

ORDINANCE NO. 4080

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, AMENDING PORTIONS OF CHAPTER 3.38 OF THE EDMONDS CITY CODE, MULTI-FAMILY TAX EXEMPTION PROGRAM.

WHEREAS, Chapter 84.14 of the Revised Code of Washington (RCW) provides for temporary special valuations for eligible improvements associated with multifamily housing, especially within urban centers deficient in planned residential development, and

WHEREAS, in order to establish a Multifamily Tax Exemption Program, the City must designate one or more residential targeted areas within which the temporary special valuation may be granted to qualifying residential improvements; and

WHEREAS, after complying with all the corresponding requirements set out in RCW 84.14.040, on August 15, 2017 the Edmonds City Council designated the Highway 99 Subarea, as identified in the Highway 99 Subarea Plan, as a residential targeted area for the purposes of establishing a Multifamily Tax Exemption Program; and

WHEREAS, Edmonds City Code Chapter 3.38, Multi-Family Tax Exemption, must be amended to include mention of the Highway 99 Subarea as the City's second residential targeted area; and

WHEREAS, other minor amendments to Edmonds City Code Chapter 3.38 are proposed to clarify the definitions of low- and moderate-income households for the purposes of including affordable housing; and

WHEREAS, the Mayor and City Council find it to be in the public interest to promote redevelopment in the Highway 99 Subarea and Westgate Mixed-Use Zone District, especially including market-rate and affordable housing;

NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF EDMONDS, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Sections 3.38.020, 3.38.030, and 3.38.040 of the Edmonds City Code are hereby amended to read as follows (new text is shown in underline; deleted text is shown in ~~strikethrough~~):

3.38.020 Definitions

Unless expressly provided for below, in construing the provisions of this chapter, definitions of key terms in this chapter shall follow the definitions as set out in RCW 84.14.010.

A. “City” means the city of Edmonds, Washington.

B. “Director” means the director of the city’s department of development services or authorized designee.

C. “Low-income household” means a single person, family, or unrelated persons living together whose adjusted income is at or below eighty percent of the median family income adjusted for family size, as calculated using the United States census bureau’s median family income data for Snohomish County in conjunction with the median family income documentation system published by the United States department of housing and urban development.

~~B.D.~~ “Moderate-income household” means a single person, family, or unrelated persons living together whose adjusted income is more than eighty percent but is at or below one hundred fifteen percent of the median family income adjusted for family size, as calculated using the United States census bureau’s median family income data for Snohomish County in conjunction with the median family income documentation system published by the United States department of housing and urban development..

~~CE.~~ “Residential targeted area” means any urban center so designated by the Edmonds city council in accordance with this chapter and Chapter 84.14 RCW, and which has been found by the city council to be lacking sufficient available, convenient, attractive, livable, and desirable residential housing to meet the needs of the public.

~~DE.~~ “Urban center” means any district or subarea of the City of Edmonds designated as a mixed-use center through a subarea or comprehensive planning process, where urban residents may obtain a variety of products and services including several business establishments, such as

shops, offices, banks, restaurants, medical facilities, governmental agencies and a mixture of uses and activities that may include housing, recreation, and cultural activities in association with either commercial or office uses, or both uses.

3.38.030 Tax exemption – Duration – Valuation – Exceptions

A. The value of new housing construction, conversion, and rehabilitation improvements qualifying under this chapter is exempt from ad valorem property taxation for 12 successive years beginning January 1st of the year immediately following the calendar year of issuance of the final certificate of tax exemption if the property otherwise qualifies for the exemption under this chapter and the applicants commits to renting or selling at least ~~20~~10 percent of the multifamily housing units as affordable housing units to low-income households and 10 percent of the multifamily housing units as affordable housing units to moderate-income households, and the property must satisfy that commitment.

B. The exemption does not apply to the value of land or to the value of nonhousing improvements not qualifying under ECC 3.38.050, nor does the exemption apply to increases in assessed valuation of land and nonqualifying improvements. This article also does not apply to increases in assessed valuation made by the assessor on nonqualifying portions of building and value of land, nor to increases made by lawful order of a county board of equalization, the Department of Revenue, or a county, to a class of property throughout the county or specific area of the county to achieve the uniformity of assessment or appraisal required by law.

