1. CALL TO ORDER

Mayor Eidinger called the meeting to order at 7:00 p.m.
Mayor Eidinger led attendees in the Pledge of Allegiance.

ROLL CALL

Present: Mayor Daryl Eidinger, Deputy Mayor Steve Cope, Councilmember Donna O'Ravez, Councilmember Paul Crowley, Councilmember Luke Meyers, Councilmember Stephanie Shook, Councilmember Tyron Christopherson.
Staff Present: Acting City Manager Eric Phillips, Senior Planner Kevin Stander, Associate Planner Kirk Rappe, Chief of Police Ed Knutson, City Attorney Zach Lell.

2. PUBLIC HEARING

Comprehensive Plan Update and the Edgewood 2035 Parks, Recreation and Open Space Plan- Proposed Ordinances 15-0440, Adopting the 2015 Comprehensive Plan Update, Ordinance No. 15-0441, Adopting the City of Edgewood Parks Recreation and Open space Plan, and Ordinance No. 15-0442, Adopting the Amended City of Edgewood Zoning Map Consistent with the 2015 Rezone of Split-Zoned Parcels.

Mayor Eidinger stated the following:
“Tonight we are conducting a combined Hearing to receive comments on the Comprehensive Plan Update-Edgewood 2035, the Parks, Recreation and Open Space Plan, and Zoning Map amendments. All persons in attendance are invited to address the Council regarding any or all of these proposed ordinances and the amendments set forth in each. At the beginning of each speaker’s testimony, please clarify which of these ordinances you are speaking in reference to so that the City can accurately document and consider your specific comments. I will open the Hearing. When all comments have been received on each of the proposed ordinances, I will make a final call for testimony regarding any of these proposals. I will then continue the hearing until the next regular Council meeting on June 9, 2015, when all interested persons will again have an opportunity to provide comment.

The first ordinance covered is the Comprehensive Plan Update-Edgewood 2035 Proposed Ordinance No. 15-0440, adopting the 2015 Comprehensive Plan Periodic Update.

The second ordinance covered is the Parks, Recreation and Open Space Plan-Proposed Ordinance No. 15-0441, Adopting the City of Edgewood Parks Recreation and Open Space Plan.

The third and final ordinance covered is the Zoning Map amendments – Proposed Ordinance No. 15-0442, adopting amendments to the City’s Official Zoning Map. I will now ask our City Attorney to make a few comments concerning the procedure for tonight’s hearing.”
City Attorney Lell stated this Public Hearing is considered a judicial hear, therefore the Appearance of Fairness Doctrine is not required. However for a matter of record, City Attorney Lell asked the Council as a whole the following statement:

All Councilmembers are able to address this public hearing in an impartial, fair, objectively and reasonable manner; you have not engaged in any forbidden ex parte communication; no Council Member has any direct financial interest or ownership to any of the underlying properties that are implicated in the proposed changes to the Zoning Map Ordinance.

No response was received by the Council.

Mayor Eidinger stated the following:
“A public hearing is intended to be a one-way communication providing citizens the opportunity to provide testimony on the public hearing topic for the City Council to use in their decision making process. Please frame your testimony in the form of a statement of fact or opinion not in the form of a question. Before we take comments, there will be a staff report and brief presentation by staff. To make it clearer to the audience I have asked that the Staff report summarize the three sections into one concise report.”

Assistant City Manager Eric Phillips and Senior Planner Kevin Stender provided the staff report and background on the three public hearings as follows:

2015 Comprehensive Plan Periodic Update – Ordinance No. 15-0440
- The plan builds for the existing plan’s goals to focus development growth along the Meridian/SR-161 corridor to preserve Edgewood’s character elsewhere in the City;
- Includes updates to growth targets;
- Provides modifications to Policy and Text Amendments throughout the plan;
- Provides minor amendments to the Comprehensive Plan Land Use Map;
- Consistent with the guiding principles of RCW 36.70A.020;
- SEPA Determination of Nonsignificance (DNS) was issued on March 26, 2015. No appeals were submitted and the DNS was determined to be final on April 26, 2015.

2015 Parks, Recreation and Open Space (PROS) – Ordinance No. 15-0441
- City of Edgewood’s first stand-alone PROS Plan;
- Developed through a public process that included Planning Commission meetings, PRAB meetings; community meetings, public survey and multiple public hearings;
- Addresses future recreational and open space needs consistent with the 2015 Comprehensive Plan Periodic Update;
- Consistent with Washington State Recreation and Conservation Office;
- Intended to guide the expansion of the parks and recreation system over the 20 year plan horizon to 2035;
- SEPA Determination of Nonsignificance (DNS) was issued on March 26, 2015. No appeals were submitted and the DNS was determined to be final on April 26, 2015.
2015 City of Edgewood Official Zoning Map – Ordinance No. 15-0442
- Updated Map to reflect changes to Split-Zoned properties
- Minor changes to the overall zoning map.

