

**CITY OF EDMONDS
PLANNING BOARD MINUTES
October 24, 2006**

Chair Freeman called the regular meeting of the Planning Board to order at 7:03 p.m. in the Council Chambers, Public Safety Complex, 250 – 5th Avenue North.

BOARD MEMBERS PRESENT

Janice Freeman, Chair
John Dewhirst, Vice Chair
Cary Guenther
Jim Young
Don Henderson
Judith Works
Virginia Cassutt

STAFF PRESENT

Rob Chave, Planning Division Manager
Steve Bullock, Senior Planner
Meg Gruwell, Senior Planner
Karin Noyes, Recorder

Chair Freeman welcomed Michael Bowman and John Reed, the two new Board Members who would start the first meeting in December.

READING/APPROVAL OF MINUTES

BOARD MEMBER HENDERSON MOVED THAT THE MINUTES OF OCTOBER 11, 2006 BE APPROVED AS CORRECTED. BOARD MEMBER WORKS SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY, WITH BOARD MEMBER CASSUTT ABSTAINING.

ANNOUNCEMENT OF AGENDA

No changes were made to the agenda.

AUDIENCE COMMENTS

There was no one in the audience who expressed a desire to address the Board during this portion of the meeting.

PARKS, RECREATION AND CULTURAL SERVICES REPORT

Brian McIntosh, Parks, Recreation & Cultural Services Director, introduced the following individuals who were present to help him present the report: Frances White-Chapin, Cultural Services Manager; Rich Lindsay, Parks Maintenance Manager; and Ranee McRae, Recreational Manager. Mr. McIntosh and the remainder of the Parks Department staff reported on the following projects:

- **Skate Park:** Mr. McIntosh advised that specifications and design work, including significant attention to drainage issues for the pad and surround, have been completed and the project is out to bid. All permitting requirements have been

submitted for review and the bid opening has been set for November 14th. The Skate Park Committee and the Edmonds Police Foundation continue to work on grant opportunities and have secured a \$15,000 Starbucks grant and \$5,000 from the Hubbard Trust, in addition to the Foundation's initial grant of \$4,500. The youth are speaking to service groups in an effort to obtain additional funding, too.

Chair Freeman asked regarding the expected completion date for the skate park project. Mr. McIntosh answered that the City's goal is to get the park finished before the 2007 spring sports season starts. Chair Freeman asked if the City has sufficient funding in hand to pay for the project. Mr. McIntosh said they won't know the actual cost of the project until the bids come in, but they are cautiously optimistic that sufficient funds would be available.

- **Edmonds Memorial Cemetery Columbarium:** Mr. McIntosh reported that the long-awaited 680-niche columbarium construction with waterfall is complete and niche sales began on October 4th. They have sold 42 niches, which generate revenue of about \$100,000. The 20-year vision of the Edmonds Cemetery Board is now a reality and adds significantly to the beauty and serenity of the cemetery. Dedication of the new facility is scheduled for Saturday, October 28th at 11 a.m.

Mr. McIntosh said that following revised state guidelines, the City and Cemetery Board successfully petitioned Snohomish County Superior Court for the reclamation of over 1,100 abandoned gravesites whose owners could not be found. These new sites will be available for purchase beginning January 1, 2007.

Mr. McIntosh announced that the final major improvement at the cemetery site would be a new sign at the corner of 15th and 100th, which has been donated by the Rotary Club of Edmonds, noon group. Designs for the new signs are now being researched.

- **162nd Street Park and 76th Avenue West/75th Place West Walkway:** Mr. McIntosh reported that the preliminary engineering design phase for these projects is underway. Gray & Osborne, Inc., Consulting Engineers, and Susan Black & Associates, Landscape Architects, were selected to complete the work. The design work would explore alternatives and include community meetings. The proposed capital budget for the walkway project is \$945,000 and \$300,000 for the park. The target is to begin construction in the summer of 2007, with completion by the end of the year.

Board Member Henderson asked what the staff envisions for the 162nd Street Park. Mr. McIntosh explained that the park would consist of a .4 acre parcel of land overlooking Haines Wharf. There is a significant slope on the site coming from the road, which the City would have to survey for seismic situations. They anticipate an overlook park that could serve as a wayside stop for pedestrians and cyclists on their way to the Lunds Gulch Park that is located further down the road. The City would likely provide tables and benches, but not a lot of other amenities.

