



Hearing Examiner Public Hearing | January 23, 2020

**CONSOLIDATED LAND USE PERMITS FOR EDMONDS
CIVIC CENTER PLAYFIELD
(PLN20190058 - 0060)**

Civic Center Playfields



Master Plan Vision



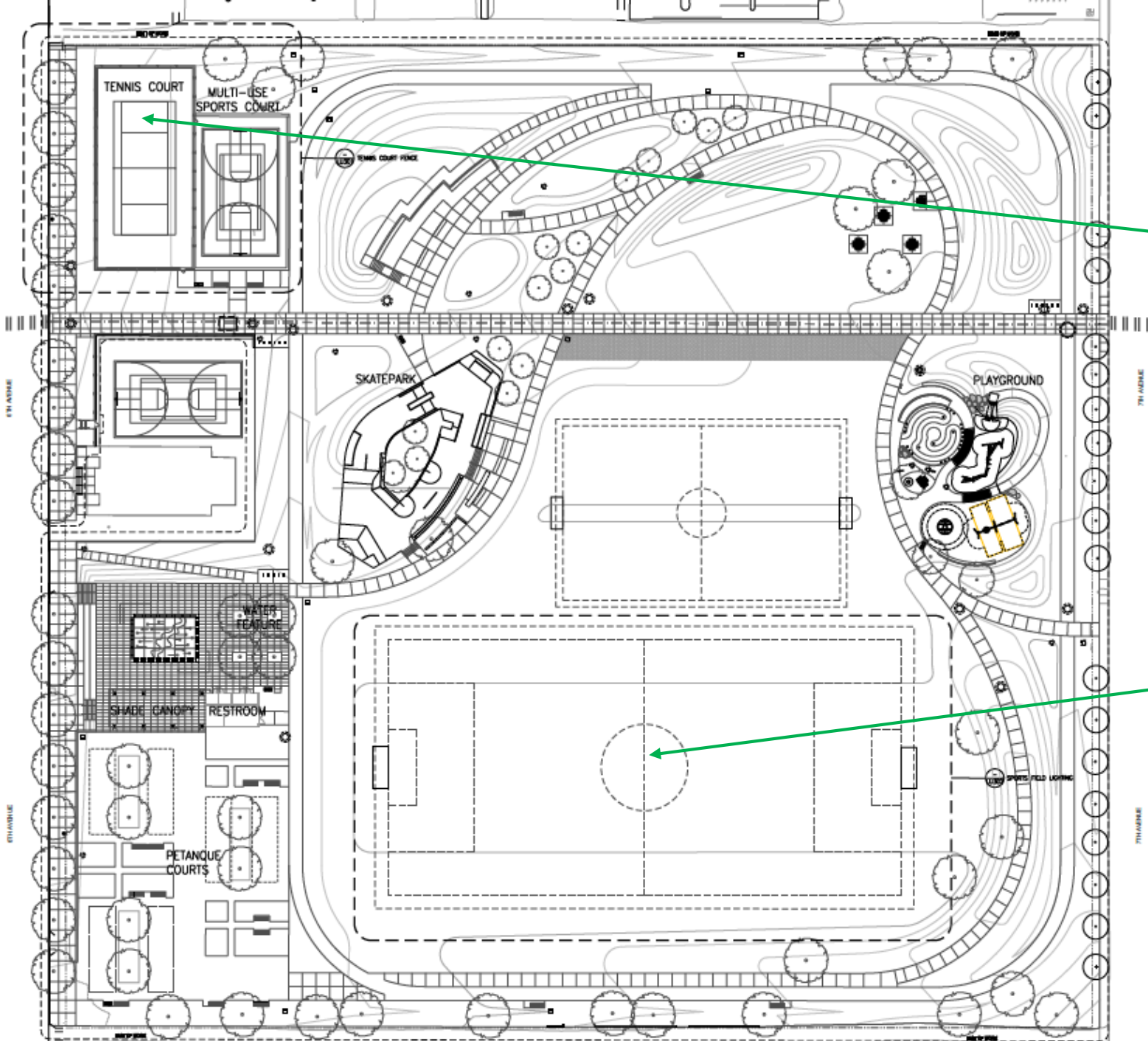
Land Use Permits

Three land use permits requested

1. Variance for tennis fence height (PLN20190058)
2. Conditional use permit for playfield lighting and 60 foot poles (PLN20190059)
3. Variance to reduce setbacks for tennis court fencing (PLN20190060)

Following public notice, Hearing Examiner holds public hearing and makes final decision (Type III-B)

