



**CITY OF EDGEWOOD
COUNCIL STUDY SESSION AGENDA**

Tuesday, June 21, 2022 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA
Meeting Link: <https://us06web.zoom.us/j/81939258095>

1. CALL TO ORDER

Roll Call, Pledge of Allegiance

2. PRESENTATION

A. Mountain View Community Center - Backpack Program

3. COUNCIL BUSINESS

A. Discussion – Edgewood Experience Update

B. Discussion – Equity, Diversity and Inclusion (Trainings, Planning, etc.)

C. Discussion - Development Review

D. Discussion – Ordinance - Fire Code Amendments

E. Discussion – Quarter 1 Financial Statement/Reports

F. Discussion – Topic for August 30th (Town Hall or Open House, etc.)

G. Discussion – EDAB and Planning Commission reappointments

H. Discussion – Ordinance – Impact Fees- School

I. Discussion – Dhaliwal Town Center (TC) Landing Development Agreement

J. Discussion – Ordinance – Title 8, Chapter 8.20 Noise Pollution

K. Discussion – Ordinance – Amending Chapter 8.10 – Fireworks

L. Discussion – Greg Pile Contract

M. Discussion – Insurance Reimbursement Release

N. Discussion – Ordinance – PROST Plan Update

4. OTHER COUNCIL ITEMS

5. ADJOURN

Study Sessions are meetings for Council to review upcoming and pertinent business of the City, no action is taken by the City Council. Study Sessions are open to the public, but public input is reserved for the regular Council meetings



MOUNTAIN VIEW COMMUNITY CENTER

Presentation to Edgewood City Council
June 21st, 2022

AGENDA

- ◆ INTRODUCTIONS
- ◆ ORGANIZATIONAL REVIEW
- ◆ FOCUS ON SUMMER PROGRAMS
- ◆ STRATEGIC PLANNING AND VISION FOR MVCC
- ◆ IMPORTANT 2022 EVENTS
- ◆ THANK YOU's

Organizational Review

- ◆ Mountain View Community Center (MVCC) is a community based non-profit organization which opened its 10,000 square foot facility in November 2008 thanks to the generosity of Mountain View Lutheran Church (MVLC).
- ◆ We share our campus with our founders MVLC and the Edgewood Nourish Food Bank as well as other organizations that utilize other MVLC spaces.
- ◆ Although the center physically resides in the city of Edgewood, we currently serve the cities of Edgewood, Milton, Fife, and occasionally the surrounding communities.
- ◆ Christian faith and service are the heart of who we are and why we exist. However, in our leadership, hiring practices, and program delivery there is no requirement of religious affiliation or faith practice.
- ◆ We aim to create an inclusive community space, framework, and programs that provide care and connection for kids, families, and seniors.

MVCC Board of Directors

Caitlyn Remington, Board Chair, Community Volunteer

Jason Cornell, Secretary, Community Volunteer

Tammy Baldwin, Safety Director, Tucci & Sons Inc.

Jim Bradley, Chief Operations Officer, Multicare Good Samaritan Hospital

Shelly Raetz, President, Form Source Inc.

Dave Shaffer, Deputy, Edgewood Police Department

Tom Som, Director of Field Operations, The Boeing Company, Retired

Emily Thompson, Mt. View Lutheran Council Representative

Tammy Valenta, Health & Wellness Coach, Community Volunteer

Dr. Don Mott, Emeritus Member

Orthopedic Surgeon and Chief Medical Officer, Good Samaritan Hospital, Retired

Council of Advisors

Ken Edmonds, Advisory Board Chair

Educator and Coach, Puyallup School District, Retired

Carlos Camargo

Creative Director & Filmmaker, Creative24

Denise Christofferson

Real Estate Professional, Keller Williams

Dave Coleman

Governance & Management Consultant, BoardTrek Nonprofit Consulting

Mayor Daryl Eidinger

Mayor, City of Edgewood

Sue Jacobsen

Vice President – Columbia Bank Branch Manager Edgewood-Milton, Retired

Bill Korum

Owner, Bill Korum Puyallup Nissan

Dr. Don Mott

Orthopedic Surgeon and Chief Medical Officer, Good Samaritan Hospital, Retired

Mayor Shanna Styron-Sherrell

Mayor, City of Milton

Jon Thieman

Senior VP, Controller and Treasurer, Weyerhaeuser Realty Investors, Retired

Rosanne Tomin

City of Edgewood Council member, Independent Events Planner

Dave Weir

Educator, Puyallup School District, Retired

Andy Wiesenfeld

Member of City of Edgewood Economic Advisory Board

Our Vision

A community in which all experience belonging and wellness

Our Mission

Develop successful kids, hopeful families, and active seniors

Our Values

Respect
Collaboration
Service
Connection
Hope

Our Areas of Focus

SUCCESSFUL KIDS

Providing children the resources they need to thrive



Youth Hunger

Removing barriers to learning by alleviating hunger. Offering supplemental nutrition to students through weekend food packs, family soup kits, and summer feeding programs.



Educational Enrichment

Equipping students with the resources and support they need to succeed in school. Providing supplies and instruction through events and programs.



Service Opportunities

Giving children and youth the chance to volunteer in their community. Opportunities include packing food, serving meals, and fun events.

HOPEFUL FAMILIES

Building community and support between neighbors



Community Building

Creating relational environments where families can connect with each other and with other families. Includes our Seeds of Change Community Dinner and annual family friendly events.



Basic Needs and Support

Providing basic resources for families in need through our Good Neighbor Fund, and partnering with community organizations to direct them to resources.



Holistic Health

Helping families grow by hosting classes to learn skills they need to manage family life and to grow in their passions and gifts through service opportunities.

ACTIVE SENIORS

Promoting wellness through friendship and fitness



Lunch and Nutrition

Sharing stories and laughter with other seniors while enjoying a nutritious lunch. Meals are based on the nutritional needs of seniors.



Fitness and Health

Increasing balance and strength while improving health through free fitness classes. Organizing guest speakers who address whole-person health and valuable resources.



Social Connections

Building friendships and support between seniors in the community over games, activities, and conversation.

Our Impact

2021 was a hopeful year for Mountain View Community Center. We were blessed to reopen the center in the Spring and continue to bring back and host new programming as we feel safe to do so. Below are a few concrete examples of how together, we continued to develop *successful kids, hopeful families*, and *active seniors* this past year:

- ◆ Distributed 4,558 food packs to local students through our PowerPack Program
- ◆ Equipped 1,000 students with backpacks and supplies through four drive-up locations in our community
- ◆ Provided 37 local families financial support and navigation to housing and other basic needs through *The Good Neighbor Program*. 95% of those surveyed reported an increase in at least one sector of self-sufficiency.
- ◆ Offered 186 free senior fitness classes. Since moving back to in-person classes in April 2021, 100% of seniors reported an increase in healthy activity and a decrease of loneliness and isolation.