Mayor Eidinger stated the following:
"Please come to the podium and state your name and address clearly for the records. In fairness to all in attendance, you will be given an opportunity to speak for a period not to exceed three minutes. If you are representing a recognized organization, you will also be given an opportunity to speak. Staff will call 30 seconds remaining to give you the opportunity to conclude your comments. The timer will sound when your allotted time has elapsed and you should then take a seat."

Robert Ketner, 12321 Interlaken Drive, Lakewood, WA, consultant to the Uchita family, who owns several acres in the valley, requested the Council to pay specific attention to the change in the economic significance of the area, as agriculture is no longer desired in this area.

Mayor Eidinger stated the following:
"I now close the Public Hearing at 7:23 PM and hereby continue it until June 9, 2015 at 7:00 PM in the Council Chambers of Edgewood City Hall. Interested persons may provide additional comments to the Council on the Public Hearing subjects when the hearing is reconvened on June 9, 2015.”

3. PRESENTATIONS
Brian Levenhagen, Chair of the Parks and Recreation Advisory Board provided the following activities and updates as follows:
- Update to the 36 Meridian Park Property;
- Grant Application process to the Park and Recreation Conservation Office;
- Update on the Mortenson property improvements, which would require the hiring of a landscape architect;
- Update to the Community Garden.

Bob Jean, consultant, addressed the Council regarding his preliminary organizational assessment of the City. Mr. Jean reviewed the City’s current form of Government with the possibility of change, as well as the challenges for the next four months. Mr. Jean provided several recommendations for Governance and Communication:
- Need to be more transparent;
- After this year’s election, schedule a workshop with Mayor and Staff and develop rules;
- Revise Administrative Code;
- Develop a process for future agendas;
- Update Council Rules;
- Reinstall the Newsletter;
- Provide streaming videos;
- Manage webpage and social media;
- Fund an Assistant to the Mayor position;
- Look at a moratorium for development on the Meridian corridor;
- Develop a 5-year forecast;
- Land acquisition are a good use of revenues;
• Review Building Code Fees;
• Start work on the proposed 2016 budget;
• Adopt Administrative Officer Ordinance;
• Revise Salary Ordinance;
• Look at hiring additional staff;
• Develop Key staff employment agreement;
• Update Personnel Policies.

In conclusion, Mr. Jean advised he will be available through email if anyone has any additional questions.

4. AUDIENCE COMMENT

There were no audience comments.

5. CITY MANAGER’S REPORT

Acting City Manager Phillips briefed the Council on the following:
• Update on the construction delay of one week on SR 161;
• New staff member, Associate Planner Kirk Rappe;
• On May 29, 2015 Paladin Permitting System will be implemented;
• Senior Planner Stender and Acting City Manager Phillips met with Puget Sound Energy regarding additional light fixtures.

6. CONSENT AGENDA

The consent agenda includes items that are routine in nature and are adopted by one motion. Should Council wish to discuss a consent agenda items, the item would be removed from the consent agenda and discussed under Council Business.

The following items are presented for Council approval:
A. City Council Study Session Meeting Summary of April 21, 2015.
B. AB 15-0018, a motion approving 2015 Claim check numbers 20736 through 20764, Wires and Transfers in the amount of $322,124.93 and Payroll check numbers 10419 and 10422 through 10424, including Direct Deposits and Electronic Transfers in the amount of $17,834.71.

Motion: As Read, Action: Approve, Moved by Councilmember Crowley, Seconded by Councilmember Shook.
Motion passed unanimously.

7. COUNCIL BUSINESS

A. AB 15-0439, a motion to adopt on second reading ,Ordinance No. 15-0439, an Ordinance of the City of Edgewood, Washington, amending title 11 EMC sewers by adding a new chapter 11.70 non-core west phase I sewer area thereto; adopting by reference chapters 13.08, 13.09, 13.12 and 13.14 of the Fife Municipal Code as necessary to effectuate the city of fife’s provision of sanitary
sewer service to the City of Edgewood’s non-core west phase I sewer area; providing for severability; and establishing an effective date.

Acting City Manager Phillips provided a brief update to the Council on this item, advising this is the 2nd reading for the proposed ordinance and was also discussed at the May 19, 2015 Council study session. The proposed Ordinance provides a new section of the EMC that specifically references the sewer service area as identified under the Interlocal Agreement and provides the code reference framework for the services and codes related to sewer services within the portion of the service area operated by the City of Fife under the ILA.

