-scale industrial development within a checkerboard of commercial and residential uses.

- *Community input*

The Applicant supports and encourages the participation of the community in an ongoing dialogue regarding the proposed change to industrial use, and later, during the permitting and plan review process, when specific projects plans begin to take shape.

- *Property owner interests*

The Uchida Farm LLC properties are owned by individuals who have agreed on a common purpose – to realize the highest and best use of their property in a manner which is supportive of the community's goals, as expressed in the Comprehensive Plan; including the need to periodically evaluate different land use scenarios within the context of proven factors pointing towards the need for change.

- *Consistency with City plans and policies*

To the extent that the City of Edgewood has already seen fit to designate the area for additional study through an overlay district mechanism, the Uchida Farm LLC proposal is clearly consistent; focusing an array of market research on the justification of the proposed land use change and corresponding rezone; discussed thoroughly in the Part 1 – Market Research section of this report's discussion of the local and regional industrial market .

- *Open space preservation*

The change in land use proposed by the Uchida Farm LLC application will result in a larger amount of impervious surface onsite than under the current residential/small-scale farming use. While open space in an environmental or recreational sense is not found onsite, responsible development of the properties will result in a significant amount of open space used for landscaping and detention purposes, along with creekside improvements along Wapato and Simons Creeks.

❖ **GOAL LU.1.e**

Ensure that the City's functional plans (sewer, etc.) are supportive of land use patterns.

The degree to which this goal is addressed will be compiled during permitting and plan review, but the Applicant is aware that all of the necessary utilities are readily available, either onsite already or readily available for extension to the site.

Issue: Amendment Application Review Criteria

The Planning Commission and City Council are obligated to review applications for Comprehensive Plan amendments under the following criteria set forth in Edgewood Municipal Code Section 18.60.220 – formulated below as questions:

1. *Does the amendment conform to the Growth Management Act (Chapter 36.70A RCW)?*

As previously stated in the Project Narrative submitted with the application, the Applicant believes the proposed map amendment and rezoning is consistent not only with the City of Edgewood's Comprehensive Plan, but also regional plan goals set forth in the Puget Sound Regional Council's Vision 2040 Plan and procedural requirements established in the State of Washington's Growth Management Act (GMA).

Beginning with the most wide-ranging element – conformance with the requirements of the Growth Management Act (GMA), specifically RCW 36.70A – the Applicant has submitted the requisite documents in accordance with Edgewood's protocols for amendments and rezoning. Staff will continue the process in a manner which ensures public participation and review by the appropriate commissions and elected officials.

LAND USE CATEGORY	ACREAGE	PERCENT OF TOTAL CITY ACREAGE
Single-Family	3,152	58.6%
Multi-Family	246	4.6%
Retail	33	0.6%
Services	84	1.6%
Industrial	16	0.3%
Civic	9	0.2%
Parks & Open Space	111	2.1%
Schools	56	1.0%
Utilities	41	0.8%
Resource Lands	303	5.6%
Unimproved Lands	883	16.4%
All Other Uses (Including Roads)	448	8.3%

RCW 36.70A.110.2 mandates each urban growth area/city to include “...areas sufficient to accommodate the broad range of needs and uses that will accompany the projected urban growth including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other nonresidential uses.” Going further, the same section states, “...An urban growth area determination may include a reasonable land market supply factor and shall permit a range of urban densities and uses. In determining this market factor, cities and counties may consider local circumstances. Cities and counties have discretion in their comprehensive plans to make many choices about accommodating growth.”

An analysis of the data provided in support of this application leads the Applicant to believe the need for Edgewood to acknowledge a limited local land capacity to address existing and projected industrial demand have been clearly demonstrated in a manner and to the full extent of consistency with GMA.

2. *Is the amendment consistent with the City’s Comprehensive Plan, including goals, policies and implementation strategies of the various elements of the plan?*

In addition to the compliance with Comprehensive Plan goals outlined earlier in this document, the Uchida Farm LLC proposal is a direct response to market factors which led to the City of Edgewood’s intention to establish a Special Land Use Study Overlay to investigate redesignation of land uses within the study area to potentially accommodate industrial development (Volume 1, Page 22). Goal LU.VII best states the Community’s position on industrial uses and future growth opportunities.

The Uchida Farm LLC proposal – including the conceptual development of the Uchida Logistics Center – addresses the Land Use Goal for Industrial Uses (LU.I.m, Volume 1, Page 25). While the development is conceptual at this time, the Uchida plan demonstrates the Applicant’s intent to fully comply with a goal of achieving transitional standards which help protect adjacent single-family residential areas (LU.V.i, Page 27).

Edgewood’s Comprehensive Plan acknowledges the predominance of residential land use (58.6%) within the community and indirectly, a priority to develop multi-family and mixed-use projects in appropriate locations, thereby increasing residential density. A limited industrial base (0.3%) is acknowledged; indicating the regional focus of industrial demand has been primarily directed elsewhere – most likely towards the neighboring communities of Fife, Puyallup and Sumner (see Table 3 above).

3. *Have circumstances related to the proposed amendment substantially changed since the adoption of the City’s Comprehensive Plan?*

Whereas the national and regional economies have shown a degree of sustainable growth in a variety of sectors, Edgewood has lagged behind in recent times (Page 21). While recession may create the initial circumstances, one of the main drivers of growth consistently lies in the development of industrial land uses. Besides the benefits of increased tax revenues, industrial development drives employment; which in turn radiates economic growth into residential and retail sectors. The City of Edgewood has responded to this need by designating much of the southwest portion of Edgewood – including the entire Uchida Logistics Center site – as the subject to a Special Land Use Overlay Study Area.

While certain observers catalog a surplus of available industrial land in Edgewood (12.82 acres according to the Puget Sound Regional Council), the Applicant believes the perceived underutilization of Edgewood’s industrial base is essentially incorrect and does not reflect current

market conditions. Local market activity indicates a shortage of industrial land in all submarkets stretching from Tacoma to Seattle – and this particular submarket is one of the region's most sought-after industrial locations. Over the past four (4) years approximately 2.6 million square feet of Class A industrial buildings have been developed on 175 acres of industrial land located within 1½ miles of the Uchida Farm LLC site. The majority of this development is located within ½ mile of the site - and serving as an even greater indicator of demand – all of the twelve (12) industrial structures are 100% occupied.

Being a “first mover” in a competitive marketplace and able to provide the size, scale and location of market-driven industrial infrastructure needed by tenants, is an advantage provided to the City of Edgewood by the Applicant's proposal –which focuses regional industrial interest on a signature project for Edgewood.

4. *Are the assumptions upon which the City's Comprehensive Plan is based no longer valid, or is new information available which was not considered during the adoption process?*

The Uchida Logistics Center would be a prime example of the validity of assumptions serving as the foundation of Edgewood's comprehensive planning effort; including the projection that 30% of future industrial growth would occur in the southwest corner of Edgewood – where the Uchida Farm LLC site is located (Page 121).