Successful Kids

- ◆ **Kid PowerPacks-** weekly supplemental food for FME students; serving around 150 students weekly year around
- ◆ **SouperFamilies-** Crockpots and family meal kits to FME ECEAP Program; serving 37 families weekly during school year
- ◆ **Camp Community Explorers:** 2 FREE week-long summer day camps; projecting to serve 100 kids this summer
- ◆ **Back to School :** Annual distributing of backpacks and supplies, hosted at 3 locations: Edgewood, Milton and Fife. Serves around 1,000 students annually
- ◆ **Study Buddies:** Pilot program completed in April 2022 and served 8 students, all showed improvement in sight words and reading comprehension. Planning for a permanent program for the 22-23 school year.
- ◆ **Service Projects:** Many of our most loyal volunteers are youth; packing food, serving meals, and performing for our seniors are how we keep our youth engaged and giving back



Hopeful Families

- ◆ **Good Neighbor Program:** Providing resource navigation and financial assistance to those impacted by covid-19 or other hardships. Since its inception in April 2020, we have supported 87 families with housing support and other basic needs and navigated 225 families to additional resources.
- ◆ **Seeds of Change Community Meals** – Free weekly meal on Thursdays with social and education opportunities. (Coming back Fall/Winter 2022)
- ◆ **Family Connection Events:** Monthly family-friendly social opportunities; activities take place at MVCC
- ◆ **Holiday Hope:** Providing the link and administration between families and sponsors for holiday assistance; in 2021, 45 families were sponsored, with gifts, coats, and food for Christmas
- ◆ **Holiday Bazaar:** Our Holiday Bazaar hosted 20 local vendors in 2021 to sell crafts and gifts. We are looking to host a 2-day event, on a Friday and Saturday, from 9am-4pm.



Active Seniors

- ◆ **S.A.I.L Fitness Classes:** Currently offering four free fitness classes to seniors Monday-Thursday; serving around 40-50 unduplicated seniors weekly
- ◆ **Senior Café–** Senior Café provides a free weekly lunch each Tuesday to any senior 55+. Most weeks this includes a free presentation that will provide vital information or build connection with other entities in our community. We currently serve 50 seniors a week.
- ◆ **Opening Minds Through Art:** 6-week art series for people living with dementia and other cognitive challenges. Lutheran Community Services NW provides the instruction and supplies at no cost.
- ◆ **Krafty Krafters:** Weekly senior crafting group organized by the Milton Senior Society. Craft supplies and instruction are provided at no cost. Average of 15 seniors attending weekly.
- ◆ **Senior Health Checks and Activities:** Weekly health and wellness checks as well as fun and educational activities supporting whole person health and independence. In partnership with the PLU School of Nursing and Green River School of Occupational Therapy.



Community Needs Survey

Completed in Spring 2022 in preparation for Strategic Planning

GENERAL FINDINGS (ALL AGES)

- ◆ Accessibility / Transportation/Outreach with special consideration to historically disadvantaged populations
- ◆ Local opportunities/ events/ classes to connect/ learn/ grow
- ◆ Special focus on need for connection and mental health resources

SOCIAL SERVICES

- ◆ Basic Needs (housing, food, medical and navigation services)
- ◆ Services/ outreach for those experiencing homelessness
- ◆ Education opportunities (health, finances, ESL, parent support)

YOUTH

- ◆ Tutoring/ afterschool programming
- ◆ Job Training/ mentorships
- ◆ Food
- ◆ Affordable/ local childcare

SENIORS/ ELDERS

- ◆ In-home care/ Ageing in Place
- ◆ Caregiver support
- ◆ More variety in programming; social and skill building

2022-2025 Strategic Imperatives

1. **AWARENESS.** Raise awareness of MVCC to the Edgewood, Milton, and Fife communities
2. **VOLUNTEERS.** Multiply MVCC's potential through active growth and development of our volunteer base
3. **SUSTAINABILITY.** Sustain the organization with new partners and donors in ways that meet future needs
4. **GOVERNANCE.** Build the MVCC board and its governance capacity with greater efficiency, meaningful diversity, and community representation
5. **EVALUATION.** Utilize a professional to carry out an evaluation of key programming to determine what are the critical next steps to ensure greater effectiveness
6. **OUTREACH.** Work with community leaders and service/program partners to strengthen programs
7. **ACCESS.** Increase access to MVCC programs
8. **IMPACT.** Enhance MVCC programming, and measure the impact

Important Dates for 2022

- **Kilometers 4 Kids Fun Run**: Saturday, June 18th 10am-Noon @ Mt View Elementary (Still time to register)!
- ***Camp Community Explorers**: July 25th-29th AND August 1st-5th
- ***Back to School Event**: Saturday, August 20th
- **Bound by Hope Breakfast**: Wednesday, October 19th
- **Donor Appreciation Night**: Saturday, November 12th (tentatively)
- **Holiday Bazaar**: Friday & Saturday November 4-5th
- ***Santa's Workshop & Breakfast**: Saturday, December 3rd

* GREAT opportunities to volunteer!

**** We are planning for an in-person Auction in March 2023!****

The background features a series of overlapping, semi-transparent triangles in various shades of blue and green, creating a modern, geometric aesthetic. The triangles are primarily located on the left and right sides of the slide, framing the central text.

THANK YOU!

Stay Connected

- ◆ Caitlyn Remington-Board Chairperson
caitlynr@mtviewcc.org
- ◆ Jessie Holden-Executive Director
jesieh@mtviewcc.org
- ◆ Rachael Gibbons- Programs Manager
rachaelg@mtviewcc.org

- ◆ Kitty Coates-Office Manager
kittyc@mtviewcc.org
- ◆ Melissa Ciccone-Senior Programs Coordinator
melissac@mtviewcc.org
- ◆ Amanda Goetz-Youth Programs Coordinator
amandag@mtviewcc.org



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion – Edgewood Experience Update	Agenda Item #: 3.A
	For Agenda of: 6/21/2022
	Prepared by: Evan Hietpas, Darren Groth
Attachments (list): 1. Edgewood Experience Schedule 2022 overview	
Approval of Materials: Evan Hietpas, Darren Groth Rachel Pitzel 6/16/2022 Dave Gray 6/17/2022 Daryl Eidingen 6/17/2022	Expenditure Required: 2022 Costs (5 students): Each student is paid \$15.90/hour for 108 hours total (18 hrs/week, 6 weeks total) = \$1,717.20 per student. 5 students total = \$8,586 total salary
	In order to provide meaningful compensation for the five participants, an increase to their hourly wage is proposed. In January 2022, the Washington State minimum wage increased from \$13.69 to \$14.49, a 6% increase. Similarly, an hourly wage increase for the Edgewood Experience students is proposed from \$15 to \$15.90, a 6% increase.
	Amount Budgeted: 2021 Costs (5 students): Each student paid \$15/hour. 108 hours total (18 hrs/week, 6 weeks total) = \$1,620 per student. 5 students total = \$8,100 total
	Other costs accounted for include: Laptop and other necessary technological accommodations, student transportation costs, resources for staff presentations (books, media, etc.), special perks to promote unique and memorable experience (one lunch per week, water bottles, t-shirts, etc.).
Timeline: The Edgewood Experience will begin on Tuesday July 12, 2022, and last until Thursday August 18, 2022. The six-week program takes place on Tuesdays, Wednesdays, and Thursdays from 9:00AM-4:00PM.	

Summary Statement:

The Edgewood Experience is an immersive educational program for local high school students. The program was founded in 2021 as a six-week program that takes place in July and August. Five students spend six hours at City Hall three days per week and are compensated for their time as limited-term employees with the City

of Edgewood. In the program, students work with all of staff through a strategic sequence of activities, presentations, and discussions. The students learn about the services that municipalities provide, as well as the job responsibilities of each City staff member, including the Planning Division.

