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ORDINANCE NO. 3392

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, AMENDING TITLE 10 OF THE EDMONDS CITY CODE BY THE ADDITION OF A NEW CHAPTER 10.90 EDMONDS HISTORIC PRESERVATION COMMISSION, AND FIXING A TIME WHEN THE SAME SHALL BE EFFECTIVE.

WHEREAS, after Public Hearing, the Edmonds City Council deems that it may be in the public interest to provide for the identification, evaluation and protection of historic resources within the City of Edmonds for future generations through special valuation, a property tax incentive, as provided in Chapter 84.26 RCW in order to:

- A. Safeguard the heritage of the City as represented by those buildings, districts, objects, sites and structures which reflect significant elements of Edmonds history;
- B. Foster civic and neighborhood pride in the beauty and accomplishments of the past, and a sense of identity based on the City of Edmonds' history;
- C. Stabilize or improve the aesthetic and economic vitality and values of such sites, improvements and objects;
- D. Assist, encourage and provide incentives to private owners for preservation, restoration, redevelopment and use of outstanding historic buildings, districts, objects, sites and structures;
- E. Promote and facilitate the early identification and resolution of conflicts between preservation of historic resources and alternative land uses; and,
- F. Conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment, and

WHEREAS, the City Council wishes to create a commission of citizens with expertise in historic preservation and related disciplines as it reviews whether to adopt a Register of Historic Places, NOW, THEREFORE,

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

Section 1. The Edmonds City Code, Title 10 is hereby amended by the addition of a new Chapter 10.90 Edmonds Historic Preservation Commission to read as follows:

**Title 10
BOARDS AND COMMISSIONS**

**Chapter 10.90
EDMONDS HISTORIC PRESERVATION COMMISSION**

Sections:

- 10.90.10 Creation and Size**
- 10.90.20 Composition of the Commission**
- 10.90.30 Terms**
- 10.90.40 Powers and Duties**
- 10.90.50 Rules and Officers**
- 10.90.60 Commission Staff**

10.90.010 Creation and Size.

There is hereby established an Edmonds Historic Preservation Commission, consisting of seven members, as provided in subsection 10.90.020 below. Members of the Edmonds Historic Preservation Commission shall be appointed by the Mayor and approved by the City Council and shall be residents of Edmonds, except as provided in subsection 10.90.020 (B) below.

10.90.020 Composition of the Commission.

A. All members of the Commission must have a demonstrated interest or competence in historic preservation and possess qualities of impartiality and broad judgement.

B. The Commission shall always include at least two professionals who have experience in identifying, evaluating and protecting historic resources and are selected from among the disciplines of history,

architecture, architectural history, historic preservation, planning, cultural anthropology, archaeology, cultural geography, American studies, law, and real estate. Three positions shall be filled by citizens of Edmonds with a demonstrated interest in historic preservation. One position shall be filled as recommended by the Edmonds South Snohomish County Historical Society. An additional position shall be filled by an Edmonds City Council member. This member shall be a non-voting or ex-officio member. The Commission action that would otherwise be valid shall not be rendered invalid by the temporary vacancy of one or all of the professional positions, unless the Commission action is related to meeting Certified Local Government (CLG) responsibilities cited in the Certification Agreement between the Mayor and the State Historic Preservation Officer. Furthermore, in special circumstances, exception to the residency requirement of Commission members may be granted by the Mayor and City Council in order to obtain representatives from these disciplines.

10.90.030 Terms.

The original appointment of members to the Commission shall be as follows: three (3) for two (2) years, two (2) for three (3) years; and two (2) for four (4) years. Thereafter , appointments shall be made for a three (3) year term. Vacancies shall be filled by the Mayor for the unexpired term in the same manner as the original appointment.

10.90.040 Powers and Duties.

The major responsibility of the Historic Preservation Commission is to identify and actively encourage the conservation of the City's historic resources by initiating and maintaining a register of historic places and reviewing proposed changes to register properties; to raise community awareness of the City's history and historic resources; and to serve as the City's primary resource in matters of history, historic planning, and preservation.

In carrying out these responsibilities, the Historic Preservation Commission shall engage in the following:

A. Conduct and maintain a comprehensive inventory of historic resources within the boundaries of the City and known as the Edmonds Historic Inventory; publicize and periodically update inventory results. Properties listed on the inventory shall be recorded on official zoning records with a "HI" (for historic inventory designation). This designation shall not change or modify the underlying zone classification.