Projecting industrial growth in an area zoned and planned for residential growth under current planning tools is a procedural inconsistency which seems to foresee a need for the amendment process - such as the Applicant's proposal - in order to realize that projection and achieve the desired economic growth.

5. *Does the amendment reflect current, widely held values of Edgewood residents?*

The Applicant's proposal conforms and supports community values in two ways; first, through the collective engagement process used to debate the proposal's merits; and second, in the proposal's obvious efforts to address any and all issues which may arise from the approval of this amendment and the implementation of development (LU.V.11/Page 28).

6. *Does the amendment meet concurrency requirements for transportation and will the amendment not adversely affect adopted level of service standards for other public facilities and services?*

The proposed amendment does not specifically address transportation issues, but the concurrency evaluation prepared by The Transpo Group as part of the staff's analysis of the Uchida Farm LLC application provides an initial assessment of projected impacts on levels of service associated with the proposed Uchida Logistics Center.

The Transpo assessment indicates the Uchida proposal meets the adopted level of service requirements pursuant to EMC Chapter 18.105. The assessment indicates a projected trip generation of 346 new PM peak hour trips for the proposed Uchida Logistics Center – with eighty percent (80%) of the trips using Valley Avenue to leave the site, with the remaining twenty percent (20%) being handled by the City's roadway system. Levels of service associated with various intersections evaluated under the City's 2035 travel demand model would remain unchanged by the presence of the Uchida Logistics Center, with the exception of a single intersection (Meridian Avenue and 36th Street).

To confirm the Transpo assessment and lay the groundwork for future analysis of traffic issues, the Applicant commissioned an independent transportation analysis, prepared by Transportation Engineering NorthWest (TENW), dated August 21, 2018, and provided with this submittal. The preliminary TENW study analyzed vehicular access, trip generation, level of service and outlines parameters for future traffic analysis for a proposed industrial development of up to 865,000 square feet on the Uchida Farm LLC site. The preliminary findings are summarized below:

- ❖ Access ... Vehicular access to the site would be provided from 90th Ave E, which provides access to Valley Ave E via 27th Ave Ct NW. While secondary access may become available, this traffic analysis is based on a single access at 90th Ave E. The expected year of opening for the project is 2024.
- ❖ Trip Generation ... The proposed Uchida Farm project is estimated to generate 2,883 weekday daily trips with 346 trips occurring during the weekday AM peak hour (280 in, 66 out), and 346 trips occurring during the weekday PM peak hour (73 in, 273 out).
- ❖ Level of Service Analysis ... Level of service (LOS) analyses were conducted at three study intersections adjacent to the project site, one of which is stop-controlled and would provide access to the proposed project (90th Ave E/27th Ave Ct NW). The signalized study intersections and controlled movements at the stop-controlled study intersection are estimated to operate at LOS C or better in 2024 and 2030 without or with the proposed project during both the weekday AM and PM peak hours.
- ❖ Future Traffic Analysis ... A more detailed operational analysis will be completed with a formal project application, which is expected to include evaluation of peak hour queues at the 27th Ave Ct NW/Valley Ave NW and 90th Ave E/27th Ave Ct NW intersections. Alternate access is also expected to be considered in the comprehensive traffic analysis with the formal project application.

7. *Will the amendment avoid creating probable significant adverse impacts to the City's transportation network, capital facilities, utilities, parks and environmental features; impacts that cannot be mitigated and/or place uncompensated burdens upon existing or planned service capabilities?*

While new growth of any kind will add to the potential for increased demand for public services, the Applicant believes the Uchida Farm LLC proposal will minimize demand by developing within an area where existing services are available; limiting any growth in service demand to minimal levels.

A secondary impact – with the potential of tremendous benefit - is found in the City of Edgewood's Proposed Capital Improvement Plan, 2015-2020. The Applicant's proposal and resulting development may help structure and accelerate a significant program element in the Transportation Category – the Railroad Frontage Road – which has feasibility expenditures scheduled for FY2019-20. Likewise, the extension of sewer service from Fife will provide benefit to properties along the frontage of Valley Avenue.

8. *Are the subject parcels physically suitable for the requested land use designation and the anticipated land use development, including, but not limited to, access, utilities and compatibility with existing and planned surrounding land uses?*

While site constraints exist in the form of watersheds, the overall topography of the site lends itself to development of large-scale industrial projects. The conceptual plan for the Uchida Logistics Center offers an initial insight into how the needs of a particular use can be accommodated on a unique site. The site's suitability for the intended industrial development is supported by the substantial amount of development in the immediate area; occurring on industrial-zoned land with strikingly similar characteristics to the Uchida site.

9. *Will the amendment create pressure to change the land use designation of other properties or influence changes in the best interests of Edgewood?*

Previously in this document, the Applicant demonstrated their commitment to avoid potential spot zoning serving as a precursor to the initiation of similar requests from other property owners in the immediate area.

However, it must be noted, the successful development of other industrial properties in the immediate vicinity, in neighboring communities, serving as an indicator of successful industrial demand, is a factor more likely than the Applicant's proposal, to create pressure for industrial land uses within the region. Edgewood's stated goals of increased industrial growth and the targeting of this area as a candidate for industrial development as evidenced by the overlay district, indicate a response to market forces which may be mutually reinforcing and consistent with goals and policies expressed in the Comprehensive Plan.

10. *Will the amendment not materially affect land use and population growth projections which are the bases of the comprehensive plan?*

There is no doubt that approval of this amendment and the development of the Uchida Logistics Center will serve as catalysts for additional changes in land use categories and planning designations. Population growth may follow on a slower pace, but the development of employment centers typically provides for some increase in local populations as workers relocate to shorten their commutes and/or improve their lifestyle.

11. *Is the amendment consistent with applicable county-wide policies for the city and any other applicable interjurisdictional policies or agreements, and any other local, state or federal laws?*

Regionally, the planning process described in Vision 2040 emphasizes growth being directed towards the manufacturing distribution centers and regional growth centers as defined by the Puget Sound Regional Council (PSRC). While not a defined growth center under Vision 2040, Edgewood's strategic location within an urban growth area and adjacent to one of the region's signature transportation projects (Highway 167 Expansion) mandates consideration under the same growth projections used by PSRC to define said centers. Vision 2040 states that, "...Subregional centers, such as those designated through countywide processes or identified locally, will also play important roles in accommodating planned growth according to the regional vision. (PSRC Vision 2040, Page 49)."

With the approval of the Applicant's proposed map amendment and rezoning, Edgewood will significantly support this regional goal; enabling the community to complement nearby growth centers while achieving a level of diversity in both the local economy and land use inventory which can only lead to benefits being realized by every sector of Edgewood's economic base; including support for residential growth - which complies with a key goal of GMA planning. The City's expressed desire for retail and mixed-use growth, particularly in the Meridian Corridor, could also

be supportive of additional residential growth – promoted by the projected addition of more than 600 employees to Edgewood's daytime population – may consider living in the community in which they work. This could help increase residential growth in the neighborhood of six (6) units per acre – achieving another long-term goal articulated by Edgewood staff.