**Motion:** As Read, **Action:** Approve, **Moved by Councilmember Shook, Seconded by Councilmember Meyers.**

**Vote:** Motion passed with six yes votes and one no vote.

**Yes:** Mayor Eidinger, Councilmember O'Ravez, Councilmember Crowley, Councilmember Meyers, Councilmember Shook, Councilmember Christopherson.

**No:** Deputy Mayor Cope.

B. **AB 15-0440, An Ordinance Of The City Council Of The City Of Edgewood, Washington, Adopting The City Of Edgewood 2015 Comprehensive Plan Update; Planning Through The 2035 Growth Management Act Planning Horizon; Updating The Overall Plan For Readability and ease of use Including: Chapter 1, Natural Environment; Establishing Goals, Policies, And Objectives To Meet The Future The Needs Of The Residents Of The City And To Be Consistent With The Objectives Of The Growth Management Act (Gma), Endangered Species Act (Fpa), State Environmental Policy Act (Sepa), County-Wide Planning Policies For Pierce County(Cwpp) And All Other Applicable Federal, State And County Policies; Chapter 2, Land Use And Associated Land Use Map; Establishing Goals, Policies, And Objectives Consistent With The Allotted Population And Employment Growth Targets Found Within The Data And Analysis In Volume II Of The Plan Are Incorporated Within The City Consistent With The Gma And Cwpp; And Establishing A New Land Use Map Addressing Split-Use Parcels And Establishing A Special Overlay Study Area At The Southwestern Corner Of The City That Includes Parcels 0420162700, 0420163000, 0420163003, 0420163023, 0420163024, 0420163026, 0420163034, 0420163037, 0420163038, 0420163043, 0420163074, 0420163047, 0420163051, 0420163052, 0420163054, 0420163055, 0420163702, 0420164004, 0420164050, 0420164083, 0420164084, 0420164095, 0420164096, 0420164097, 0420164098, 0420167703, 0420167704, 0420167705, 0420167706, 0420175004; Chapter 3, Community Character; Establishing Goals, Policies, And Objectives Intended To Ensure That New Development Is Consistent With The Character Of The Community And Builds Upon Edgewood’s Rich History, Small Town Amenities, Pastoral And Natural Areas, Residential Neighborhoods And The Growing Mixed-Use Corridor Along Meridian Avenue East/Sr-161; Chapter 4, Housing; Establishing Goals, Policies, And Objectives Intended To Accommodate Existing And Future Housing Needs For All Segments Of The Community Over The 20 Year Planning Horizon To 2035 In An Effort To Preserve Housing Stock And To Accommodate A Range Of Income Levels, Ages And Special Needs; Chapter 5, Transportation; Establishing Goals, Policies, And Objectives That Are Intended To Provide An Inventory Of The Existing System, An Assessment Of The Future Facility Needs To Meet Current And Future Demands, A Multi-Year Plan For Financing Proposed Transportation Improvements, Forecasts Of Traffic For More Than The Required 10-Year Planning Horizon Consistent With The Adopted Land Use Plan, Setting Level Of Service (Los) Standards For Arterials And Public
Transportation Including Actions To Bring Deficient Facilities Into Compliance; Chapter 6, Parks, Recreation And Open Space; Establishing Goals, Policies And Objectives To Guide Park Growth And Expansion During The 20 Year Planning Horizon Consistent With GMA Requirements And Further Expanded In The Separate Parks, Recreation, And Open Space (Pros) Plan; Chapter 7, Utilities Chapter, Establishing Goals, Policies And Objectives Addressing All Utilities Including Electric, Gas, Telecommunications, Solid Waste, Stormwater, Sewer And Water To Insure Continued Service Is Provided To Meet The Needs Of The Citizens; Chapter 8, Energy, Establishing Goals, Policies And Objectives To Promote Energy Efficient Design In Land Use And Reduce Energy Consumption Throughout The City Including In Transportation System Design, Economic Development And Residential Character; Chapter 9, Capital Facilities, Establishing Goals, Policies And Objectives To Ensure That New Development Does Not Reduce The City’s Los Below Locally Established Standards And The City’s Ability To Pay For Needed Facilities; Entering Legislative Findings; Providing For Severability; And Establishing An Effective Date.

Council Member Crowley asked if the Council rules could be suspended so that the reading of the title of Ordinance No. 15-0440 could be waived as it has been published and available for audience viewing.

**Motion:** Council Member Crowley moved and Councilmember Cope seconded the motion to suspend Council Rules and waive the reading of the title of Ordinance No. 15-0440. **Motion passed unanimously.**

Senior Planner Stender provided a brief update on proposed Ordinance No. 15-0440. Mr. Stender reported the Planning Commission began discussing the 2015 Comprehensive Plan update in December 2013 along with the Parks, Recreation and Open Space (PROS) Plan. During the development of the Comprehensive Plan Update, the City Council, Planning Commission and citizens confirmed the communities desire to continue along the same general plan as previously established in 2002 providing for Edgewood’s future growth along the Meridian Avenue Corridor where urban services were available and continue to promote Edgewood’s community character elsewhere allowing for a larger pastoral single family lots with lots of environmental features considered and protected.