It is well-known that public education and engagement efforts can help reduce barriers to citizen participation in governmental processes and build trust in communities. However, young people are often excluded from these efforts. To address this reality, the Edgewood Experience provides an opportunity for youth to identify improvements, especially on issues such as transparency, accessibility, and equity. Giving students a “behind-the-scenes” look at what it takes to run a City empowers them to be advocates for the importance of local government, and promote public engagement in community decisions. The program was established with seven (7) key goals in mind:

1. Explain the role that local governments serve
2. Empower youth to become active citizens
3. Explore career paths in local government
4. Provide professional and personal development opportunities
5. Reach underrepresented community members
6. Share the unique organizational culture of Edgewood
7. Improve City processes and the Edgewood Experience program

The City has partnered with five (5) high schools for this program. Each school has nominated one (1) student to participate in the program. The partnering schools are listed below:

1. Chief Leschi High School
2. Fife High School
3. Puyallup High School
4. Sumner High School
5. Walker High School

Item History:

May 4, 2021: The development of the Edgewood Experience program was introduced by Associate Planner Evan Hietpas.

August 17, 2021: The five students who participated in the inaugural program presented their experience to City Council.

Recommended Action:

Provide direction on the proposed increase to the participants' compensation.

Fiscal Note/Consideration:

2022 Costs (5 students): Each student is paid \$15.90/hour for 108 hours total (18 hrs/week, 6 weeks total) = \$1,717.20 per student. 5 students total = \$8,586 total salary

Other costs to consider: Laptop and other necessary technological accommodations, student transportation costs, resources for staff presentations (books, media, etc.), special perks to promote unique and memorable

experience (one lunch per week, water bottles, t-shirts, etc.).

Week 1: July 12- July 14

Tuesday- Welcome to Edgewood

Wednesday- Introduction to Local Government

Thursday- Professional and Personal Development Activities

Week 2: July 19-21

Tuesday- Information Technology

Wednesday- Planning Division

Thursday- Planning Division

Week 3: July 26-28

Tuesday- Building Division

Wednesday- Public Works Department

Thursday- Engineering Division

Week 4: August 2-4
Tuesday- Building Division
Wednesday- Code Enforcement
Thursday- Development Review Process

Week 5: August 9-11
Tuesday- Other Government Functions (Council, Boards, Committees)
Wednesday- Administration and Finance Department
Thursday- Reflection and Revisit Topics

Week 6: August 16-18
Tuesday- Police Department
Wednesday- Police Department and Emergency Management
Thursday- Reflection and Revisit Topics



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion – Equity, Diversity and Inclusion (Trainings, Planning, etc.)	Agenda Item #: 3.B
	For Agenda of: 6/21/2022
	Prepared by: Daryl Eiding
Attachments (list):	
Approval of Materials: Daryl Eiding Rachel Pitzel 6/15/2022 Dave Gray 6/16/2022 Daryl Eiding 6/16/2022	Expenditure Required: Amount Budgeted: Timeline: Topic to be added to all future Study Sessions (see item history below)

Summary Statement:

The City Council is committed to creating a stronger and more inclusive community and believe that equity, diversity and inclusion are essential for our present and our future.

Item History:

Councilmember Tomy will provide an update on the subcommittee’s June meeting and planning steps in partnership with BeCulture.

Councilmember West will host a discussion on the following video: <https://youtu.be/KJytqA2ZZO4>

Please come to the next study session ready to share your feelings and insights:

Here are some considerations:

- Equal access to public facilities and services, housing and transportation needs and concerns?
While ADA sets the bare minimum, it doesn’t mean it covers the last mile for each community.
- For Edgewood to be fully inclusive and accessible, perhaps we should be thinking bigger and beyond.
Are there people in our community who still don’t have access?
- Some thoughts inspired by this video:
 - Curb ramps, Audible Pedestrian Crossing, Building ramps, providing access to government services vs bringing government services to the immobile populations (elderly and ADA)
 - Have we applied a “ personal view” to each scenario?

The council has asked that this topic be discussed at all study sessions for the foreseeable future. As such, this has been a reoccurring agenda item since September of 2020.

Recommended Action:

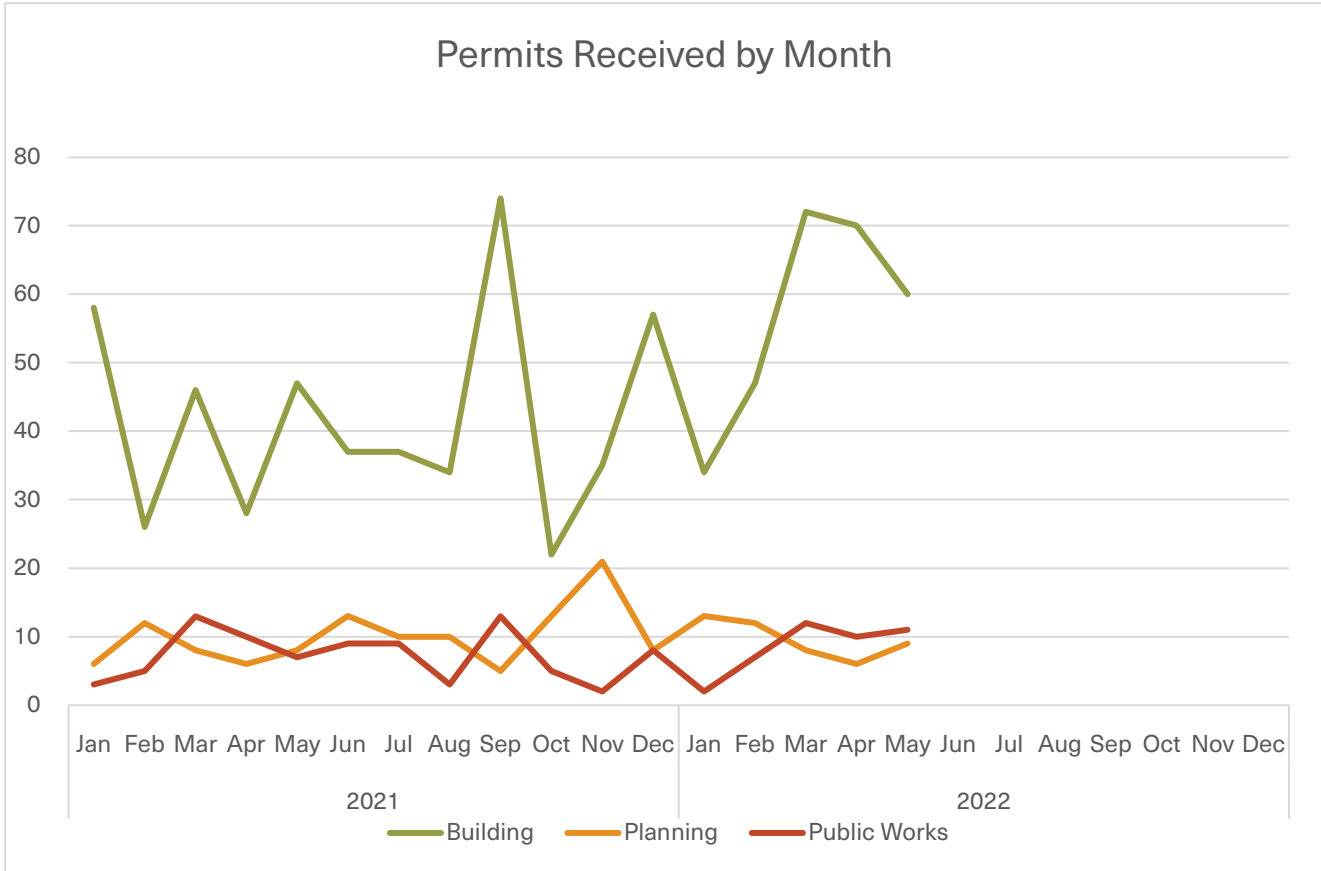
N/A

Fiscal Note/Consideration:

N/A

May 2022

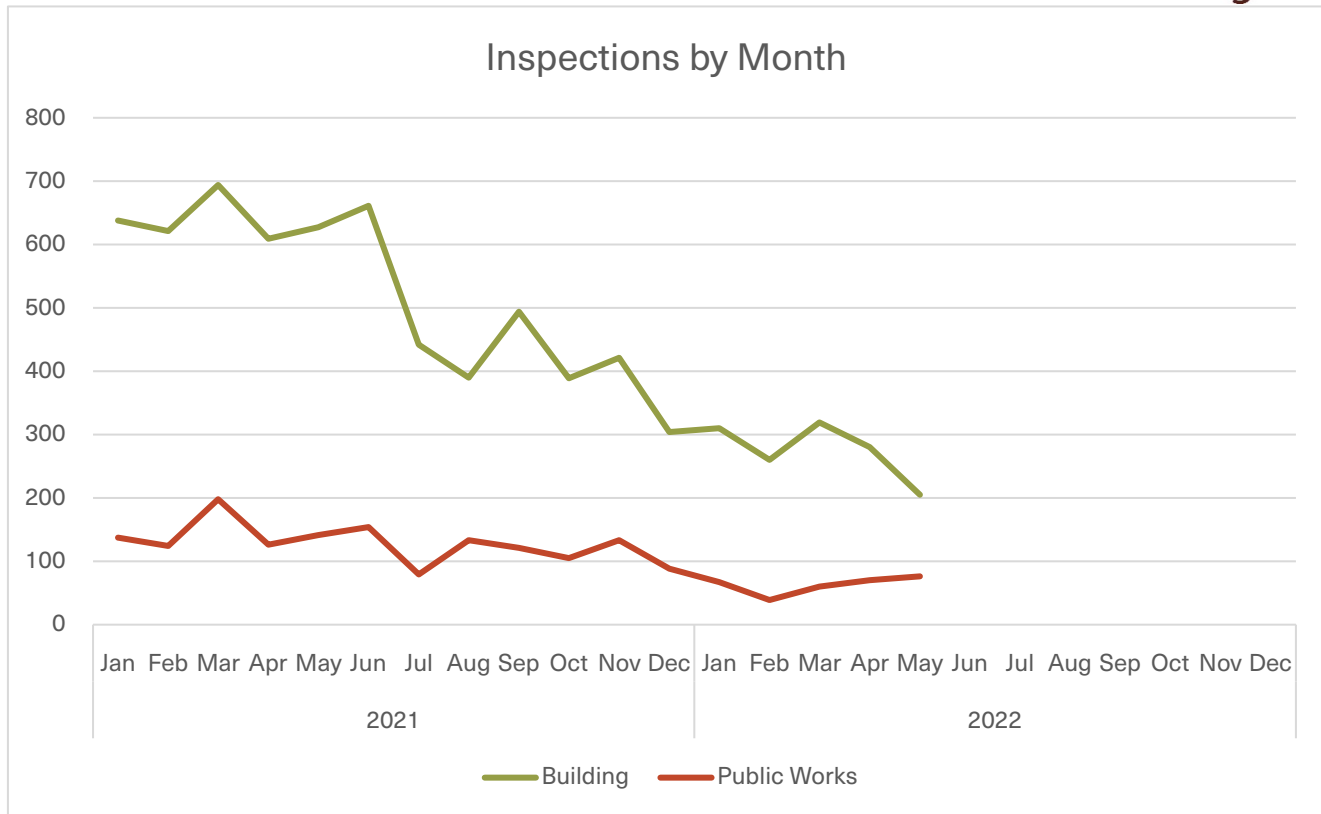
Monthly Development Report



Permits	Building		Planning		Public Works	
	Received	Issued	Received	Issued	Received	Issued
May 2022	60	36	9	1	11	5
May 2021	47	32	8	8	7	7
Average 2022	57	29	10	4	8	6
Average 2021	41	43	8	7	8	7
YTD 2022	283	143	48	18	42	31
YTD 2021	205	214	40	35	38	35
	Building		Planning		Public Works	
	Month	Received	Month	Received	Month	Received
Highest Month 2022	Mar	72	Jan	13	Mar	12
Highest Month 2021	Sep	74	Nov	21	Mar	13

May 2022

Monthly Development Report



<i>Inspections</i>	Building		Public Works	
May 2022	205		76	
May 2021	627		141	
Average 2022	275		62	
Average 2021	524		128	
YTD 2022	1374		312	
YTD 2021	3189		726	
	Building		Public Works	
	Month	Insp.	Month	Insp.
Highest Month 2022	Mar	319	May	76
Highest Month 2021	Mar	694	Mar	198

Pending Projects - Planning and Engineering Permits

38 Permits

Exported: 06/01/2022

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
BLA								
21-1646	MICKELSON BLA	2804 90TH AVE E	420093089	PLANNING	BLA	WAITING ON REVISIONS	12/30/2021	05/20/2022
22-1128	DHALIWAL TC LANDING BOUNDARY LINE ADJUSTMENT	1914 MERIDIAN AVE E	420091134	PLANNING	BLA	UNDER REVIEW	03/22/2022	05/27/2022
CLEAR AND GRADE								
21-1298	PROLOGIS PARK PHASE I CLEAR AND GRADE	3926 90TH AVE E	420163076	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	06/29/2021	02/08/2022
22-1101	DEROSS CLEAR AND GRADE	1105 108TH AVE E	420037014	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	03/24/2022	03/30/2022
22-1262	10811 8TH S E LLC CLEAR AND GRADE	10811 8TH ST E	6023170010	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	05/11/2022	05/17/2022
22-1301	Stump removal, post tree clearing	11122 45TH ST E	420158073	ENGINEERING	CLEAR AND GRADE	APPLICATION	05/31/2022	05/31/2022
CODE UPDATES AND CHANGES								
21-1574	ENVIRONMENTAL NOISE ORDINANCE	2224 104th Ave E		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	11/30/2021	02/18/2022
22-1064	TOWN CENTER SUBAREA PLAN	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	02/09/2022	04/26/2022
22-0010	IMPACT FEE EXEMPTIONS CODE UPDATE (LOW-INCOME HOUSING)	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	03/28/2022	05/31/2022
22-0020	PARKS RECREATION OPEN SPACE AND TRAILS (PROST) PLAN UPDATE	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	04/20/2022	05/31/2022
22-0030	FIREWORKS REGULATIONS CODE AMENDMENT	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	04/26/2022	04/26/2022
22-0040	2021 CITY INITIATED COMPREHENSIVE PLAN AMENDMENT	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	04/26/2022	05/16/2022
CONDITIONAL USE PERMIT (CUP)								
21-1275	VIEW POINTE RV CUP	10315 12TH STREET CT E	420037059	PLANNING	CONDITIONAL USE PERMIT (CUP)	UNDER REVIEW	06/15/2021	05/31/2022
DESIGN STAND REVIEW								
20-1348	DHALIWAL TC LANDING DESIGN STANDARDS REVIEW	1914 MERIDIAN AV E	420091134	PLANNING	DESIGN STAND REVIEW	UNDER REVIEW	07/13/2020	05/31/2022
POST REVISION - ENG								
19-1413	WOLF POINTE SITE DEVELOPMENT PR1	9810 36TH ST E	420165030	ENGINEERING	POST REVISION - ENG	WAITING ON REVISIONS	03/10/2022	05/26/2022
PRE APP								
22-1247	SPRAGUE SHORT PLAT PRE-APPLICATION	1104 122ND AVE E	420023073	PLANNING	PRE APP	UNDER REVIEW	05/06/2022	05/31/2022
22-1269	2513 MERIDIAN APTS PRE-APPLICATION	XXX MERIDIAN AVE E	420103027	PLANNING	PRE APP	UNDER REVIEW	05/13/2022	05/26/2022
22-1271	HK REZONE PRE-APPLICATION	XXX WEST VALLEY HWY E	4495400962	PLANNING	PRE APP	REVIEW/PENDING PAYMENT	05/16/2022	05/23/2022
SHORT PLAT - FINAL								
21-1613	TEBALDI SHORT PLAT FINAL PLAT	4625 126TH AVE E	6755000240	PLANNING	SHORT PLAT - FINAL	WAITING ON REVISIONS	01/10/2022	05/31/2022
SITE DEVELOPMENT								
19-1401	BEREZNYOV SHORT PLAT SITE DEVELOPMENT	8904 20TH ST E	420096012	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	08/16/2019	02/22/2022
20-1236	JENNA ACRES SHORT PLAT SITE DEVELOPMENT	1419 114TH AV E	420034061	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	05/20/2020	05/26/2022