A review of the regional manufacturing/industrial centers goal and policies articulated in the Vision 2040 Plan is featured above; the Applicant's proposal clearly focuses on supporting viable regional centers by creating a "subcenter" within Edgewood's corporate boundaries, separate, but readily accessible to neighboring centers within 1½ miles and would be capable of accepting any outstanding or unique requirements the market may have. As previously discussed in this report, the Highway 167 Expansion project could clearly provide and enhance transportation access required for Edgewood to meet this goal. Edgewood could prepare a subarea plan for regional evaluation of the inclusion of the "subcenter" within the regional planning framework; basing it on the conceptual plan proposed for the Uchida Logistics Center.

Issue: Analysis of Criteria Supporting Quasi-Judicial Map Amendment

The Applicant is required to demonstrate compliance with the criteria outlined in Edgewood Municipal Code Section 18.40.114, to ensure the associated zoning classification is analyzed for the criteria specified below. The zoning being sought is Industrial (I) and the preliminary plan for the Uchida Logistics Center is serving as a basis for our compliance with criteria.

1. Consistency with the Existing Comprehensive Plan

The Applicant's request for a map amendment and rezoning to Industrial is consistent with the current Comprehensive Plan due to the Uchida Farm LLC proposal's commitment to fulfilling citywide and regional planning goals for expanding the industrial base, providing for growth in employment and updating the Plan itself to reflect changes in the regional marketplace.

2. Consistency with the Purpose of the Proposed Zoning District

Under EMC 18.80.100, the Industrial (I) zoning district provides for regional research, light manufacturing, warehousing, and other major regional employment uses. Industrial lands are limited to areas where regional transportation access is available. The Uchida Farm LLC proposal fully complies with this criterion; the proposed Uchida Logistics Center is designed with research, light manufacturing and warehousing uses in mind; with as many as 600 employees projected to be working onsite. The site also complies by being adjacent to, or in the vicinity of, regional transportation access.

3. Consistency between Zone Criteria and Area Characteristics

The Industrial zoning district allows for a preponderance of large-scale uses (including the site's current use, agricultural), either permitted by right, or through the conditional use process. With the consolidation of parcels proposed to accommodate the development of an industrial center, the site offers an opportunity to create a development in excess of sixty acres.

4. Zoning History and Precedential Effect

To the best of the Applicant's knowledge, there is a limited history of zoning changes in the Uchida Farm LLC area – excluding the Applicant's previous effort in 2015 which did not proceed through the approval stage. In 2015, the site was changed from Agricultural (AG) to the current Single-

Family 3 (SF3) Residential. It should also be noted that Pierce County had the area zoned for General Use, prior to the Edgewood annexation.

5. *Impacts on Adjacent Zones of Differing Intensity through the Use of Buffers*

Site constraints onsite which may require the use of buffers are likely limited to peripheral area near or adjacent to the watersheds of either/both Wapato Creek and Simons Creek. The Applicant's preliminary plan for the Uchida Logistics Center offers the best way to analyze how the use of buffers can separate industrial buildings/uses.

It is also important to note, the geographical separation of the Uchida Farm LLC site from residential and commercial areas adjacent to the Meridian Avenue corridor. Located on the Valley floor, the location supports the development of a separate use; using natural features and buffer landscaping to further achieve separation from adjacent uses.

6. *Zone Boundaries*

The Uchida Farm LLC proposal follows natural boundaries, established parcel lines and public rights-of-way as the proposed boundaries for the proposed rezone area which is the same as the proposed area outlined by the preliminary development plan for the Uchida Logistics Center.

7. *Height Limits*

The Industrial zone's maximum building height of thirty-five (35) feet is anticipated to be adequate for many of the industrial uses likely to consider the rezone area. It is important to realize the degree of compliance with Industrial district development standards could be determined through a development agreement covering bulk regulations.

8. *Impact Evaluation*

There are a number of specific criteria outlined in the code which are to be addressed in this section. Again, it is important to realize most if not all of these areas are likely to be subject to the particulars associated with an approved development plan.

- a) Housing: There is no proposed residential component envisioned under the Uchida Farm LLC proposal. Future development would be limited to industrial and/or manufacturing uses similar to those outlined in the EMC Section 18.80.100.
- b) Public Services: The Applicant does not anticipate any additional demands will be placed on Edgewood's public services beyond those normally associated with typical industrial, warehousing and/or light manufacturing uses – market sectors likely to be targeted as tenants for the Uchida Logistics Center.
- c) Environmental Factors: Municipal development codes typically establish standards for nuisances such as noise, glare and odor; often prohibiting specific types of industrial uses which are known to emit noxious odors or excessive noise. The Applicant has every intent of cooperating with Edgewood officials to limit the types of uses either permitted-by-right or under a conditional use permit, which may be deemed as candidates for such violations.

Other environmental factors such as air and water quality, impacts on aquatic life and wildlife habitats will require a thorough evaluation with recommendations for best management practices to minimize adverse impacts or specific mitigation measures linked to the site's

unique environment. Energy conservation will be addressed through compliance with state and local standards for the construction of buildings and supporting site improvements.

- d) Pedestrian Safety: The Applicant's preliminary design for the Uchida Logistics Center offers glimpse of the onsite circulation patterns for both pedestrians and vehicles. Every effort will be made to maximize pedestrian access to the site and to the surrounding natural features such as walkways along the banks of creeks and detention facilities onsite.
- e) Manufacturing Activity: Needless to say, an application to change zoning and land use designation to an industrial use will support the development of industrial or manufacturing facilities. The Applicant's intent is to recruit light industrial uses or warehousing uses to the site; providing support for a growing market in logistics and related uses.
- f) Employment Activity: The Uchida Farm LLC proposal projects as many as 600 employees may ultimately be employed by the industrial uses recruited to the site. In terms of economic pass-through, the manufacturing sector has the highest multiplier of any economic sector – with every dollar spent on manufacturing sales realizing \$1.33 in additional economic output; widely exceeding the economic output produced by either retail (\$0.66) or professional/business services (\$0.61).
- g) Character of Areas having Architectural or Historic Value: To the best of the Applicant's knowledge, none of the properties or structures currently occupying the subject properties have been identified as having any architectural or historic value.
- h) Shoreline View, Public Access and Recreation: As private property, the site currently does not have either public access or recreational opportunities; nor are any under consideration for inclusion in future industrial development.

With two small creeks occupying strategic locations onsite, shoreline development and the preservation of the watershed, while simultaneously incorporating the area into future development, will be constraints faced by a responsible developer. The Uchida Farm LLC proposal for a logistics center offers an example of how to accomplish both goals at the same time. The Applicant is aware further analysis will be required to identify specific elements in a development which can guarantee the preservation and/or enhancement of a natural shoreline.