- **Edmonds Interurban Trail Project:** Mr. McIntosh advised that Engineering Consultants KPFF and staff are working with the PUD to establish trail easements and resolve ownership issues in the old interurban train corridor going back many generations. The ability to determine clear ownership is complicated and the City must determine clear title to ensure the interests of all parties before proceeding.

Vice Chair Dewhirst asked about the time frame for the Interurban Trail Project. Mr. McIntosh answered that staff would like the project to start in 2007, but the title search and right-of-way issues have been difficult to resolve and may end up postponing the project's start date. He noted that the PUD has been cooperating with the City to resolve the problems.

- **Old Woodway Elementary School Demolition and Park Development:** Mr. McIntosh reported that in early September, the City completed purchase of half of this site, 5.56 acres, for \$3.2 million including a \$1 million deduction for the demolition of the current school buildings. The development of this park would fill a gap in the City's ring of neighborhood parks and match the existing Sierra and Seaview Parks in size. The park would be two distinct but connected parcels with approximately 1.6 acres of wooded terrain on the northern border connecting with trails leading to the old Woodway High School property and 4 acres for more active elements usually associated with neighborhood parks. Permit review and a hazardous materials abatement survey are currently underway, and requests for qualifications for both demolition contractors and park landscape architects are being prepared.

- **Old Woodway High School:** Mr. McIntosh explained that since 1998 when the new Edmonds/Woodway High School was completed, the Edmonds School District has been approached by athletic associations interested in using the old Woodway High School site. Most have recognized that it is an underutilized facility with much potential. School District officials initiated a meeting in May of 2005 with interested user groups including Pacific Little League, Northwest National Soccer, Sno-King Youth Club, and King's High School, as well as City, School District and County officials to gauge the interest and brainstorm ideas. In the fall of 2005, many State Legislators, including Capital Budget Chairs Representative Hans Dunshee and Senator Karen Fraser, visited the site and voiced support for the project. In addition, Representative Brian Sullivan sponsored a \$3 million Local Community Project Request to the 2006 Legislature that was not funded. As an off year in the biennial budget, it was unlikely to be funded in 2006, unless another major funded project dropped out, but the groundwork has been laid for a future request. The local organizing committee would meet on November 2nd and host a community meeting later in the year.

Board Member Young inquired if there are any plans to do some type of regionally-focused project. Mr. McIntosh explained that several new athletic facilities have been brought on line in the last 12 months, and they are confident that the growth in sports would support the Old Woodway High School site as a regional facility. However, rather than just the City and School District officials pushing it along, redevelopment of the site must be a community effort. Board Member Young agreed and noted that rather than creating another neighborhood park on the site, the City should consider creating a regional facility that would bring people to the City and generate additional revenue.

Vice Chair Dewhirst asked if the County Parks Department has representation on the organizing committee. Mr. McIntosh answered that the County is involved in the process, but they have not made any financial commitments to date.

- **Edmonds Elementary School:** Mr. McIntosh reported that as part of the City's commitment to provide matching funds for local school sports field upgrades and playground improvements, the City Council authorized \$42,520 to go to Edmonds Elementary School playground improvements. These funds, coupled with over \$50,000 raised by the school committee, led to an additional Capital Partnership Grant from the School District for a total of \$170,050. A wonderful new playground structure was installed last summer. Remaining project elements include replacement of other playground amenities such as benches, bleachers and picnic tables; updating the basketball court, installing a walking path, and improving the ball fields.
- **South County Senior Center:** Mr. McIntosh advised that with the help of approximately \$230,000 in County Community Development Block Grants (funded by the Department of Housing and Urban Development), three major projects were recently completed. A long-awaited new elevator was installed, the main building has been re-roofed, and the fire-detection system has been repaired and upgraded. These projects have added greatly to the longevity of the center and have eased some major safety concerns.

