CALL TO ORDER
Mayor Eidinger called the meeting to order at 7:01 pm.
Deputy Mayor Cope 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 Stephanie Shook.
Staff Present: Acting City Manager Eric Phillips, Assistant City Manager Dave Gray, Acting City Clerk Jane Montgomery, Senior Planner Kevin Stender, Police Chief Ed Knutson, City Attorney Zach Lell.
Additions/Deletions To The Agenda.
There were no additions or deletions to the agenda.

AUDIENCE COMMENT
No Comments.

CITY MANAGERS REPORT
Eric Phillips briefed the Council on the following topics:
- The new Edgewood Magazine;
- Movie night at the City;
- TIB Grant applications-summary of submittals;
- WCIA Audit;
- Street projects update;
- Jovita Slope Stabilization project;
- Westridge street closure;
- L & I Building inspector trainee program;
- Smart Gov. implementation;
- Audit.

Discussion followed between Staff and the Council.

Chief Ed Knutson briefed the Council on the following:
- A one car accident;
- DUI arrest;
- Mental health issues;
- DV court order violation;
- Back to school statistics, give a ways- 690 backpacks, 75 haircuts, 12 cases of books, 132 face paintings, 50 free flu shots, 20 diabetes screenings, 2,819 articles of clothing, 250 Dental screenings, 1,000 hot dogs and bags of chips, 800 ice cream cups, and countless glasses of lemonade.
Chief Knutson introduced Chief Hernandez from the Milton Police Department. Chief Hernandez briefed the City Council on the condition of their reserve officer Daniel Lyons, who was injured while performing firefighting duties in Eastern Washington, and has burns over 60% of his body. The various community fundraising events for Mr. Lyons were discussed.

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 item, the item would be removed from the consent agenda and discussed under Council Business.

The following items are presented for Council approval:
B. Study Session Meeting Minutes of August 4, 2015.
C. Regular Council Meeting Minutes of August 11, 2015
F. AB 15-0029, a motion approving 2015 Budgeted Expenditures as follows:
   Payroll-Tax & Benefit Check Numbers 10454-10456 in the amount of $3,264.47, IRS 941
   ACH in the amount of $3,229.81, Payroll-Employee Direct Deposits in the amount of
   $18,127.38, and Vendor Check Numbers 20899-20920 in the amount of $361,582.12.

Motion: as read, Action: Approve, Moved by, Councilmember Crowley, Seconded by, Deputy Mayor Cope. Motion passed unanimously.

EXECUTIVE SESSION

(City Council members moved the Executive session up in the agenda).
Mayor Eidinger asked the City Attorney to announce the Executive Session. City Attorney Lell stated, “pursuant to RCW 42.31.110.1 (i), the City Council will convene to Executive Session to discuss potential litigation, they are expected to be out for approximately 10 minutes and the Council is expected to take action when they return.”

7:30 pm. Mayor Eidinger recessed the meeting to Executive Session.
7:40 pm. Executive Session extended for 5 minutes.
7:45 pm. Executive Session extended for 5 minutes.
7:50 pm. Executive Session extended for 5 minutes.
7:55 pm. Mayor Eidinger reconvened the meeting.

COUNCIL BUSINESS

A. AB 15-0030, a motion of the City Council of the City of Edgewood, Washington, providing for ratification of an agreement to extinguish the 2007 North Meridian Place, LLC / Robert J. Knutsen development agreement per resolution 15-0322; and, authorizing the Mayor to negotiate any minor revisions deemed necessary or appropriate.