3.38.040 Residential targeted areas – Designation

A. The following area is designated by the City Council as a residential targeted area, consistent with the requirements of RCW 84.14.040:1. Westgate Mixed Use (WMU) Zoning District.

2. Highway 99 Subarea, as designated in the Highway 99 Subarea Plan

B. If part of any legal lot is within a residential targeted area, the entire lot shall be deemed to lie within the residential targeted area.

C. The area(s) designated in subsection A of this section may be amended and other areas may be added by action of the City Council consistent with requirements of RCW 84.14.040. Any amendment to the residential targeted areas shall not affect the status of a project for which the City has received a complete application for property tax exemption under this chapter.

Section 2. Severability. If any section, subsection, clause, sentence, or phrase of this ordinance should be held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 3. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

APPROVED:


MAYOR DAVE EARLING

ATTEST/AUTHENTICATED:


CITY CLERK, SCOTT PASSEY

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 
JEFF TARADAY

FILED WITH THE CITY CLERK:	August 11, 2017
PASSED BY THE CITY COUNCIL:	August 15, 2017
PUBLISHED:	August 20, 2017
EFFECTIVE DATE:	August 25, 2017
ORDINANCE NO.	4080

SUMMARY OF ORDINANCE NO. 4080

of the City of Edmonds, Washington

On the 15th day of August, 2017, the City Council of the City of Edmonds, passed Ordinance No. 4080. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF EDMONDS,
WASHINGTON, AMENDING PORTIONS OF CHAPTER
3.38 OF THE EDMONDS CITY CODE, MULTI-FAMILY
TAX EXEMPTION PROGRAM

The full text of this Ordinance will be mailed upon request.

DATED this 16th day of August, 2017.


CITY CLERK, SCOTT PASSEY

Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Dicy Sheppard being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH773342 ORD 4077-4081 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 08/20/2017 and ending on 08/20/2017 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$68.80

Dicy Sheppard

Subscribed and sworn before me on this

21st day of August,
2017.

Linda K Phillips

Notary Public in and for the State of Washington.

City of Edmonds - LEGAL ADS | 14101416
SCOTT PASSEY



ORDINANCE SUMMARY

of the City of Edmonds, Washington

On the 15th day of August, 2017, the City Council of the City of Edmonds, passed the following Ordinances, the summaries of the content of said ordinances consisting of titles are provided as follows:

ORDINANCE NO. 4077

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, ADOPTING THE HIGHWAY 99 SUBAREA PLAN AS AN ELEMENT OF THE CITY'S COMPREHENSIVE PLAN

ORDINANCE NO. 4078

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, ADOPTING AMENDMENTS TO THE EDMONDS COMMUNITY DEVELOPMENT CODE, AMENDING CHAPTER 18.60 ENTITLED "CG - GENERAL COMMERCIAL ZONE," AND ECDC 20.60.045 ENTITLED "FREESTANDING SIGNS - REGULATIONS," REZONING CERTAIN PROPERTY TO CG - GENERAL COMMERCIAL ZONE, AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE

ORDINANCE NO. 4079

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDMONDS, WASHINGTON, ESTABLISHING A PLANNED ACTION FOR THE HIGHWAY 99 SUBAREA, PURSUANT TO THE STATE ENVIRONMENTAL POLICY ACT

ORDINANCE NO. 4080

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, AMENDING PORTIONS OF CHAPTER 3.38 OF THE EDMONDS CITY CODE, MULTI-FAMILY TAX EXEMPTION PROGRAM

ORDINANCE NO. 4081

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, AMENDING PORTIONS OF CHAPTER 3.75 OF THE EDMONDS CITY CODE, BUSINESS IMPROVEMENT DISTRICT

The full text of these Ordinances will be mailed upon request.

DATED this 16th day of August, 2017.

CITY CLERK, SCOTT PASSEY

EDH773342

Published: August 20, 2017.

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