Mr. McIntosh reviewed upcoming projects, which include a structural study of the building, resurfacing of the parking lot including new lighting and landscaping, remodeling the kitchen, continuing roof and siding repairs and replacement, and remodeling the major entry. To assist with some of these projects, the Senior Center applied for a \$200,000 Community, Trade and Economic Development (CTED) Grant. Their application has been recommended for full funding, the legislative process for delivering the funds will not be completed until the summer of 2007. There is also over \$200,000 of remaining Community Development Block Grant funds to help with these projects.

- **Band Shell at City Park:** Mr. McIntosh announced that the Rotary Club of Edmonds Daybreakers funded the Band Shell Project to commemorate the Rotary Centennial. The project has been completed, with the exception of a small back wall and permanent electrical outlet boxes. This striking new facility is a wonderful addition to City Park. The Summer Concert Series was the first test of the new venue and proved to be successful for varied performances. The public dedication of the new band shell will be next May in advance of the Rotary Club's Jazz Connection.
- **Edmonds Streetscape Plan:** Ms. White-Chapin announced that the Streetscape Plan Update was completed in May of 2006. Four of the six appendices in the new document focus on recommendations and concepts for wayfinding signs, gateway signage and intersections, the 4th Avenue Corridor, and the Highway 99 International District. She advised that implementation of recommendations regarding signage is in process, and the City has contracted with a graphic

design/sign design consultant to develop a package of citywide wayfinding and gateway sign prototypes that could be fabricated and maintained over the coming years primarily through the City's sign shop. She noted that the City does not have a large budget for signage, so it is important to have a designer who can work with the City's limitations in terms of fabrication.

Ms. White-Chapin explained that temporary signage for the 4th Avenue Arts corridor is one of the consultant's first design priorities in order to provide visual recognition and excitement related to the opening of the Edmonds Center for the Arts. Because implementation of the 4th Avenue Arts Corridor Plan is still 8 to 12 years out, the Arts Commission has reviewed a number of suggestions for short-term art enhancements on the 4th Avenue Arts corridor and is exploring options for implementing them over the next year. She emphasized that while available funding is minimal and there is very little time, the Arts Commission is optimistic they will be able to implement some temporary art element in the spring to add some visual interest to the corridor. They have had discussions with Edmonds Elementary regarding arts education, including the opportunity for students to participate in an "event" on 4th Avenue during the month of January when the Edmonds Center for the Arts would celebrate its grand opening. She announced that the Edmonds Center for the Arts held their first performance on Monday, October 23rd. She reported that the City would be installing banner poles on the north side of 212th by the Public Works facility. These poles could be used to promote events in Edmonds.

Regarding the issue of lighting on 4th Avenue, Ms. White-Chapin said that she and Mr. Lindsay have spent a great deal of time researching short-term options. She reported that they still do not have any good solution to implement in the next few months. While lack of funding is one problem, they learned that the effective use of solar lighting without any backup power is not really an option for the Puget Sound climate. Because they must have access to electricity for backup, it would be difficult to implement lighting in the short term.

Ms. White-Chapin advised that the paperwork for the Highway 99 International District Enhancement Project, which is being funded by a federal grant, is in process with the Washington State Department of Transportation. Three artists have been selected by the Art Selection Jury to develop concepts that would be reviewed for final section by the end of January. Design funding is through the Arts Commission and the construction budget is through the grant. It is anticipated that the three design proposals could be made available for public review on the website at least a week before the jury meets to review them. She noted that a public meeting would be conducted, as well.

Board Member Young asked if staff has pursued other funding options for the streetscape elements identified in the plan such as wayfinding signs, etc. Ms. White-Chapin answered that wayfinding and gateway signs are replaced by the City over time and are paid for by the Parks Department budget. The sign design package would allow the City to replace the signs in the future in a consistent fashion, and the intent is to have the signs fabricated in house.

Ms. White-Chapin emphasized that the 4th Avenue Arts Corridor is a huge project that requires coordination with most City departments. For example, staff has reviewed the capital project plans for infrastructure improvements to identify opportunities for the Parks Department and Public Works Department to work together. She pointed out that staff would also continue to search for grant funding to implement the project.