- i) Service Capacities: The Applicant believes the Uchida Farm LLC proposal, in whatever form the final development plan assumes, will incorporate sufficient infrastructure to serve the uses onsite without adversely affecting the services available to Edgewood residents

9. Changed Circumstances

The Applicant believes the City of Edgewood's own designation of the Uchida Farm LLC site as a Special Land Use Study area, combined with the surge in industrial land use demand on a localized and regional basis, clearly indicate circumstances have changed since the original zoning and/or land use classifications were identified.

10. Critical Areas

The evaluation of critical areas – their identification, delineation and classification - will be governed by Edgewood code; using the recently revised ordinance. The Applicant has commissioned a professional analysis of the Uchida Farm LLC site to conduct a preliminary evaluation of potential wetlands and/or fish and wildlife habitats located on or near the subject properties. The Applicant

realizes protection of critical areas is vital in protecting human safety and their properties from natural hazards, preserving environmentally sensitive areas and enhancing our quality of life.

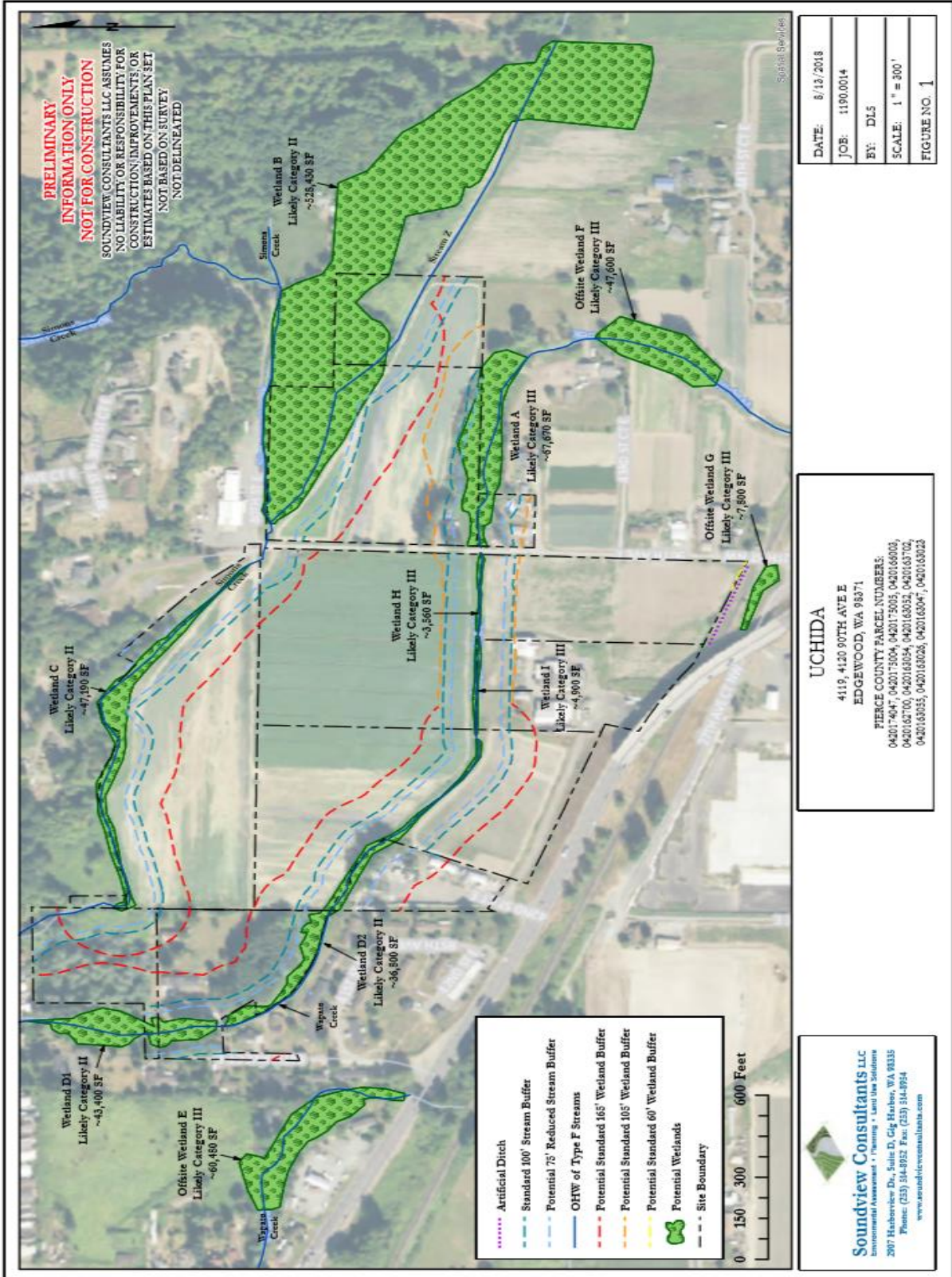
The Uchida Farm LLC analysis, “*Technical Memorandum*,” prepared by Soundview Consultants, and dated August 15, 2018, is intended to support the long-term planning goals associated with this application and is not intended for project-specific planning purposes. The study focuses on potential wetlands related to three (3) streams located onsite or immediately adjacent to the site; Wapato Creek, Simons Creek and an unidentified tributary to Simons Creek in the northeastern portion of the site. While not a formal delineation assessment, this analysis provides a snapshot of existing conditions.

Wetland	Predominant Wetland Classification / Rating				Buffer Width (feet) ^E
	Cowardin ^A	HGM ^B	WSDOE ^C	City of Edgewood ^D	
A	PFO/EMCD	Depressional	III	III	105
B	PFO/SS/EMCD	Depressional	II	II	165
C	PSS/EMCD	Riverine	II	II	165
D1	PSS/EMCD	Riverine	II	II	165
D2	PEM/SS/CD	Riverine	II	II	165
E (offsite)	PFOCD	Riverine	II	II	165
G (offsite)	PEMCD	Depressional	III	III	60
H	PEMC	Riverine	III	III	105
I	PEMC	Riverine	III	III	105

The site investigation identified seven (7) potentially-regulated onsite wetlands (A, B, C, D1, D2, H and I) and three (3) offsite wetlands (E, F and G). Wetland F is not relevant to this study as it falls more than 300-feet offsite, to the southeast (please refer to the Existing Conditions Exhibit on the next page).

Each identified wetland exhibited indicators of wetland hydrology, hydric soils and a predominance of hydrophytic vegetation. Each has been evaluated as to typology and classified as either a Category III or Category II wetland; an important step in that wetland buffers vary in size based on the habitat score; buffers for Category III wetlands vary from 60- to 225-feet depending on the habitat score, while similarly, buffers for Category II wetlands vary from 75- to 225-feet. In addition to the standard buffers, future development would also require a 15-foot buffer setback from the regulated wetland buffer edge.