B. Initiate and maintain the Edmonds Register of Historic Places. This official register shall be compiled of buildings, structures, sites, objects and districts identified by the Commission as having historic significance worthy of recognition and protection by the City and encouragement of efforts by owners to maintain, rehabilitate and preserve properties.

C. Review nominations to the Edmonds Register of Historic Places according to criteria in Section 20.45.010 of this ordinance and adopt standards in its rules to be used to guide this review and the issuance of a certificate of appropriateness or waiver.

D. Review proposals to construct, change, alter, modify, remodel, move, demolish or significantly affect properties or districts on the register as provided in Chapter 20.45 and adopt standards in its rules to be used to guide this review and the issuance of a certificate of appropriateness or waiver.

E. Provide for the review either by the Commission or its staff of all applications for approvals, permits, environmental assessments or impact statements, and other similar documents pertaining to identified historic resources or adjacent properties.

F. Conduct all Commission meetings in compliance with Chapter 42.30 RCW, Open Public Meetings Act, to provide for adequate public participation and adopt standards in its rules to guide this action.

G. Participate in, promote and conduct public information, educational and interpretive programs pertaining to historic and prehistoric resources.

H. Establish liaison support, communication and cooperation with federal, state and other local government entities which will further historic preservation objectives, including public education, within the City.

I. Review and comment to the City Council on land use, housing and redevelopment, municipal improvement and other types of planning and programs undertaken by any agency of the City, other neighboring communities, Snohomish County, the state or federal governments, as they relate to historic resources of the City.

J. Advise the City Council and chief local elected official generally on matters of Edmonds history and historic preservation.

K. Perform other related functions assigned to the Commission by the City Council or chief local elected official.

L. Provide information to the public on methods of maintaining and rehabilitating historic properties. This may take the form of pamphlets, newsletters, workshops or similar activities.

M. Officially recognize excellence in the rehabilitation of historic buildings, structures, sites and districts, and new construction in historic areas; and encourage appropriate measures for such recognition.

N. Be informed about and provide information to the public and City departments on incentives for preservation of historic resources including legislation, regulations and codes which encourage the use of adaptive reuse of historic properties.

O. Review nominations to the State and National Registers of Historic Places.

P. Investigate and report to the City Council on the use of various federal, state, local or private funding sources available to promote historic resource preservation in the City.

Q. Serve as the local review board for Special Valuation and:

1) Make determinations concerning the eligibility of historic properties for special valuation;

2) Verify that the improvements are consistent with the Washington State Advisory Council's Standards for Rehabilitation and Maintenance;

3) Enter into agreements with property owners for the duration of the special valuation period as required under WAC 254-20-070(2);

4) Approve or deny applications for special valuation;

5) Monitor the property for continued compliance with the agreement and statutory eligibility requirements during the 10 year special valuation period; and

6) Adopt bylaws and/or administrative rules and comply with all other local review board responsibilities identified in Chapter 84.26 RCW.

R. The Commission shall adopt rules of procedure to address items C, D, F, O and Q inclusive.

10.90.050 Rules and Officers.

The Commission shall establish and adopt its own rules of procedure, and shall select from among its membership a chairperson and such other officers as may be necessary to conduct the Commission's business.

10.90.060 Commission Staff.

Commission and professional staff assistance shall be designated by the Mayor with additional assistance and information to be provided by other City departments as may be necessary to aid the Commission in carrying out its duties and responsibilities under this ordinance.

Section 2. 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, GARY HAAKENSEN

ATTEST/AUTHENTICATED:

CITY CLERK, SANDRA S. CHASE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY _____
W. SCOTT SNYDER

FILED WITH THE CITY CLERK: 02/15/2002
PASSED BY THE CITY COUNCIL: 02/19/2002
PUBLISHED: 02/24/2002
EFFECTIVE DATE: 03/01/2002
ORDINANCE NO. 3392

SUMMARY OF ORDINANCE NO. 3392

of the City of Edmonds, Washington

On the 19th day of February, 2002, the City Council of the City of Edmonds, passed Ordinance No. 3392. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, AMENDING TITLE 10 OF THE EDMONDS CITY CODE BY THE ADDITION OF A NEW CHAPTER 10.90 EDMONDS HISTORIC PRESERVATION COMMISSION AND FIXING A TIME WHEN THE SAME SHALL BE EFFECTIVE.

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

DATED this 20th day of February, 2002.

CITY CLERK, SANDRA S. CHASE