Pending Projects - Planning and Engineering Permits

38 Permits

Exported: 06/01/2022

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
20-1624	DHALIWAL TC LANDING SITE DEVELOPMENT	1914 MERIDIAN AV E	420091134	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	11/30/2020	10/18/2021
20-1657	MICKELSON SUBDIVISION SITE DEVELOPMENT	2804 90TH AV E	420093089	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	12/22/2020	03/12/2021
21-1430	WINDMILL PARK TOWNHOMES SITE DEVELOPMENT	3117 MERIDIAN AVE E	420103072	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	09/24/2021	01/13/2022
22-1218	TAPPS APARTMENT SITE DEVELOPMENT	XXX 29TH ST E	3625000372	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	04/22/2022	05/26/2022
SITE PLAN DESIGN REVIEW								
21-1031	PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	420163076	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	01/22/2021	05/26/2022
21-1348	TAPPS APARTMENTS SITE PLAN REVIEW	XXX 29TH ST E	3625000372	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	07/29/2021	05/19/2022
22-1042	1315 MERIDIAN ACCESSIBLE ROUTE REVISION SITE PLAN REVIEW	1315 TO 1327 MERIDIAN AVE E	7420000013	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	01/31/2022	05/17/2022
22-1169	ACORN BREWING EXPANSION SITE PLAN REVIEW	2105 MERIDIAN AVE E	420102110	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	03/31/2022	05/26/2022
22-1206	PINCAS TREE REMOVAL SITE PLAN REVIEW	2820 112TH AVE E	420104075	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	04/26/2022	05/31/2022
SUBDIVISION - FINAL								
22-1017	BARTH ESTATES SUBDIVISION FINAL PLAT	3624 96TH AVE E	420161087	PLANNING	SUBDIVISION - FINAL	WAITING ON REVISIONS	01/20/2022	05/31/2022
SUBDIVISION - PRELIMINARY PLAT								
21-1282	WINDMILL PARK TOWNHOMES SUBDIVISION PRELIMINARY PLAT	3117 MERIDIAN AVE E	420103072	PLANNING	SUBDIVISION - PRELIMINARY PLAT	WAITING ON REVISIONS	06/17/2021	05/18/2022
22-1026	ESTATES ON CALDWELL PLAT ALTERATION (21-1051)	4433 128TH AVE E	6027710020	PLANNING	SUBDIVISION - PRELIMINARY PLAT	WAITING ON REVISIONS	01/25/2022	05/24/2022
SURFACE WATER								
21-1328	MANZA SIMPLE PAVING PERMIT	1019 114TH AVE E	420038030	ENGINEERING	SURFACE WATER	WAITING ON REVISIONS	07/19/2021	12/27/2021
22-1144	SMITH SHORT PLAT SITE DEVELOPMENT	2506 117TH AVE E	420108013	ENGINEERING	SURFACE WATER	UNDER REVIEW	03/21/2022	05/13/2022
TUP								
22-1181	BARTH ESTATES LOT 2 SALES OFFICE TUP	3624 96TH AVE E	420161087	PLANNING	TUP	WAITING ON REVISIONS	04/07/2022	05/25/2022
22-1266	TNT FIREWORKS TUP	715 THRU 729 MERIDIAN AVE E	420032115	PLANNING	TUP	UNDER REVIEW	05/12/2022	06/01/2022
22-1289	FIREFLY FIREWORKS TUP	909 MERIDIAN AVE E	420033077	PLANNING	TUP	UNDER REVIEW	05/19/2022	06/01/2022

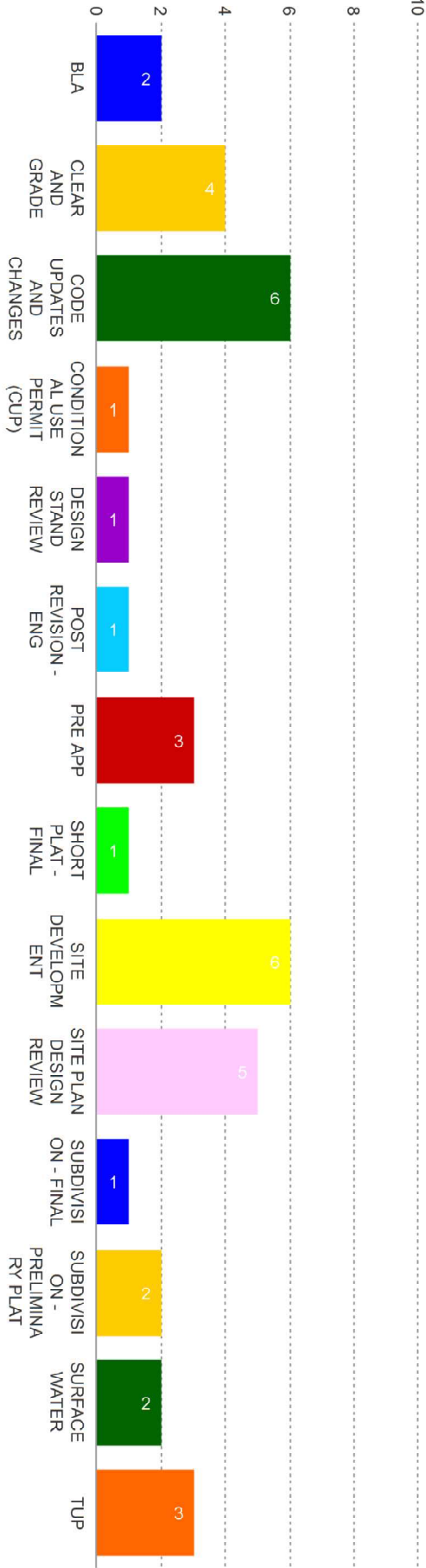
Pending Projects - Planning and Engineering Permits