Chair Freeman said she recently walked along the 4th Avenue Arts Corridor and noted that the sidewalks were quite broken up and there was insufficient lighting. In addition, there were garbage cans within the sidewalk in front of some of the residential homes. She noted that all of the residential homes on both sides of 4th Avenue have alleys behind them. She suggested the City research the option of having the garbage collected from the alleyways instead of 4th Avenue. Ms. White-Chapin agreed to research this option. She reported that she recently spoke with the Engineering Department regarding the condition of the sidewalks on 4th Avenue, and the City is aware that improvements are needed. The question is how to marshal the City's resources to come up with a schedule that would not require large expenditures for short-term, temporary projects that are not part of the ultimate vision for the street. She emphasized that the Streetscape Plan is only a concept, and the next step would be for the City Council to move forward with the actual design. The Board agreed they would like sidewalk improvements and adequate lighting to be a priority for the 4th Avenue Arts Corridor, especially since the City's goal is to encourage pedestrian traffic.

Vice Chair Dewhirst recalled that he previously suggested the option of identifying the 4th Avenue Arts Corridor as a linear park so that both Public Works and Parks Department money could be utilized. Mr. McIntosh said the current Parks Comprehensive Plan does talk about linear parks, but the language is relatively vague. However, staff is in the process of updating the plan, and their intent is to add language that would influence the concept of linear parks. He noted that walking was the number one recreational activity identified by the public, so the linear park concept would be consistent.

Board Member Young asked if staff has considered the option of forming a Local Improvement District to obtain funding for the 4th Avenue Arts Corridor Project. Ms. White-Chapin answered that they have not.

- **Public Arts:** Ms. McRae reported that the Arts Commission accepted a donation of artwork by Howard Duell, a local artist, which is now installed at City Hall. The brass sculpture was originally commissioned for the Ballard Library in 1963 and was returned to the artist when a new library was constructed. The sculpture consists of fish that now climb the stairwell of City Hall, starting with the biggest fish by the front door. A second donation, a painting gifted by Edmonds artist d'Elaine Johnson, was accepted for the City's portable art collection. The artwork depicts historic Haines Wharf in the early 1960's.
- **Recreational and Cultural Services:** Ms. McRae announced that the City now has the ability to accept online registrations, which gives customers the opportunity to register for City programs from home at any hour of the day and night. She reported that, as of September 30th, the City had collected 92 percent of their projected revenue from Recreational and Cultural Services. This past summer, they added some new programs that proved to be successful. Along with day camp, preschool camps, theater camp, computer camp, ranger naturalist camp, gymnastic camp and sports camps, the City offered science camps, kids soccer and hiking. She advised that Yost Pool had a great season and staff is researching the possibility of adding a slide or spray toys for the 2007 season. New summer events included Edmonds Outdoor Movie Nights, which were free and enjoyed by many families. The Gymnastics Booster Club ran the concessions stand with proceeds going to their program.

Ms. McRae reported that the 21st Annual Write on the Sound Writer's Conference was attended by over 200 participants from nine different states across the country. The conference reached its maximum attendance this year. In addition, the Edmonds Arts Commission's Best Book Poster Contest for third graders would be on exhibit at the Frances Anderson Center during the month of November.

PUBLIC HEARING ON MINOR TEXT AND MAP CORRECTIONS AND UPDATES TO THE COMPREHENSIVE PLAN (FILE NUMBER CDC-06-04)

Mr. Chave advised that the public hearing is on several minor amendments that should be considered as part of this year's Comprehensive Plan amendments. They include the following:

- Minor amendments prepared by Vice Chair Dewhirst to the City's Comprehensive Plan Walkway Plan, addressing pedestrian facilities.
- Minor amendments to the Downtown Plan discussion and Comprehensive Plan Map, which are required to assure that the new zones, zoning map, and code language are consistent with the language in the plan.
- Minor changes to the land use and zoning compatibility table that are required to reflect ongoing neighborhood planning effort.
- A Comprehensive Plan Map correction for the lots surrounding Lake Ballinger. These should be designated "Single-Family Resource" instead of "Urban 1" on the plan map.