**Motion:** As read, **Action:** Approve for first reading, **Moved by** Councilmember Shook, **Seconded by** Councilmember Christopherson. **Motion passed unanimously.**

C. **AB 15-0441**, An Ordinance Of The City Council Of The City Of Edgewood, Washington, Adopting The City Of Edgewood Parks Recreation And Open Space Plan (Pros Plan); Providing For A Separate Stand Alone Parks Plan Consistent With The City’s 2015 Comprehensive Plan; Providing For Goals, Policies, And Objectives Pertaining To Parks Within The City Of Edgewood; A Planning Area Description; A Parks System Inventory; Summary Of Existing Facilities; Level Of Service Standards For Parks And Recreation Facilities; Providing A Process For Public Involvement; And A Capital Improvement Program And Future Facility Cost Projections For Future System Improvements; Entering Legislative Findings; Providing For Severability; And Establishing An Effective Date.
Acting City Manager Phillips provided a brief update of proposed Ordinance No. 15-0441, stating the City began development of the PROS Plan in 2013 and has engaged community members in the planning process over the last year and a half. Two community workshops were held in January and April of 2014 to provide an overview of the parks planning process and to gain input on community priorities and ideas for improvement of the City’s parks system. Highlights of the plan include additional trail and lineal parks connecting major portions of the city utilizing existing right of way, an updated option for development of the 36th and Meridian Park property that is anticipated to reduce the capital cost of development of that property by 65% or more.

**Motion:** as read, **Action:** Approve for first reading, **Moved by** Councilmember Donna O'Ravez, **Seconded by** Mayor Daryl Eidinger. **Motion passed unanimously.**

D. **AB 15-0442**, An Ordinance Of The City Council Of The City Of Edgewood, Washington, Adopting The Amended City Of Edgewood Zoning Map Consistent With The 2015 Comprehensive Plan Update Review; Modifying The Zoning Map To Address An Area-Wide Rezone Of Split-Zoned Parcels For The Following Parcels: From Single Family Moderate To Single Family High: 0420091093, 0420095024, 0420095023, 0420091105, 0420091135, 0420091111, 0420091010, 0420098014, 0420032004, 0420037061, 3625000372, 0420095005; From Single Family Moderate To Mixed Use Residential: 0420161000, 0420103040, 0420103042, 0420103043, 0420152049, 0420152050, 0420103041, 0420098027, 0420098028, 0420094081, 0420094023, 0420103097, 0420103026, 0420161018, 0420161140, 0420161019, 0420152005, 0420165009, 0420152073, 3625000372; From Single Family Moderate To Mixed Residential Moderate: 0420037061; From Mixed Residential Moderate To Commercial: 0420033084, 0420033077, 0420032016, 0420032120; From Single Family Moderate To Business Park: 0420032004; And, Revising The Map For Publicly Zoned Parcels From Single Family Low To Public: 0420023091, 0420023107, 0420084019, 0420084024, 0420235059, 4845000030, 4845000040, 4845000050; From Town Center To Public: 0420102041, 0420106031; Entering Legislative Findings; Providing For Severability; And Establishing An Effective Date.

Council Member Crowley asked if the Council rules could be suspended so that the reading of the title of Ordinance No. 15-0442 could be waived as it has been published and available for audience viewing.

**Motion:** Council Member Crowley moved and Councilmember Cope seconded the motion to suspend Council Rules and waive the reading of the title of Ordinance No. 15-0442. **Motion passed unanimously.**

Senior Planner Stender provided an update to Proposed Ordinance No. 15-0442 which amends the City of Edgewood’s official zoning map consistent with the 2015 Comprehensive Plan Update. The Planning Commission conducted public workshops and invited all effected properties, neighboring parcels to properties that are split-zoned and general notice to all residents to attend open meetings with the commission, staff and the City’s consultant team to review the split-zoned parcels and determine the appropriate change to make the vast majority of the parcels represent a single zone instead of being
split-zoned. The Planning Commission also reviewed changes to property owned by the City to reflect to correct Public Zoning Classification.

Motion: As Read, Action: Approve for first reading, Moved by Councilmember Paul Crowley, Seconded by Councilmember Donna O'Ravez. 
Motion passed unanimously.

8. COUNCIL COMMENTS

No Council comments.

9. ADJOURN

Mayor Eidinger adjourned the meeting at 8:47 p.m.

[Signatures]

Michelle Merlino, Deputy City Clerk

Daryl Eidinger, Mayor