38 Permits

Exported: 06/01/2022

Permit # Project Site Address Parcel Department Type Status Submitted Last Activity

Permits by Type



Plat Construction Tracking Report- May 2022

Preliminary Plat						Site Development	Final Plat		Buildout		
Submitted		Project	Address	Total Lots	Status	Approved	Status	Status	Lots Recorded	Completed Homes #	Completion Date
2021	1	WINDMILL PARK TOWNHOMES	3117 MERIDIAN AVE E	45	APPLICATION		APPLICATION				
	2	BREYER SHORT PLAT	2114 95TH AVCT E	5	APPROVED	9/20/2021					
2020	2	HUNTINGTON SHORT PLAT	9605 18TH STCT E	3	APPROVED	2/8/2021	FINALED	APPROVED	3	1	33%
	3	TEBALDI SHORT PLAT	4625 126TH AV E	2	APPROVED	11/12/2020	N/A	APPLICATION			
	4	PADEN SHORT PLAT	1302 114TH ST E	2	APPROVED	2/1/2021					
	4	HARRISON SHORT PLAT	12121 42ND ST E	2	APPROVED	2/1/2021	FINALED	APPROVED	2	1	50%
	5	PHILLIPS RIDGE SUBDIVISION	XXX 86TH AVCT E	14	APPROVED	12/29/2020	ISSUED	APPROVED	14		
	5	DODDS SHORT PLAT	4902 EDGEWOOD DR E	2	APPROVED	9/3/2020	N/A	APPROVED	2	1	50%
	6	SMITH SHORT PLAT	2506 117TH AV E	2	APPROVED	10/5/2021	ISSUED				
2019	6	BJERK SHORT PLAT	9815 31ST ST E	2	APPROVED	1/14/2020	N/A	APPROVED	2	1	50%
	7	ESTATES ON CALDWELL SUBDIVISION	XXX CALDWELL RD E	6	APPROVED	5/5/2020	FINALED	APPROVED	6		
	7	JENNA ACRES SHORT PLAT	1419 114TH AV E	4	APPROVED	9/14/2020	APPLICATION				
	8	SELLERS SHORT PLAT	11215 13TH ST E	2	APPROVED	9/27/2019					
	8	WAGNER SHORT PLAT	11226 18TH ST E	3	APPROVED	10/23/2019	ISSUED	APPROVED	3	3	33%
	9	RAMSAUR SHORT PLAT	9505 24TH ST E	4	APPROVED	6/21/2019	N/A	APPROVED	4	1	25%
	10	BECKER SHORT PLAT	4122 CALDWELL RD E	2	APPROVED	7/1/2019	ISSUED	APPROVED	2	1	50%
2018	10	BARTH SUBDIVISION	XXX 96TH AV E	37	APPROVED	6/4/2020	ISSUED	APPLICATION		0	
	11	T GARRETT SHORT PLAT	10412 36TH ST E	2	APPROVED	3/1/2019	FINALED	APPROVED	2	1	50%
	12	GRUBB SHORT PLAT	12325 48TH ST E	3	APPROVED	12/29/2020					
	12	HEART & SOUL SHORT PLAT	9725 18TH STCT E	4	APPROVED	12/26/2018	FINALED	APPROVED	4	3	75%
	13	CHUMAKIN SHORT PLAT	2005 112TH AV E	4	APPROVED	6/22/2018	FINALED	APPROVED	4	1	25%
	14	BEREZNYOV SHORT PLAT	8904 20TH ST E	4	APPROVED	1/10/2019	APPLICATION				
	14	ABEL SHORT PLAT	12321 16TH ST E	6	APPROVED	9/13/2018	ISSUED	APPROVED	6	2	33%
2017	15	CIRILIUM (RESERVE AT HILLCREST) SUBDIVISION	12311 31ST ST E	18	APPROVED	8/15/2018	FINALED	APPROVED	18	13	72%
	16	WOLF POINT SUBDIVISION	XXX MERIDIAN AV E	56	APPROVED	3/20/2019	ISSUED				
	17	GAGNON SHORT PLAT	2620 110TH AV E	2	APPROVED	11/17/2017	FINALED	APPROVED	2	1	50%
2016	17	VOLENTE SUBDIVISION	8626 33RD ST E	15	APPROVED	6/6/2017	ISSUED	APPROVED	15	0	
	18	DOMUS TOWNHOMES PRD (THE WOODLANDS)	10525 11TH ST E	55	APPROVED	1/11/2017	FINALED	APPROVED	55	17	31%
	18	EDGEWOOD VIEW ESTATES SUBDIVISION PHASE 2	8224 20TH ST E	67	APPROVED	12/14/2017	FINALED	APPROVED	67	63	94%
	20	GERVAIS SHORT PLAT	1607 112TH AVE E	3	APPROVED	12/22/2016	ISSUED	APPROVED	3	1	33%
	21	NORTHWOOD ESTATES WEST SUBDIVISION- PHASE 2	9623 24TH ST E	41	APPROVED	10/24/2017	ISSUED				
	22	PASCOLO ESTATES SUBDIVISION	2806 117TH AVE CT E	19	APPROVED	3/21/2017	FINALED	APPROVED	19	5	26%
	22	EDGEWOOD TERRACE SUBDIVISION	2907 122ND AVE E	28	APPROVED	7/5/2017					
2015	23	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT E	38	APPROVED	12/15/2016	FINALED	APPROVED	38	29	76%
	24	CALIBER SHORT PLAT	3312 106TH AVE E	6	APPROVED	9/8/2016	FINALED	APPROVED	6	5	83%
	26	EDGEWOOD ESTATES SUBDIVISION	12220 12TH ST E	14	APPROVED	9/29/2016	ISSUED	APPROVED	14	1	7%
	27	VIEW POINTE SUBDIVISION	10413 13TH ST E	44	APPROVED	4/29/2016	FINALED	APPROVED	44	43	98%
	28	CURRAN ESTATES SUBDIVISION	412 114TH AVE E	9	APPROVED	12/30/2015	FINALED	APPROVED	9	3	33%
2014	30	LISITSYN SHORT PLAT	11120 COUNTY LINE RD E	6	APPROVED	7/15/2014	FINALED	APPROVED	6	3	50%
2013	30	WESTRIDGE SUBDIVISION	FREEMAN RD	290	APPROVED	9/4/2014	FINALED	APPROVED	284	279	98%



**City Of Edgewood
Council Agenda Summary Sheet**

Subject: Discussion – Ordinance - Fire Code Amendments	Agenda Item #: 3.D
	For Agenda of: 6/21/2022
	Prepared by: James Tumelson
Attachments (list): 1. ORD - IFC updates draft 2. EMC IFC Amendments (Exhibit A)	
Approval of Materials: James Tumelson Rachel Pitzel 6/16/2022 Dave Gray 6/17/2022 Daryl Eidinger 6/17/2022	Expenditure Required:
	Amount Budgeted:
	Timeline: 06/28/2022

Summary Statement:

As discussed with council on February 15th & May 3rd, the sections on the fire code in Edgewood Municipal Code has been relatively untouched for many years. City staff has worked to coordinate and update the Fire Code as amended/adopted by the Edgewood Municipal Code and bring them into alignment within our state and the model codes. Additionally, extensive efforts were made to ensure continuity of code throughout multiple jurisdictions.