Vice Chair Dewhirst advised that all of the changes discussed by the Board at the last meeting were incorporated into the proposed amendments to the Comprehensive Walkway Plan. He specifically referred to Policy 1.15 and recalled that the City Attorney and staff raised concerns about the language he originally proposed. The City Attorney expressed his belief that the City cannot require sidewalks and other improvements to be constructed beyond the limits of the development or its frontage. After further consideration, Vice Chair Dewhirst said he is now recommending that the existing language for

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Policy 1.15 remain unchanged at this time. He suggested that a more appropriate way to address this concern would be to pursue possible amendments to the language in the Revised Code of Washington. He pointed out that he has contacted a few Legislators who are interested in pursuing some changes. He concluded that the issue is larger than just amending the City's walkway plan. He summarized that the language should remain as it currently exists to read as follows: "In new development, the City should encourage developers to construct sidewalks that connect the development to transit routes." He asked staff to provide each Board Member with a copy of the current Comprehensive Plan Walkway Plan dated December 2002.

Board Member Henderson referred to Policy 3.4 and suggested that the word "unfeasible" be changed to "not feasible." The remainder of the Board concurred.

Board Member Young pointed out that anytime somebody creates more housing capacity than was available before, a demand for pedestrian facilities is created. He asked if the law would prohibit the City from assessing development fees that could be placed into a sidewalk fund. He explained that, sometimes, compelling builders to construct sidewalks is not the best way to go. In some cases, it might be better for the City to collect this money into a fund that could be used to construct a sidewalk in another location that would better serve pedestrians. Mr. Chave said the City does have a program for collecting traffic impact fees, but this program does not include impact fees for sidewalks. Mr. Bullock added that the City has the ability to require sidewalks along street frontages, and at one time, they allowed developers to pay into a sidewalk fund in lieu of placing a sidewalk on their street front. This allowed the City to accumulate and spend the money on other sidewalk projects. However, State law requires that the money be spent in six years and that the City carefully document where it is spent. In addition, the funds must be spent for sidewalks in the vicinity of where the development occurred. This whole program became a nightmare for the Engineering Department to administer, so it was eventually dropped as an option for developers.

Mr. Chave suggested it would be appropriate, at some point, for the Engineering Department to explore the option of creating an impact fee program for sidewalks. Board Member Young asked staff to forward this question to the Traffic Engineer with a request that he provide a report to the Board at some point in the future. Mr. Chave agreed and suggested that the Board consider this issue in the future at the same time they consider possible changes to Policy 1.15 if the RCW language is changed.

Vice Chair Freeman referred to Page 7 of the October 11, 2006 Planning Board Meeting in which the Board recommended some changes to the draft amendments proposed by staff. Mr. Chave advised that all of the changes identified in the minutes were made to the document, but the draft that was distributed to the Board for the hearing was not the updated one. He suggested the Board could continue the public hearing to the next meeting in order to review the corrected language.

Mr. Chave advised that two additional map amendments have come forward since the Board's last discussion regarding the Comprehensive Plan amendments, so it would be appropriate for the Board to also continue the public hearing to the next meeting to allow the public to comment on the new map amendments. Mr. Chave explained that when the Comprehensive Plan Map was adopted by the City Council last year, a few properties were actually zoned as RM-3, but identified as High-Density Residential on the Comprehensive Plan Map. These properties are located at 2nd and Bell Streets and on Third Avenue North. Staff is proposing that the Comprehensive Plan Map be revised to identify the properties as Medium-Density Residential to match their current zoning.

NO ONE IN THE AUDIENCE EXPRESSED A DESIRE TO ADDRESS THE BOARD REGARDING THE PROPOSED COMPREHENSIVE PLAN AMENDMENTS.

VICE CHAIR DEWHIRST MOVED THAT THE BOARD CONTINUE THE PUBLIC HEARING ON FILE NUMBER CD-06-4 TO THE NOVEMBER 8, 2006 MEETING. BOARD MEMBER WORKS SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

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PUBLIC HEARING ON AN APPLICATION BY TONY SHAPIRO FOR A COMPREHENSIVE PLAN AMENDMENT FOR PROPERTIES LOCATED ALONG THE WEST OF 76TH AVENUE WEST JUST SOUTH OF 242ND STREET SOUTHWEST (FILE NUMBER CDC-05-96)

Mr. Bullock reminded the Board that, at the September 25th meeting, they voted to continue the public hearing on File Number CDC-05-96 to the October 25th meeting. Since that time, the applicant has modified the proposal to address only the Comprehensive Plan. He recalled that the applicant requested the Planning Board continue indefinitely their review of both the code amendment and rezone request subject to the final outcome of the proposed Comprehensive Plan amendment. During the September hearing, it was apparent that the neighborhood and the applicant had not arrived at any consensus regarding how the area should be developed. The Board directed the applicant to meet with the neighborhood one more time to talk about their proposed Comprehensive Plan amendment.