No public comments received to date



Tennis
Court
Fencing

Field
lighting

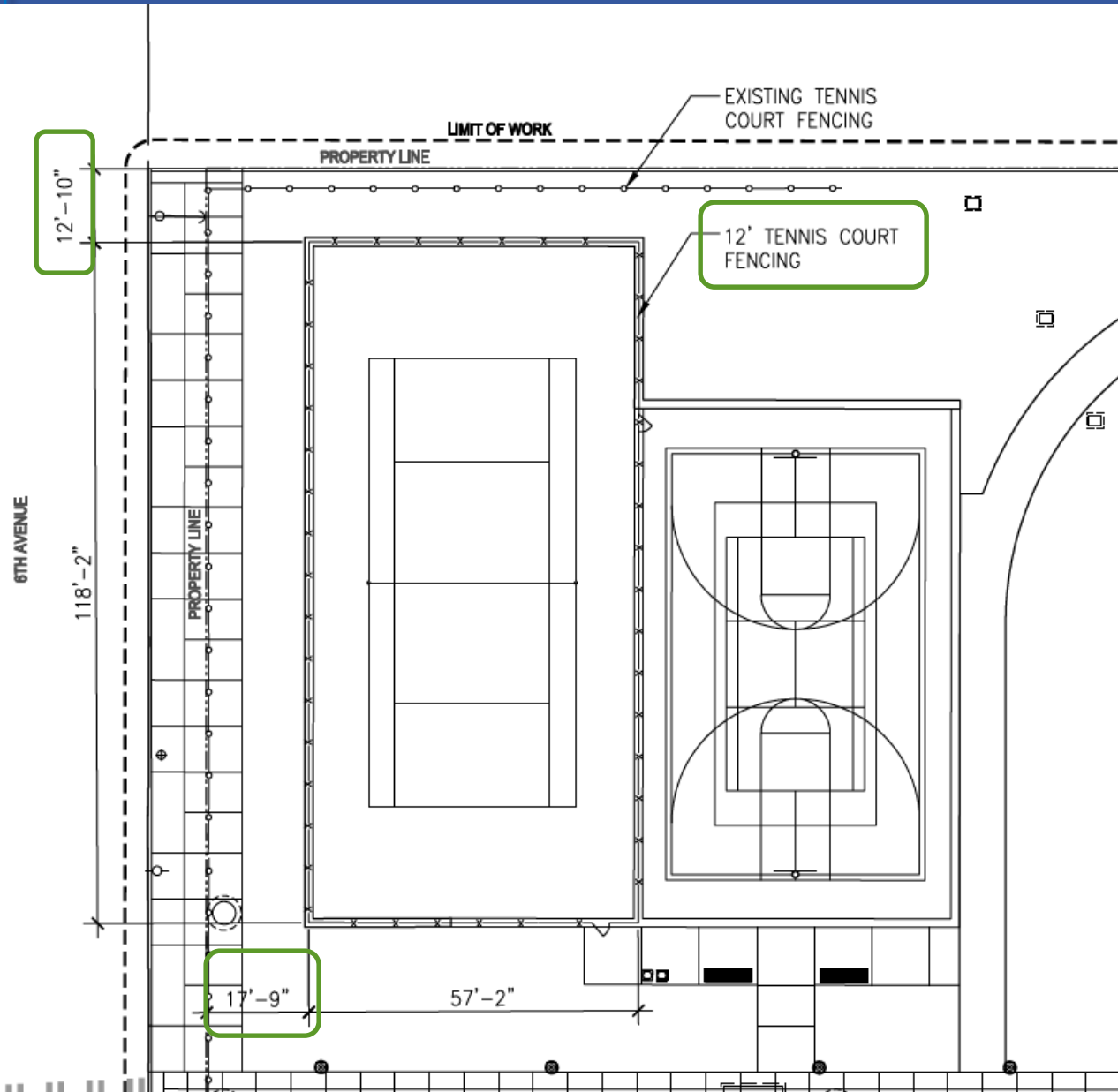
Site
Plan

CUP Request & Criteria

- Playfield lighting of soccer field
- Poles to 60 feet tall

1. Comp Plan – consistent with 2016 PROS Plan
2. Zoning code – meets criteria in ECDC 16.80.020
3. Not detrimental – replaces eight 60-foot poles with inefficient lights with six 60-foot poles with cut-off LEDs
4. Transferability – should run with the land

Variances – Tennis Court Fencing



- Reduced setbacks at north and west (20 feet required)
- Fence 12' tall

Variance Criteria

1. Special Circumstance – Public structure per ECDC 17.00.030
2. Special Privilege – Public tennis court unique in Bowl
3. Comprehensive Plan
4. Zoning Ordinance
5. Not Detrimental - Proposed fence further into site than the existing fence
6. Minimum Variance

Staff Recommendation

CUP request meets criteria in ECDC 20.05.010 and ECDC 16.80.020

- Automatic timer to shut lights off at 10:15

Variance requests meet criteria in ECDC 20.85

Approve with conditions