Acting City Manager Phillips briefed the Council on this agenda item. He provided the history of the original 2007 developer agreement with North Meridian Place, LLC/Robert Knutsen, relating to the
development of approximately 25 acres of property on a total of 4 individual lots. The original agreement provided for a preliminary plat including the dedication and construction of the parallel road across the development and also the dedication of right of way for an east west connector to the property to be built at a later time. The agreement also included payments in lieu of development for the following Future improvements to SR 161 to be used on the SR161 project ($237,100) and Frontage improvements to SR 161 and the Plat ($151,144). The original ownership also agreed to provide right of way for the SR161 project including a bus pullout and also were required to provide a sewer extension from Pierce County to provide sewer to the project. The agreement had a 10 year term that would expire in July of 2017. The property has since been foreclosed on and sold at auction. It is now under new ownership. The new owner(s) wish to extinguish the existing agreement and move forward with development under the current Edgewood Municipal Code requirements. If Council passes this it will mean that the Knutsen development agreement is extinguished. There is also a right of way dedication deed, and an agreement by the new owner to pay for legal fees which the City incurred in this process up to $7,500.

Discussion followed between Council and Staff:

**Motion:** as read, **Action:** Approve, **Moved by** Councilmember Crowley, **Seconded by** Councilmember O’Ravez. **Motion passed unanimously.**

**B. Review and Discussion - Planning Commission Recommendations regarding Accessory Dwelling Units (ADUs).**

Senior Planner Stender briefed the Council on his staff report on the draft ADU code:

- The plan includes allowance for attached and/or detached Accessory Dwelling Units;
- The size footprint proposed by the Planning Commission is 1,000 square feet of living space-excluding garage space or 80% of the primary residence size, whichever is less;
- The applicant/owners shall provide a title notification establishing the additional dwelling unit;
- Limits a property to a single ADU;
- The Planning Commission recommends that ADUs only be permitted on lots ¼ acre or larger in size;
- Requires separate Tacoma-Pierce County Health Department approval for the addition of the ADU;
- The Planning Commission recommends that the ADU be similar in style as the primary residence and compliant with the Design Standards in EMC 18.95;
- The draft code will require the payment of impact fees as a multi-family dwelling unit for the potential additional impact to the Schools, Parks and Roads;
- Requires one off-street parking space be provided for the sole use of the ADU.

The Planning Commission recommendations were provided to the Council and the draft code for Accessory Dwelling Units. Discussion followed between Council and Staff. Council would like this item to be brought back for further discussion. There were some concerns about square footage of the ADU and about manufactured homes. This agenda item might be discussed at a joint meeting with the Planning Commission in September.
C. Review and Discussion- Draft - Town Center Regulatory Review.

Acting City Manager Phillips briefed the Council on the draft Town Center Regulatory Review by 3 Square Blocks. The report was provided to the Council. They are looking to get direction from the Planning Commission to advance this before fall. Senior Planner Stender briefed the Council on the draft report from 3 Square Blocks. He informed the Council of the following:

- Most cities in the local Pierce County area require a mixed use element as part of their town center development areas;
- The only two cities' that do not require this currently are the City of Edgewood and the City of Milton;
- This may be driving the current single use development that is occurring in the City;
- The Planning Commission has recommended that provisions be put in to require mixed use, and to require that percentages of the single use residential projects be set aside for commercial use, to encourage the original 2005 vision for the City.

Discussion followed between Staff and Council.

Audience Comments:
Diane Kerlin, Edgewood, WA
Ms. Kerlin made comments regarding making blanket assessments in the new code. She advised Council to give the matter careful thought.

Rose Hill, Edgewood, WA
Ms. Hill told the Council that she hoped they would make sure to have commercial development in the Town Center area.

Cary Falk, Redmond, WA
Mr. Falk commented that his concern is when the code changes will be made effective as they might affect his current project. He discussed current commercial development trends in the City of Edgewood and his individual challenge getting the Developer Agreement approved, which was passed earlier in the meeting.

EXECUTIVE SESSION
The Executive Session was moved up in the agenda before Council Business.

COUNCIL COMMENTS
Deputy Mayor Cope congratulated Daryl Eidinger for winning the election for Mayor. He also congratulated those audience members who ran in the primary election for Council positions and succeeded.

ADJOURN
Mayor Eidinger adjourned the meeting at 8:48 pm.

Jane Montgomery, Acting City Clerk

Daryl Eidinger, Mayor