Mr. Bullock reported that the applicant met with the neighbors on October 16th to discuss their major concerns. The applicant shared his desire to redevelop his property with a mixed-use development, but the current Neighborhood Business (BN) zoning designation would not allow them to do so. The applicant also pointed out that the subject property, along with one of the lots the church owns, has split Comprehensive Plan designations and zoning. This results in some disparate development regulations. The neighbors stated their concerns over the height of buildings in this area, particularly as some have views to the east-northeast, over the church facilities towards the lake. They expressed concern that 3-story buildings, especially in the northeast corner of the area, could significantly encroach into their view corridor.

Mr. Bullock further reported that after considering all of the issues and acknowledging the fact that some kind of redevelopment of portions of the site would be beneficial to the neighborhood, it was agreed that the lot in the southeast corner of the area should be entirely designated as the Highway 99 Corridor Comprehensive Plan designation. This would ultimately allow that lot to be zoned BC to accommodate a true 3-story mixed-use building. Because this lot is also at the tail end of the slope coming down from 244th/SR-104/Ballinger Way, it would also make a good transition from the more intense SR-104 corridor to the lower-intensity neighborhood commercial area. It was further agreed that the remainder of the properties should continue their current Comprehensive Plan designation of Neighborhood Commercial including redesignating the entire church property. This would ensure that only 2-story buildings would be allowed, thus protecting the neighborhood views. He summarized that the proposal now before the Board is solely a Comprehensive Plan Map amendment that designates the southwest corner of the area as Neighborhood Commercial and the southeast corner of the area as Highway 99 Corridor.

Mr. Bullock identified the staff report as Exhibit 1 and a petition signed by 14 neighbors as Exhibit 2.

Board Member Young recalled that the staff previously recommended that the Highway 99 Corridor designation be dropped for the southern edge of the area. Mr. Bullock recalled that staff previously expressed concern that the Highway 99 Corridor designation would allow a lot of different zoning classifications that might not be appropriate for the area that goes down the hill. However, staff recognizes the need to address the problem associated with having the Comprehensive Plan designation bisect the properties. He said staff supports the proposed map change as agreed to by the applicant and the neighbors.

Tony Shapiro, AD Shapiro Architects, said he was present to represent the applicant, Mr. Knowles. He said he supports all of the comments provided by Mr. Bullock regarding the proposed application. He said the applicant welcomes the opportunity for the rest of his property to be identified as Highway 99 Corridor, which is how they originally submitted their application last year.

Ken Christianson clarified that the BN zone would limit the height to 25 feet, and the BC zone would only allow a height of 25 feet plus an additional 5 feet for certain roof designs. He asked if the proposal would change the height limit for the property that is located to the south if it is changed to have a Highway 99 Corridor designation. Mr. Bullock advised that, as proposed, the southwest corner of the area would be designated as Neighborhood Commercial. This would accommodate a BN zoning designation, which has a 25-foot height limit and typically only allows buildings up to 2-stories high. The southeast corner of the area would be designated as Highway 99 Corridor. This would accommodate the BC zoning designation, which has a 25 plus 5 foot height limit and typically allows buildings up to 3-stories high. He summarized that

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the proposal would actually limit the buildings on the west side of the area adjacent to the residential neighborhood (Church property) to two-stories. Three story buildings would be allowed on the southeast corner (Knowles property).

Darnell DeRochier expressed his belief that the proposed Comprehensive Plan Map amendment represents a good compromise for all parties involved. He thanked the applicant for holding three community meetings to work with the neighbors. The neighbors feel like they were heard, and the development would be a vast improvement over what is there now. He said the applicant has already demonstrated, by developing property to the south in a good way, that his new development would be in balance with the residential neighborhood.

THE PUBLIC PORTION OF THE HEARING WAS CLOSED.