UCHIDA - EXISTING CONDITIONS



The analysis not only delineates the standard buffer width, but also provides a list of minimization measures which are presumed to minimize impacts and are incorporated within the minimum buffer width required by code. The Soundview Consultants' analysis outlines minimization measures and criteria set forth in Edgewood code which can allow for an averaging process to be implemented when specific criteria are met; buffer averaging should be evaluated on an individual project basis. While more central to a future development proposal, it is important to note that the Applicant's preliminary proposal for the Uchida Farm LLC has incorporated buffers into the plan; indicating a clear willingness to respect and enhance protected buffers.

Summary

The Uchida Farm LLC proposal is calling for a number of changes; a change in planning land use designation, a basic change in the character of a small portion of the community to accommodate future growth and diversify in Edgewood, and a willingness to accept a small, but significant shift in the manner in which the community views a commodity – industrial land use – which has been on the decline in traditional terms in many markets, but which has been thriving within those markets which remain in tune with real estate demands. Industrial markets have shifted away from the dated images of smokestacks and heavy industry spewing pollutants and inflicting noxious odors, noise and a less than aesthetic approach to the design of buildings and surrounding landscaping.

Today's demands have successfully transformed the Puget Sound regional marketplace; eliminating the image of traditional industrial projects with their history of public nuisances and environmental issues and replacing it with an image of warehousing and light assembly uses, technology companies and research facilities within a landscaped, sustainable environment which respects its neighbors and originates with developers who work with communities to achieve responsible growth. Edgewood's comprehensive plan emphasizes exactly the type of project Uchida Farm LLC is bringing to the table, in a single paragraph on Page 101.

Quality community design is essential in Edgewood to ensure that the growth anticipated in the next 20 years will maintain and enhance community character. New commercial, industrial and multi-family development is anticipated during this time in areas near existing single-family residential neighborhoods. For this development to be compatible with existing neighborhoods, it is necessary to have appropriate transitions and mitigate for potential negative impacts. If designed thoughtfully, new development can have positive impacts such as increased access to local services and improved pedestrian connectivity.

Uchida Farm LLC stands ready to accept a role as Edgewood's partner in accommodating future growth while preserving and enhancing the community's character through appropriate transitions and a partner's commitment to identify and mitigate negative impacts.

