1. CALL TO ORDER

Mayor Eidinger called the meeting to order at 6:32 pm. and led attendees in the Pledge of Allegiance.

ROLL CALL

Present: Mayor Daryl Eidinger (Not voting), Deputy Mayor Steve Cope, Councilmember Donna O'Ravez, Councilmember Luke Meyers, Councilmember Tyron Christopherson (late arrived at 6:56pm)

Excused: Councilmember Paul Crowley, Councilmember Stephanie Shook.

Present: Chair JoAnn Overfield, Vice Chair Nate Lowry, Commissioner Michael Stanzel, Commissioner Todd Yost. Excused: Commissioner Michael Dryfoos, Sigmund Brudevold. Absent: Commissioner John West. Staff Present: Assistant City Administrator Eric Phillips, Assistant City Administrator Dave Gray, Acting City Clerk Jane Montgomery, Senior Planner, Kevin Stender, Police Chief Ed Knutson.

2. CITY COUNCIL AND PLANNING COMMISSION BUSINESS

A. Review and discussion regarding draft code recommendations for ADU’s and review schedule.

Assistant Administrator Phillips led the discussion. A brief staff update was provided followed by a review of the process that has been undertaken for the two items.

The first discussion was on ADU’s. The focus was primarily on major policy issues and specific regulatory aspects. The Draft Code recommended by the Planning Commission was provided to the City Council at a City Council meeting on August 25th, 2015. It was at that meeting that the City Council requested a joint meeting with the Planning Commission to further refine the Draft Code.

Senior Planner Stender provided Council with a staff report and a power point which covered the following topics:

- What is an ADU;
- Background information;
- Summary of Policy Issues;
- Timeline of the current process;
- Summary of Planning Commission Draft;
- Detailed Sections in Draft code;
- Draft ADU Code Policy Details Staff Recommendations:
  - Notice on Title;
  - Minimum lot sizes;
  - Maximum ADU size;
  - Manufactured Home allowance;
  - Utility Connections.

Discussion followed between Staff, Councilmembers and Commissioners.

City Staff reviewed the Planning Commission recommendations and Staff recommendations presented were:

- Eliminate minimum lot size requirement;
- Allow pre-existing ADU’s through submittal of post construction permit;
- Size limitations- increase size to 1,200 feet consistent with Pierce County;
• Utilities - Leave restrictions and requirements up to each individual utility provider as to how to best serve a proposed ADU;
• Re-define the type of unit allowed.

Additional discussion followed between Staff, Councilmembers and the Commissioners.

B. Review and discussion regarding mixed use development in the Town Center zoning districts, recommendations, options, schedule, and;

C. Updates.

Asst. Administrator Phillips led the discussion and he presented a second Power Point on Town Center Code.

The following topics were covered by the PowerPoint:
• Town Center Zoned Area;
• The History of the Town Center Zoning Code;
• The Current status of the Town Center Area.

Discussion followed between the Staff, Councilmembers and the Commissioners.
• Size of remaining parcels;
• Projects in the works;
• Don’t react to quickly but react appropriately;
• What can the City do to lead and not react;
• One Option-wait and see if commercial follows residential;
• Rooftops before commercial; Force it or let it happen and let the market drive the secondary piece;
• What to do to identity the number of rooftops that are beneficial;
• Discussion about maybe making changes to code to see that a portion of projects are set aside;
• Do we push minimums up?
• What will it take to bring amenities to the City;

Deputy Mayor Cope expressed the desire to move forward in the process to allow Commercial development.

Asst. Administrator Phillips reminded Council that the City does not currently prohibit commercial use and there are no restrictions. He stated that property owners and developers are not building because the market does not currently support it. The group was told that the current plan envisioned a predominance of housing in the Town Center Zone and the hope was that there would be the right mix of other businesses. The question becomes, is there something the City can do to get those businesses’ in sooner, or something to ensure the City is getting the density’s that are needed. Asst. Administrator Phillips went on to inform the group that the current market does not support the commercial development that the City would like at this time. There was some discussion that followed about why the assisted living developments are on the rise in the Town Center.

Commissioner Overfield stated she believes that this is a question that needs to be addressed sooner rather than later.

Discussion followed between the Commissioners and the Council.
Asst. Administrator Phillip’s recommendation was to get something going but the question is; will it be a package which leads or reacts to the situation. He stated that it is advisable to take an interim action and leave a placeholder, investigate further, and then get support to make sure the City is in the correct ballpark for setting some of the thresholds. He feels it would be acceptable to define a simple code change that could be adopted as an interim regulation and placeholder, then support a work plan to look at it more closely. This should be followed up by a group like Community Attributes to look at what the economic drivers are. He recommended that this be looked at closely.

Senior Planner Stender and Asst. Administrator Phillips reminded the group that the bigger projects are gone so there is a concern that if they are reacting to those which are already done, then they might be creating unintentional consequences for the smaller properties. The recommendation was to create some thresholds so that you do not include the smaller properties, and then define the code clearly to make that reasonable. If not, if you just change the code, you may have a group of frustrated property owners if the market does not support that. He believes it is feasible to put an interim code out there as a placeholder, and that can be crafted quickly.

Additional discussion followed between Staff, Councilmembers and Commissioners.

Deputy Mayor Cope stated that the majority of the Council had previously indicated they would like to move forward.

Asst. Administrator Phillips asked for clarification of what the Council direction was. He stated that he could bring a couple of options to Council for consideration that would embrace the objective to retain some frontage for current projects in the Town Center. The options would move towards meeting the goal of mixed use, and establishing a program that can identify the elements that will encourage the type of environment that the community and Council are looking for. He suggested looking at incorporating the Civic Center property into that plan. This would enable the City to lead the cause rather than just modify the code, and wait for the consequences to fall on the property owner. He suggested that Staff come back to the Council with a couple of options as an interim measure, with a recommendation and a work plan, with a message to the public that this is not the end of the discussion.

Further discussion followed:
- How to encourage businesses which will increase revenue to the City;
- The challenge of squeezing a downtown which is tax and revenue generating in the middle of a neighborhood;
- How to get people to stay in Edgewood, shop locally, spend money in the City;
- The desire for additional restaurants;
- Possible incentives;
- Impact fees;
- Finding balance in development.

D. The following direction was given to Staff:

Provide options to Council for consideration that would embrace the objective to retain some frontage Civic Center Property Development;
Move Forward with Staff recommendations for ADU’s;
Prepare an Ordinance for Town Center Development in the next 30 days;
Follow up with Debra Munkberg – Town Center Development.
ADJOURN

Mayor Eidinger adjourned the meeting at 8:13 pm.

Jane Montgomery, Acting City Clerk

Daryl Eidinger, Mayor