

**ORDINANCE NO. \_\_\_\_\_**

AN INTERIM ORDINANCE OF THE CITY OF EDMONDS,  
WASHINGTON, REZONING SEVERAL PARCELS IN THE  
NORTH BOWL HUB FROM NCH NEIGHBORHOOD  
CENTERS AND HUBS MIXED-USE TO LDR-L LOW-  
DENSITY RESIDENTIAL.

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WHEREAS, the planning board recently recommended that several parcels be removed from the North Bowl Hub that was created as part of the 2024 comprehensive plan periodic update; and

WHEREAS, taking final action on the planning board's recommendation will require the city council to amend the city's future land use map (FLUM); and

WHEREAS, that action needs to be taken in conjunction with the city's other annual comprehensive plan amendments, which is likely to happen toward the end of this year; and

WHEREAS, there is concern about applications vesting to the NCH zoning that would be inconsistent with the planning board's recommendation; and

WHEREAS, the city council has sought to balance the relatively low probability of an application vesting before the end of the year with the long-term adverse impact of development that could end up being inconsistent with the city's vision for the neighborhood; and

WHEREAS, the city council can mitigate that admittedly slight vesting risk by adopting interim zoning that is consistent with the planning board's recommendation, even if it is inconsistent with the current FLUM; and

WHEREAS, the zoning that would be consistent with the planning board's recommendation is LDR-L Low-Density Residential; and

WHEREAS, the temporary nature of this ordinance mitigates the inconsistency between FLUM and zoning that it creates; NOW, THEREFORE,

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

Section 1. Interim Rezone. The lots of record identified below, located in Edmonds, Washington, and shown on the map from file number AMD2025-0011, attached as **Exhibit A** hereto, are hereby rezoned from NCH – Neighborhood Centers and Hubs Mixed-Use to LDR-L – Low-Density Residential. Exhibit A is hereby incorporated by this reference as if set forth in full. The rezoned parcels have the following addresses (the color of the font below corresponds to the colored outlines on Exhibit A):

- 1016 Grandview Street
- 1019 Grandview Street
- 1020 Grandview Street
- 1023 Grandview Street
- 1030 Grandview Street
- 1031 Grandview Street
- 1402 10<sup>th</sup> Place N.
- 1418 9<sup>th</sup> Avenue N.
- 1427 Olympic View Drive
- 1041 Grandview Street

In addition, this rezone applies to the following three parcels lying east of Olympic View Drive:

- 1424 Olympic View Drive
- 1428 Olympic View Drive
- 1047 Puget Drive.

Section 2. Duration of Interim Regulations. As long as the City holds a public hearing on the interim regulations, the interim regulations shall not terminate until six months after the effective date of this ordinance, unless it is repealed sooner.

Section 3. Public Hearing on Interim regulations. Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the City Council shall hold a public hearing on this interim regulation within sixty (60) days of its adoption. In this case, the hearing shall be held on December 23, 2025,

unless the city council, by subsequent action, provides for a different hearing date or repeals this ordinance before the hearing.

Section 4. Findings of Fact. The city council hereby incorporates by reference and adopts the whereas clauses above as its findings of fact justifying the adoption of this ordinance.

Section 5. 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 6. 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 MIKE ROSEN

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
CITY CLERK, SCOTT PASSEY

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY \_\_\_\_\_  
JEFF TARADAY

FILED WITH THE CITY CLERK:  
PASSED BY THE CITY COUNCIL:  
PUBLISHED:  
EFFECTIVE DATE:  
ORDINANCE NO. \_\_\_\_\_

**SUMMARY OF ORDINANCE NO. \_\_\_\_\_**

of the City of Edmonds, Washington

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On the \_\_\_\_ day of \_\_\_\_\_, 2025, the City Council of the City of Edmonds, passed Ordinance No. \_\_\_\_\_. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN INTERIM ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, REZONING SEVERAL PARCELS IN THE NORTH BOWL HUB FROM NCH NEIGHBORHOOD CENTERS AND HUBS MIXED-USE TO LDR-L LOW-DENSITY RESIDENTIAL.

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

DATED this \_\_\_\_ day of \_\_\_\_\_, 2025.

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CITY CLERK, SCOTT PASSEY