Board Member Young said he doesn't have a problem with the proposed Comprehensive Plan amendment, but he questioned why it would be necessary. Board Member Cassutt pointed out that, right now, the applicant cannot build on his property because there are two different Comprehensive Plan designations.

VICE CHAIR DEWHIRST MOVED THAT THE BOARD FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL FOR FILE NUMBER CDC-2005-96 BASED ON THE FOLLOWING:

- 1. THE APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.**
- 2. THE CURRENT LAND USE CONFIGURATION BISECTS PROPERTIES, MAKING DEVELOPMENT DIFFICULT.**
- 3. THE APPLICANT HAS WORKED OUT A COMPROMISE WITH THE ADJACENT NEIGHBORS THAT THEY ALL SUPPORT.**

BOARD MEMBER CASSUTT SECONDED THE MOTION.

The Board reviewed the criteria that must be considered when reviewing Comprehensive Plan amendments and reached the following conclusions:

1. The proposed amendment is consistent with the provisions of the Edmonds Comprehensive Plan and is in the public interest.
2. The proposed amendment would not be detrimental to the public interest, health, safety or welfare of the City.
3. The proposed amendment would maintain the appropriate balance of land uses within the City.
4. The subject parcels are physically suitable for the requested land use designation and the anticipated land use development.

THE MOTION CARRIED UNANIMOUSLY.

REVIEW AND DISCUSSION ON CODE UPDATES REQUIRED TO INTEGRATE DESIGN GUIDELINES AND REVISED DESIGN REVIEW PROCESS INTO THE DEVELOPMENT CODE

Mr. Chave advised that staff has not made sufficient progress on the code updates to integrate the design guideline and revised design review process into the development code. Staff anticipates providing a new draft for the Board to consider at their next meeting on November 8th. He advised that a public hearing on the code updates has tentatively been scheduled for December 8th.

REVIEW OF EXTENDED AGENDA

Mr. Chave reviewed that the November 8th meeting would include the following: a continued public hearing on File Number CDC-2006-96, a review and discussion on code updates required to integrate design guidelines and revised design review process into the development code, and a review of the code re-write project.

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Chair Freeman reported that she and Vice Chair Dewhirst met with Mayor Haakensen and members of the Architectural Design Board on October 23rd. Mayor Haakensen offered to provide the two Boards with a training session on findings of fact and how to document them. They will attempt to schedule this training on December 13th. Vice Chair Dewhirst added that in January or February, the Board would meet jointly with the Architectural Design Board and City Council to discuss this issue further.

Board Member Works questioned if the Board would also elect new officers for 2007 at their December 13th meeting. Mr. Chave indicated that the Board typically elects new officers at their last meeting of the year.

PLANNING BOARD CHAIR COMMENTS

Chair Freeman said she spoke with Mr. Bowman, Development Services Director, regarding the land use training session that was provided to the City Council by Mike Walter. Mr. Bowman indicated his desire to invite Mr. Walter to provide an overview of his presentation to the Architectural Design Board and Planning Board, focusing on what they should know about quasi-judicial decision making. He also indicated his desire to invite the City Attorney to address the Board regarding the Open Meetings Act.

Chair Freeman thanked Board Member Cassutt for all of her hard work on the Board. She presented her with a plaque in recognition and appreciation of her dedicated volunteer service to the City of Edmonds.

PLANNING BOARD MEMBER COMMENTS

Board Member Guenther said it has been a pleasure to work with Board Member Cassutt over the past several years. Board Member Henderson agreed. Vice Chair Dewhirst added that he enjoyed Board Member Cassutt's insight, even though they did not agree on all issues.

Board Member Dewhirst reported on his attendance at the American Planning Association Conference in Yakima. He indicated that he obtained handouts regarding the issue of "creating livable communities." He asked the staff to copy the documents and distributed them to the Board Members.

Board Member Works said she learned a lot from Board Member Cassutt and would miss her. Board Member Young agreed.

Board Member Cassutt said she enjoyed serving on the Board for the past seven years but felt it was time for her to move on. She expressed her belief that the Board has done a good job of working together to reach a consensus, even when they didn't agree.

ADJOURNMENT

The meeting was adjourned at 8:47 p.m.

APPROVED