Exhibit E

Site Specific Request #2 - Lake Chalet Property

Vicinity Map

Exhibit 2



City Limits



Tax Parcels

- Base Parcel
- Condominium
- Other

Exhibit F
Site Specific Request #2 - Lake Chalet Property
Future Land Use Map

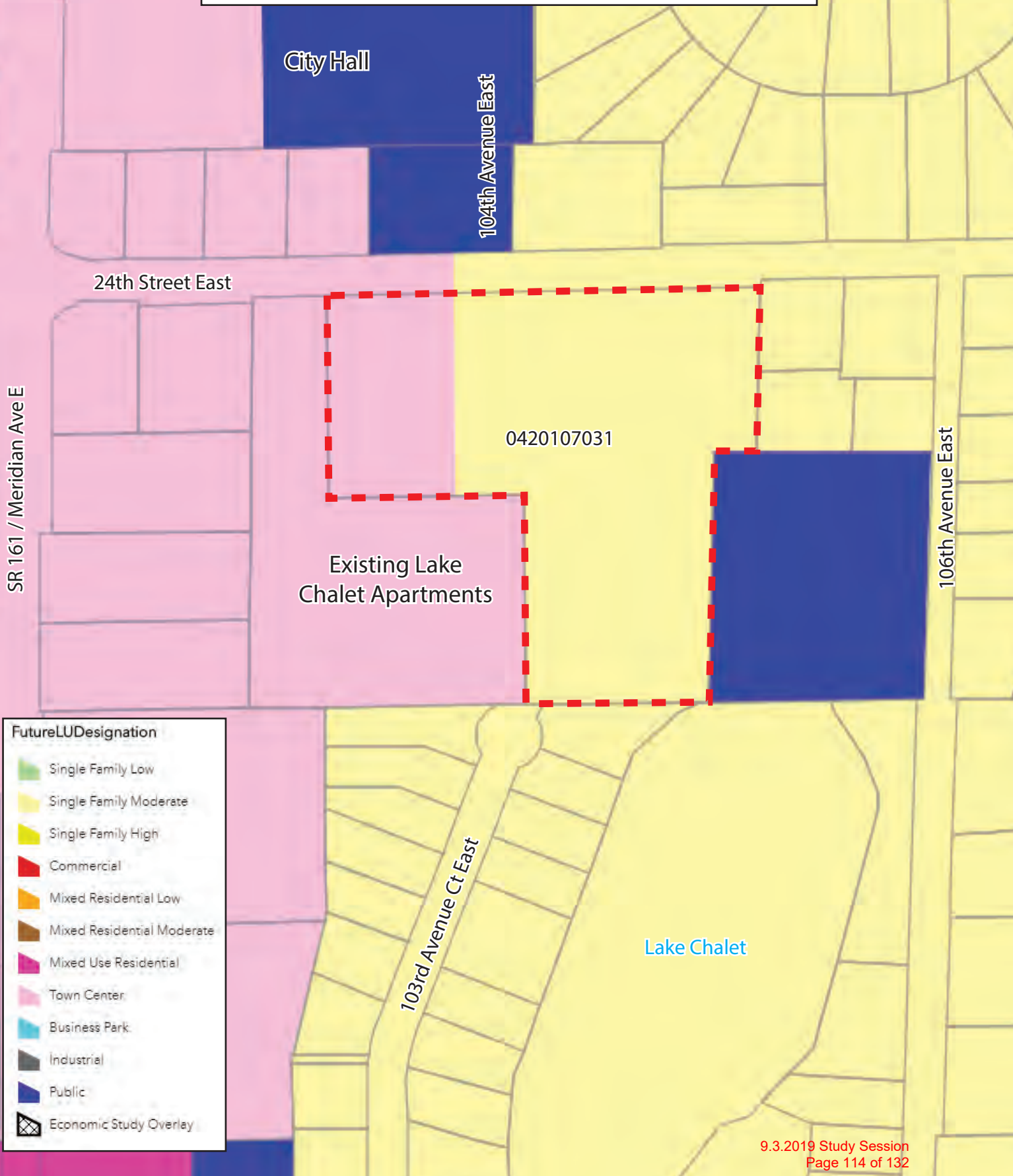


Exhibit G
Site Specific Request #2 - Lake Chalet Property
Current Zoning Map

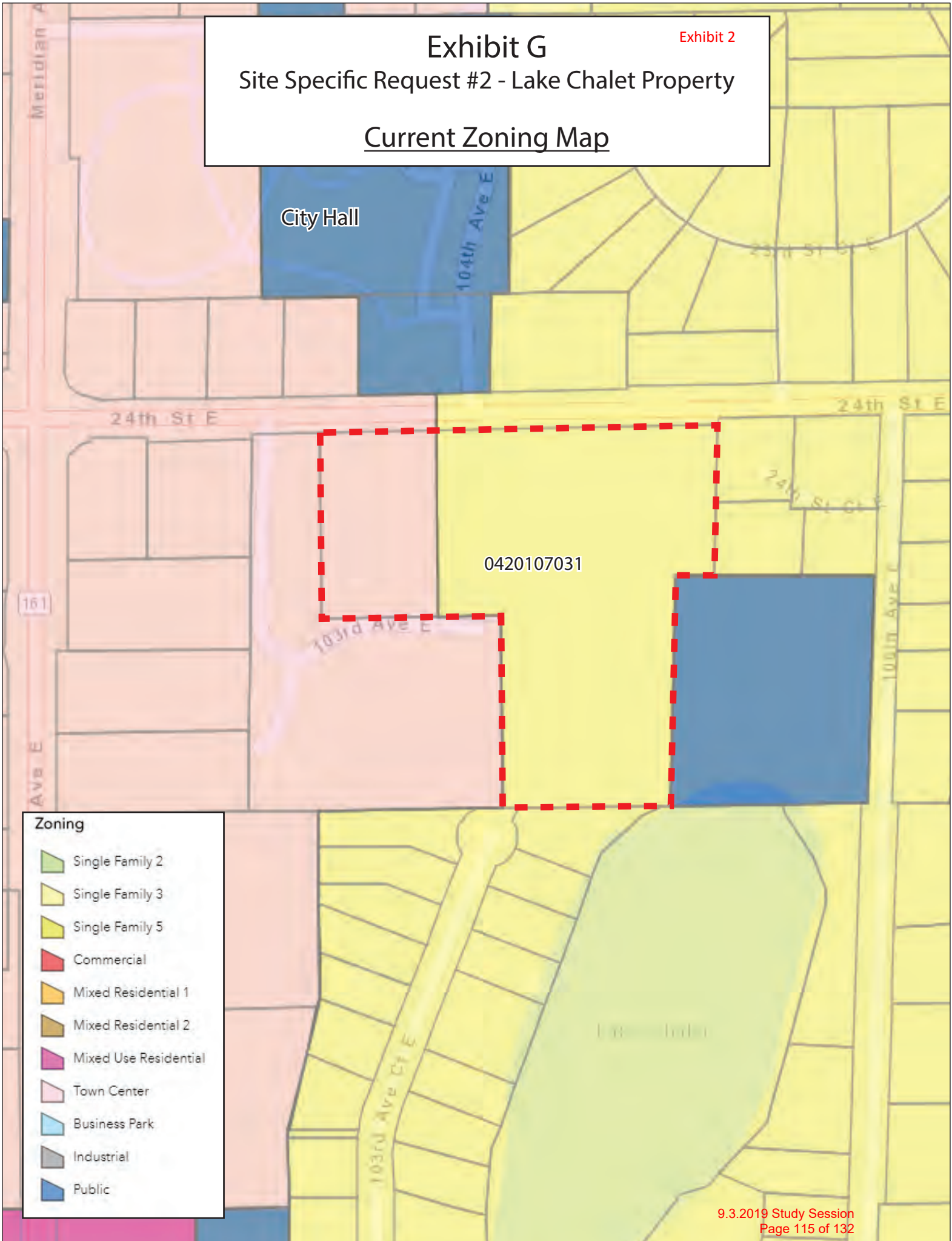


Exhibit 2



-

9.3.2019 Study Session
Page 116 of 132

EXHIBIT I



City of Edgewood
City Council – **Public Hearing**
November 27, 2018

COMPREHENSIVE PLAN AMENDMENT REQUESTS

FILE NO. 17-1549 & 17-1550

UCHIDA FARMS LLC & LAKE CHALET

INTRODUCTIONS

City of Edgewood

- Darren Groth, AICP, CPM

AHBL, Inc.

- Brittany Port, AICP
- Wayne Carlson, FAICP

BACKGROUND

- **EMC Section 18.60.130:**
 - Property owners may apply for site-specific comprehensive plan amendments
 - Applications must be submitted by December 31st of each calendar year
 - Director to include suggested amendments for consideration on City Council docket
 - Amendments can only be considered once a year

AMENDMENT REVIEW CRITERIA

- **EMC Section 18.60.220:**
 - Establishes review criteria for proposed amendments to the Comprehensive Plan
 - Applicant and staff findings can be found in Part 3 of the staff report
- **Compliance with existing Comprehensive Plan goals and policies found in Part 4 of the staff report**

SEPA COMPLIANCE & COMMENTS

- Notice of Consultation and SEPA checklist issued on September 12, 2018
 - Comment period ended on September 26, 2018
 - 1 comment letter received from the County relating to traffic impact fees
- SEPA DNS issued on September 27, 2018
 - Appeal period ended on October 12, 2018, no appeals filed.

SITE SPECIFIC REQUEST #1

File No. 17-1549 Uchida Farms LLC	
Existing Comprehensive Plan:	Moderate Density Residential
Requested Comprehensive Plan:	Industrial
Existing Zoning:	Single-Family Moderate (SF-3)
Requested Zoning:	Industrial (I)

VICINITY MAP

Uchida Farms LLC Property

- 11 tax parcels comprising ~67 acres



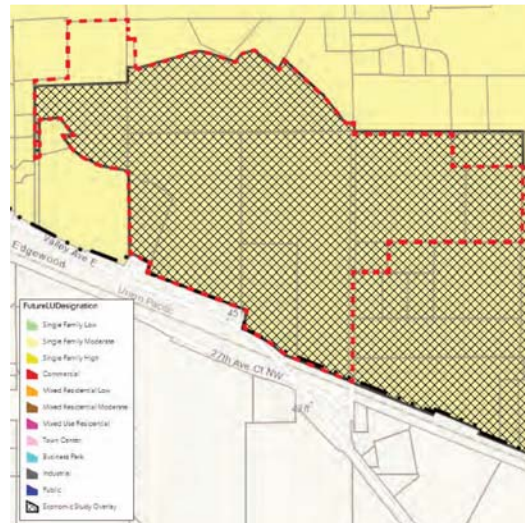
EXISTING ZONING

- Single-Family Moderate (SF3)