Item History:

2/15/2022 SS
5/3/2022 SS
6/21/2022 SS

Recommended Action:

Hold a discussion and adopt the necessary changes to the EMC.

Fiscal Note/Consideration:

ORDINANCE NO. 22-xxxx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, AMENDING CHAPTER 15.05 OF THE EDGEWOOD MUNICIPAL CODE (“EMC”) RELATED TO THE INTERNATIONAL FIRE CODE; REPEALING EMC SECTION 8.10.010; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on _____, 2021, the City Council passed Ordinance _____, adopting state building, residential, mechanical, fire, plumbing and related uniform codes as required by RCW 19.27.031; and

WHEREAS, additional amendments to the International Fire Code are necessary to clarify certain requirements and for consistency with the model code; and

WHEREAS, the City Council considered this ordinance during its study session held on June 21, 2022; and

WHEREAS, the City Council adopted this ordinance during its regular City Council meeting of June 28, 2022;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Chapter 15.05 EMC (Building Construction Codes), Amended. Chapter 15.05 of the Edgewood Municipal Code entitled, “Building Construction Codes,” is hereby amended as set forth in as Exhibit A, attached hereto and by this reference fully incorporated herein.

Section 2. EMC Section 8.10.010, Repealed. Section 8.10.010 of the Edgewood Municipal Code is hereby repealed in its entirety.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City and shall take effect and be in full force on February 1, 2021, as provided by law. The full text of this Ordinance shall be mailed without charge, upon request.

PASSED BY THE CITY COUNCIL ON THE 28TH DAY OF JUNE 2022

Mayor Daryl Eidinger

ATTEST/AUTHENTICATED:

Rachel Pitzel, CMC
City Clerk

APPROVED AS TO FORM:

City Attorney, Ann Marie J. Soto

Date of Publication:

Effective Date:

DRAFT

Title 15

BUILDINGS AND CONSTRUCTION

Chapters:

- 15.05 Building Construction Codes**
- 15.07 Building Code Enforcement**
- 15.10 *Repealed***

Chapter 15.05

BUILDING CONSTRUCTION CODES*

Sections:

- 15.05.010 Purpose.
- 15.05.020 Definitions.
- 15.05.025 Fees.
- 15.05.030 Copies of codes on file.
- 15.05.040 National Electrical Code.
- 15.05.050 Building code.
- 15.05.060 Residential building code – Adopted – Amendments.
- 15.05.080 Plumbing code.
- 15.05.090 Mechanical code.
- 15.05.100 International Property Maintenance Code.
- 15.05.110 International Fire Code.

*Prior legislation: Ord. 99-127.

15.05.010 Purpose.

The purpose of this chapter is to provide for and promote the health, safety, and welfare of the general public, and not to create or to otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this chapter. (Ord. 21-601 § 1 (Exh. A); Ord. 16-478 § 1 (Exh. A); Ord. 10-343 § 1 (Exh. A); Ord. 07-289 § 1; Ord. 04-224 § 1).

15.05.020 Definitions.

Whenever reference is made to local authority, codes, jurisdiction, and similar concepts, within the codes adopted by reference in this chapter, interpretations rendered by such reference shall apply to the city jurisdiction and authority. Whenever the following words appear in the codes adopted by reference in this chapter, they are to be interpreted as follows:

- A. “Administrative authority” as “building official”;
- B. “Building official” and “code official” as “mayor or designee”;
- C. “Chief,” or “fire chief” ~~or “fire marshal”~~ for the purpose of Section 104.11 of the International Fire Code means the fire chief of East Pierce Fire and Rescue, and for all other purposes in the codes, the “fire code official”;

15.05.110 International Fire Code.

A. Fire Code Adopted. The International Fire Code (IFC) and Standards, issued by the International Code Council, 2018 Edition, together with amendments and/or additions thereto, is adopted by reference. Appendix B (Fire Flow Requirements for Buildings), Appendix C (Fire Hydrant Locations and Distribution), and Appendix D (Fire Apparatus Access Roads) are hereby adopted in their entirety. The 2018 Edition of the International Fire Code is amended to include the following new and amended provisions. In the event of any conflict between any provision of the IFC and this section, the provisions of this section shall apply. New sections or subsections shall be deemed deleted from the IFC and the amended provisions inserted in their place in accordance with the direction of this section.

B. International Fire Code Defined. The term “International Fire Code” and “IFC” shall refer to the adoption by reference in this chapter.

C. Amendments.

Section 101.1 Title.

These regulations shall be known as the Fire Code of the City of Edgewood, hereinafter referred to as “this code.”

1. Wherever the word “jurisdiction” is used in the International Fire Code, it means the City of Edgewood.
2. Wherever the term “corporate counsel” is used in the International Fire Code, it means the attorney for the city.
3. “Fire Department” means East Pierce Fire & Rescue.
4. “Fire Chief”, for the purpose of Section 104.11 means the fire chief of East Pierce Fire & Rescue. For all other purposes in the code, “fire chief” means the fire code official.
5. Whenever the term “livable space” is used in this chapter, it shall have the same definition as the term “conditioned space” as defined in the International Building Code.

Section 102.13 Additions, alterations or repairs.

Additions, alterations or repairs to any structure shall conform to that required for a new structure without requiring the existing structure to comply with all the requirements of this code except that a 50% or greater ~~change~~ additions, alterations or repairs to an existing floor area shall meet the provisions of this code and shall apply to existing and proposed additional square footage in their entirety.

~~Section 103.1 General.~~

~~The department of fire prevention, also known as the Fire Marshal Office, is established within the jurisdiction under the direction of the fire code official. The function of the department shall be the implementation, administration and enforcement of the provisions of this code.~~

Section 105.1.1. Permits required.

Permits required by this code shall be obtained through the City of Edgewood. ~~on behalf of East Pierce Fire & Rescue.~~ Permit fees, ~~if any~~ shall be paid prior to issuance of the permit and shall be consistent with the City of Edgewood adopted fee schedule. Plan review fees shall be paid at the time of submitting the submittal documents for plan review. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official and the building code official.

Section 105.4.1 Submittals.

~~Submittals shall be made to the City of Edgewood on behalf of East Pierce Fire & Rescue. Construction documents shall be submitted in one or more sets and in such form and detail as required by the fire code official. More specifically, for fire alarm systems three sets are required and for automatic sprinkler systems four sets are required. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed and have licenses and credentials as required by the state of Washington. All companies installing fire protection systems within the City of Edgewood shall have a City of Edgewood business license.~~

Construction documents and supporting data shall be submitted to the City of Edgewood with each application for a permit and in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed and have licenses and credentials as required by the state of Washington. All companies installing fire

protection systems within the City of Edgewood shall have a City of Edgewood business license.

In addition to the requirements of this section fire alarm equipment shall be installed and maintained by individuals who are in compliance with the Revised Code of Washington 19.28 as approved by the electrical authority having jurisdiction. All companies installing fire alarm systems shall have a state electrical contractor's license.

No building shall be occupied prior to the installation and approval of ~~a required~~ fire alarm/detection and fire suppressions systems as set forth in this chapter.

