



CITY OF EDGEWOOD

COUNCIL STUDY SESSION MEETING SUMMARY

Tues., January 21, 2014 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA



CALL TO ORDER

Mayor Eidinger called the meeting to order at 7:00 PM.

ROLL CALL

Present: Councilmember Tyron Christopherson, Councilmember Luke Meyers, Councilmember Stephanie Shook, Councilmember Paul Crowley, Mayor Daryl Eidinger, Councilmember Donna O'Ravez, Deputy Mayor Steve Cope.

Staff Present: Assistant City Manager/Municipal Services Eric Phillips, Assistant City Manager/Administrative Services Debbie Zabell, Police Chief Ed Knutson, Sr. Planner Kevin Stender.

COUNCIL BUSINESS

1. Staff Review of City of Edgewood Planning Commission Recommendations of December 16, 2013 and January 6, 2014, pertaining to:

- a. Planned Residential Developments (PRDs) – *Proposed* EMC 18.50.095
- b. Community Onsite Sanitary Sewer Provisions – Proposed amendments to Title 11-Sewers, and Title 16 –Subdivisions and Title 18 – Development Standards (EMC)
- c. Minor Code fixes (housekeeping) pertaining to residential lot standards in the Mixed Use Residential Zoning district – Amending EMC 18.80.080 – Table 2.

Assistant City Manager Phillips briefed Council on the item noting that the Planning Commission's 2013 work plan included the review of various code updates. He noted the various updates as well as provided a brief overview of the process.

Sr. Planner Stender provided Council with an overview of the Planning Commission's recommendations.

- **Planned Residential Developments (PRD):** The City received a request for a density change within the MR-2 zone to increase the density from 8 dwelling units per acre to 24. The Planning Commission recommended Council not move the amendment forward as proposed, but to add the PRD to the 2013 work program. Throughout 2013 the Planning Commission and staff worked on the PRD which received Council approval in December 2013. The PRD will allow for additional density with the caveat that substantial benefit is achieved through the addition of extensive public benefits such as open space and accessible community centers as well as landscaping buffers.
- **Community On-Site Septic Systems:** At the request of the Planning Commission, the City Council approved the addition of community onsite septic systems to the 2013 work plan. The Planning Commission recommended minor changes to the Edgewood Municipal Code that would create an allowance for community onsite septic systems on new land use division applications. The change will allow for short plat or subdivisions to use a community drain field system in accordance with the Tacoma-Pierce County

Health Department and reduce overall infrastructure development such as stormwater system size and road improvements.

- **Minor Code fixes (housekeeping) pertaining to residential lot standards in the Mixed Use Residential Zoning district – Amending EMC 18.80.080 – Table 2:** It was discovered that the setbacks for MUR in the EMC were not consistent with the building or fire codes. The proposed changes will include notes addressing the setbacks for residential bringing the setbacks into compliance with the fire, life safety codes, which will provide the consistency with development of small-lot single family home developments and would not limit the building envelope for future development in the MUR Zone.

2. 2005 Development Agreement – Request to extinguish agreement by owner.

Assistant City Manager Phillips briefed Council on the history of the Development Agreement noting the Agreement was established in 2005 and the property recently sold. Since the 2005 Agreement, the City has undergone several code changes and amendment, which basically addressed the items in the Agreement. The new developers would like to extinguish the Agreement and build the subdivision based on the Edgewood Municipal Code.

Council discussed the item.

3. Council Reference Manual.

City Manager Bauer provided Council with an overview of the Manual.

4. Council Committee assignments.

City Manager Bauer briefed Council on the upcoming Council Committee assignments.

ADJOURN

Mayor Eidinger adjourned the meeting at 8:35 PM.

Debbie Zabell, City Clerk

Daryl Eidinger, Mayor