EXISTING FLUM

- Moderate Density Residential
- Economic Study Overlay

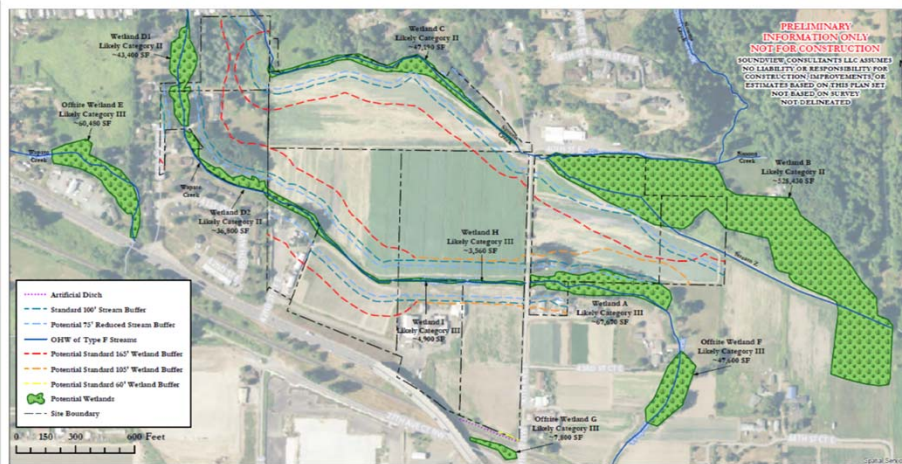


INDUSTRIAL LAND IN EDGEWOOD

Zoning Designation	Acres	Percent
Single Family 2 (SF-2)	2,106	37.5%
Single Family 3 (SF-3)	2,311 2,239	42.9 41.6
Single Family 5 (SF-5)	46	0.8
Mixed Residential 1 (MR-1)	101	1.9
Mixed Residential 2 (MR-2)	69	1.3
Town Center (TC)	84 86	1.3 1.6
Commercial (C)	82	1.5
Mixed Use Residential (MUR)	126	2.3
Business Park (BP)	32	0.6
Industrial (I)	178 174	3.3 3.1
Public (P)	177	3.3
Unzoned Areas (Including Roads)	325	6



- I (Industrial) zones that abut Single-family zones: Type IV, solid barrier, 25-foot landscape strip



SITE SPECIFIC REQUEST #2

File No. 17-1550 Lake Chalet	
Comprehensive Plan (Existing):	Town Center (1.36-ac) & Moderate Density Residential (5.16 ac)
Comprehensive Plan (Requested):	Town Center
Zoning (Existing):	Town Center (TC) & Single-Family Moderate (SF-3)
Zoning (Requested):	Town Center (TC)

VICINITY MAP

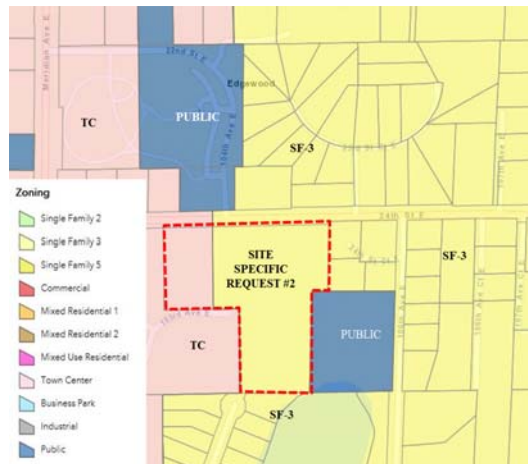
Lake Chalet

- One tax parcel comprising 6.52 acres
- Applicant also owns tax parcel 0420107030 (existing Lake Chalet apartments)



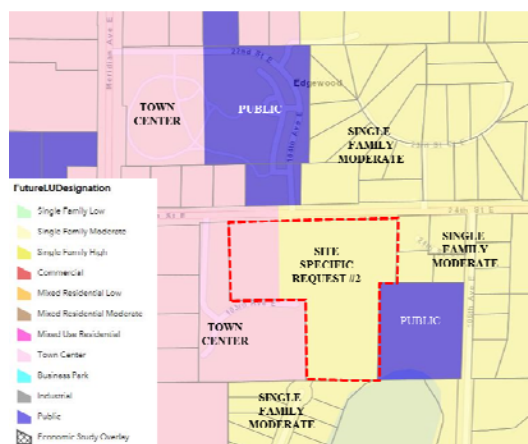
EXISTING FLUM

- Town Center
(1.36 ac)
- Moderate
Density
Residential
(5.16 ac)



EXISTING ZONING MAP

- Town Center
(TC) +/- 1.36 ac
- Single-Family
Moderate (SF3)
+/- 5.16 ac



2013 REZONE REQUEST

- Mixed-Use Residential
- Inadvertently NOT carried forward in 2015 Comprehensive Plan



MERIDIAN CORRIDOR NETWORK



CITY OF EDGEWOOD
MERIDIAN CORRIDOR PROPOSED
ROADWAY NETWORK PLAN

MAP LEGEND

- Potential Milton Connections
- Potential Supplemental Traffic Signal Location
- Potential Supplemental Pedestrian Crossings

- Proposed Roadway Network (Approximate - Subject to Change)
- Proposed and Existing SR161 Traffic Signals

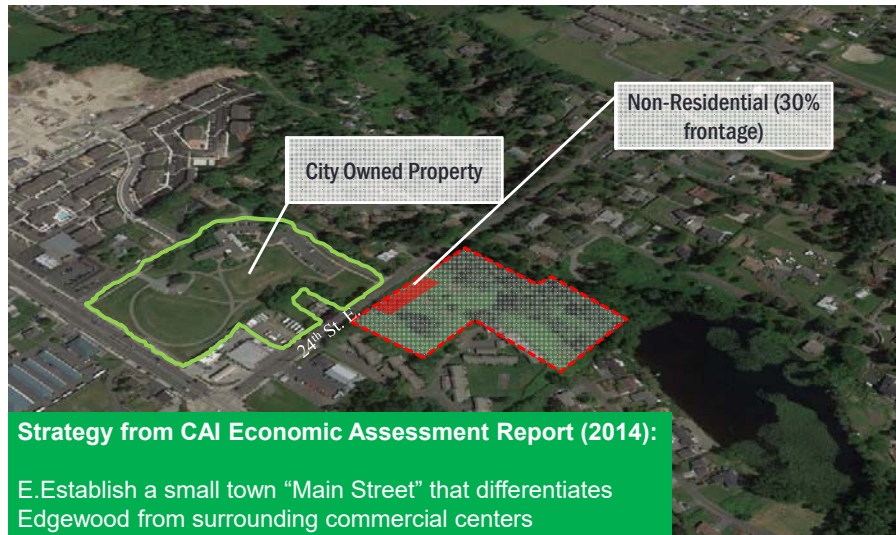
TOWN CENTER PLANNING



TOWN CENTER PLANNING



TOWN CENTER PLANNING



ZONING COMPARISON

	Zoning Districts		
	SF-3 (current zone)	TC (current and proposed zone)	MU-R (previously approved zone)
Land Uses (condensed list)			
Single-Family Detached	Permitted	Not Permitted	Permitted
Single-Family Attached	Not Permitted	Not Permitted	Permitted
Multifamily	Not Permitted	Permitted	Permitted
Retail	Not Permitted	Permitted ¹	Permitted
Office	Not Permitted	Permitted ¹	Permitted
Density	Min. 1 du/a ² Max. 3 du/a ²	Min. 24 du/a Max. 48 du/a	Min. 10 du/a Max. 24 du/a Max. 48 du/a
Floor Area Ratio (FAR)	N/A	1:1 OR 4:1 w/ bonus	0.5:1 OR 2:1 w/ bonus
Height (Max.)	35-ft	45-ft OR 55-ft w/ bonus	35-ft OR 35-ft w/ bonus
Setbacks from non TC/MUR zones	N/A	25-ft	20-ft
Lot Dimensions	50-ft width (min.) 8,750-sf (min.)	N/A	N/A
Design Guidelines	No	Yes, applicable	Yes, applicable

