Memo

To: Mayor Kwarsick, City Council
From: Planning Advisory Board
Date: July 5, 2012

Re: Zoning on Edgecliff Drive

At the May 14, 2012 Planning Advisory Board (PAB) meeting the PAB voted (4-1 vote) to recommend to the mayor and city council that the city move forward with downzoning a portion of the land between Edgecliff Drive and Sandy Point Rd. The current zoning designation is RS7200ws, which means that until a sewer line is installed the minimum lot size is 15,000 sf. Upon installation of a sewer line in the area the minimum lot size is reduced from 15,000 sf to 7,200 sf effectively doubling the amount of units that may be built in the area.

The PAB based its recommendation on the following:

1. The subject area has a high concentration of critical areas and zoning areas for less than urban densities is specifically authorized by WAC 365-196-300(g).
2. The installation of the sewer main along Edgecliff is anticipated to be done this year and will result in the immediate upzoning of this area.
3. The city has adequate development potential within the city to meet our Growth Management Act (GMC) requirements and comply with our adopted comprehensive plan.

The dissenting vote was based on the following:

1. A specific proposal was not presented at the meeting
2. No forewarning was given the board that this issue would be acted upon the meeting.