HOUSING/EMPLOYMENT TARGETS



	EXISTING	2035 TARGET	AVAILABLE CAPACITY	SURPLUS
Housing Units	3,814 units	6,003 units	5,744 <u>5,857</u> units	3,555 <u>3,668</u> units
Employment	1,191 jobs	3,094 jobs	2,308 <u>3,063</u> jobs	405 <u>1,160</u> jobs

PLANNING COMMISSION

- On November 5, 2018, the Planning Commission voted 5-0 to recommend approval of Site Specific Request #1.
- On November 5, 2018, the Planning Commission voted 3-2 to recommend approval of Site Specific Request #2.



City Of Edgewood Council Agenda Summary Sheet

SUBJECT: Pierce County Court Services Amendment No. 1	Agenda Item #:		2E
	For Agenda of:		September 3, 2019
	Prepared by:		Dave Gray
ATTACHMENTS (list): ☒ Resolution No. 19-0xxx ☒ Exhibit A			
Approval of Materials:			
Mayor, Daryl Eidinger	☒	Expenditure Required:	\$0
Asst. City Administrator, Dave Gray	☒	Amount Budgeted:	\$0
Interim City Attorney, Ann Marie J. Soto	☒	Timeline: September 3, 2019 Study Session Discussion	
City Clerk/HR Director, Rachel Pitzel	☒		
Community & Economic Development Director, Darren Groth	☐		
Public Works, Jeremy Metzler	☐		
Police Chief, Micah Lundborg	☒		
Fiscal Note/Consideration: The actual cost of performing the services by the Pierce County Court will be determined by an unknown volume of citations generated by the School Zone cameras as a result of traffic speed violations. The Vera Mobility (camera program provider) contract already executed by the City, calls for zero out of pocket cost to the City once the system is up and running. Pierce County Courts will charge a per ticket processing fee of \$25.00 each. Once the monthly cost of each camera has been returned to Vera Mobility (outlined in the service contract with the City) the City will receive excess revenue net the \$25.00 court fee.			
SUMMARY STATEMENT: The School Zone Traffic camera program has been a long time in its implementation. Negotiation with Vera Mobility (American Traffic Systems) began in 2017. Vera Mobility is a nationwide corporation supplying various camera technologies to local, state and federal jurisdictions. The City of Edgewood is now, under contract, set up to enforce speed laws using this technology in School Zones. The program operations are restricted by law including limits on citation infraction penalties, times of operation, and law enforcement overview. The City has contracted with Pierce County Courts since its incorporation in 1996, and wishes to include the School Zone enforcement activity in its Court Services Agreement. Resolution 19-XXXX authorizes the Mayor to execute the Amendment for these services of the Court.			
RECOMMENDED ACTION: Request Council Authorization to move the resolution to the September 10th Regular Council Meeting Consent Agenda.			
ALTERNATIVES TO RECOMMENDED ACTION: 1) Do move forward to Regular Council Meeting 2) Forward to Study Session for further review			

RESOLUTION NO. 19-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, MODIFYING THE PIERCE COUNTY COURT – CITY OF EDGEWOOD COURT SERVICES AGREEMENT (AGREEMENT # 1) TO ACCOMMODATE SCHOOL ZONE TRAFFIC CAMERA CITATION ACTIVITY.

WHEREAS, Pierce County Courts and the City of Edgewood entered into a Court Services Agreement on January 1, 2016, and

WHEREAS, the City and Pierce County wish to amend said agreement to include a new School Zone Traffic Camera citation and appeal processes administered by Pierce County Courts on behalf of the City,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. The City Council hereby authorizes the Mayor to execute Amendment # 1, attached hereto and incorporated herein as Exhibit A.

Section 2. Effective Date. This resolution will take effect immediately upon passage by the City Council.

ADOPTED THIS 10TH DAY OF SEPTEMBER, 2019

Daryl Eiding, Mayor

ATTEST:

Rachel Pitzel, CMC
City Clerk

EXHIBIT A

**AMENDMENT # 1
to Contract CC-100095
dated February 1, 2019
for Prosecution, Defense, Probation and Court Services**

THIS AGREEMENT is made and entered into by Pierce County and the City of Edgewood.

WHEREAS, the parties have previously entered into an agreement dated January 1, 2016 for Court Services.

WHEREAS, the parties desire to amend the agreement in consideration of the mutual benefits and advantages to be derived by each of the parties,

IT IS HEREBY AGREED as follows:

1. The City may place automated traffic safety cameras pursuant to RCW 46.63.170 (Automated traffic safety cameras) and City of Edgewood Municipal Code 10.25 (Automated Traffic Safety Cameras).
2. The City is responsible for adherence to RCW 46.63.170, to include its law enforcement officer issuing notices of infraction consistent with RCW 46.63.060, identifying Pierce County District Court as the adjudicative court and the location for payments to be made.
3. Pierce County District Court will adjudicate any contested automatic safety camera infractions issued by the City. The County will not provide prosecution or defense services for these infractions.
4. The County will collect fines and fees paid as a result of infractions from the placement of the automated traffic safety cameras at the locations identified above. The County will remit to the City any locally retained fine revenues collected as a result of section "1" listed above less \$25 administrative court costs per case, by the end of the month following the previous month of collections. However, any delinquent penalties the County may collect through a contracted collection agency or through a delinquency legal proceeding shall not be remitted to the City.

All other terms and conditions of the agreement and all supplements and modifications thereto shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this amendment to be duly executed, such parties acting by their representatives being there unto duly authorized.

DATE this _____ day of _____, 20____

CONTRACTOR:

Full Firm Name

(Signature)

Title of Signatory Authorized by Firm Bylaws

Mailing Address: _____

Street Address, if different: _____

Federal Tax ID or Social Security Number:

PIERCE COUNTY:

Approved as to legal form only:

DEPUTY PROSECUTING ATTORNEY

Date

Approved:

FINANCE

Date

DEPARTMENT DIRECTOR

Date

COUNTY EXECUTIVE
(\$250,000 or more)

Date