~~Section 105.7.4~~

~~Fire alarm and detection systems and related equipment.~~

~~A construction permit is required for installation of or modification to fire alarm and detection systems and related equipment. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.~~

~~Exception:~~

~~Household fire warning equipment installed in Group R-3 occupancies.~~

~~108.1~~ 109 Appeals of any final order or decision made by the fire code official relative to the application and interpretation of the IFC, other than enforcement actions, shall follow the procedures set forth in chapter 2.40 EMC. Any such appeal shall be filed with the City Clerk within 10 calendar days of the fire code official's issuance of the final order or decision and shall include the basis for the appeal.

~~109.3~~ 110.4 Violation penalties. Except as otherwise specified, persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under the provisions of this code, shall be guilty of misdemeanor, punishable by a criminal penalty as set forth in EMC Section 1.10.010. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

~~111.1~~ 112.1 Stop Work Order. The fire code official or building code official may issue a stop work order under the circumstances described in chapter 7.10 EMC, and shall follow the procedures in chapter 7.10 EMC for preparation, issuance and service of stop work orders. Appeals of stop work orders shall follow the procedure in chapter 7.10 EMC.

~~111.4~~ 112.4 Failure to Comply. Any person who continues any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the issuance of a civil infraction and enforcement and penalties as set forth in EMC Title 7, Code Enforcement, unless otherwise specified.

Section 202 General Definitions.

FIRE APPARATUS. ~~See Section 502.1.~~ Fire apparatus is a vehicle such as a fire pumper, aerial ladder truck, fire tender, elevated platform, rescue squad, fire ground support vehicle or similar fire-fighting or reserve equipment, including emergency medical response vehicles.

FIRE CODE OFFICIAL. The designated authority charged with the administration of the code, or a duly authorized representative.

Chapter 5 Fire Service Features

~~Section 502.1 Definitions.~~

~~FIRE APPARATUS. Fire apparatus is a vehicle such as a fire pumper, aerial ladder truck, fire tender, elevated platform, rescue squad, fire ground support vehicle or similar fire fighting or reserve equipment, including emergency medical response vehicles.~~

Section 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45,720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception:

The fire code official is authorized to increase the dimensions of 150 feet (45,720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Chapter 9 of the International Fire Code.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies. This exception does not apply to Adult Family Homes.

In addition to the provision of Exception “3” of this section, adult family homes shall be served by fire apparatus access roads as if new construction.

Section 503.2.1 Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet with no parking on either side or 28 feet with parking allowed on one side, except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115 mm).

Exception:

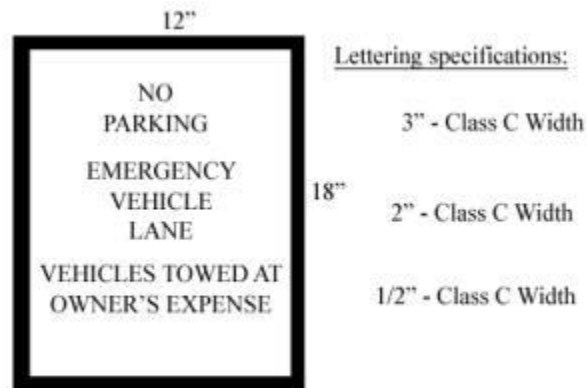
Fire apparatus access roads serving not more than ~~two~~ 2 ~~Group R-3 or Group U occupancies dwellings or gated access roads built exclusively to meet the intent of Section 503.1.2.1 shall may be reduced to~~ have an unobstructed width of not less than 15 feet (4,572mm).

503.2.4 Turning Radius. The required turning radius of a fire apparatus access road shall have a minimum inside turning radius of 30 feet.

~~503.3 Marking. Where required by the Fire Code Official, approved signs or other approved notices shall be provided for fire apparatus roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary for adequate visibility.~~

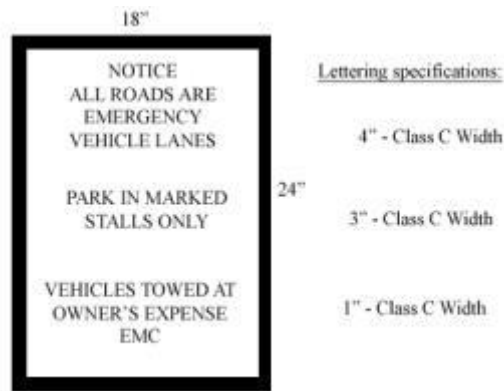
503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

In accordance with the Washington State Highway Commission Sign Fabrication Manual M240-70 HT and the Manual of International Traffic Control Devices issued by the Federal Highway Administration, per illustration:



Entrance Signs: The ~~chief~~ Fire Code Official may allow the use of entrance signs for multi-family dwelling occupancies. When allowed, the signs shall be placed at each entrance to the property. Signs shall be in a clearly conspicuous location and shall clearly state, "Notice, All Roads Are Emergency Vehicle Lanes, and Park in Marked Stalls Only."

Signs shall be mounted so that the top of the sign is not over six feet in elevation, nor lower than four feet in elevation from the curb elevation. When in a straight line of sight, these signs shall be no further than one hundred twenty feet (120') apart. This distance may be reduced when curves, corners, or other adverse sighting conditions restrict the line of sight.



503.4.2 Towing notification. At each entrance to property where fire lanes have been designated, signs shall be posted in a clearly conspicuous location and shall clearly state that vehicles parked in fire lanes may be impounded, and include the name, telephone number, and address of the towing firm where the vehicle may be redeemed.

Section 503.6 Security gates. The installation of security gates shall comply with Appendix D and any policies set forth by the Fire Code Official.

~~The installation of security gates across a fire apparatus access road shall be approved by the Fire Chief. Where security gates are installed, they shall meet the following requirements:~~

~~1. Locked gates shall have an approved key box or key override system installed.~~

~~2. Gates serving 10 or more dwelling units shall have an Opticom activation system with a Knox key override or an equivalent and compatible system approved by the Fire Chief.~~

~~3. All electrically activated gates shall have default capabilities to the unlock position.~~

~~4. The minimum clearance width of a gate shall be compatible with the required width of the fire apparatus access road. Gate posts, keypads and other gate appurtenances shall be located in such a manner that they will not obstruct or restrict the ingress and egress of emergency vehicles.~~

~~5. A vehicular turn around sufficient to allow a car to maneuver must be provided in front of the gate.~~

~~6. Gates shall not be permitted over private roads that provide access to existing or proposed public facilities.~~

~~7. The security gate and the emergency operation shall be maintained operational at all times.~~

All residential developments with greater than 10 dwelling units, commercial, or industrial developments which are to be constructed with their access points containing gates shall be constructed in a manner which includes the installation of an emergency vehicle preemption system to open all such gates to allow for immediate entry of emergency vehicles into the development. The design and final installation of the system must be approved by the City of Edgewood. Further, such system must be maintained in proper working order by the owners of the development or the proper homeowners or business owners association, whichever shall be the case.

Section 503.7 Enforcement.

Enforcement of Section 503.4 of the International Fire Code shall be the responsibility of the city police department which shall have the authority to impound or otherwise cause such obstruction to be removed, and said remedies shall be in addition to the criminal penalties provided by the Edgewood Municipal Code.

505.1 Premises identification. ~~New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch. In addition, new and existing buildings located 100' or more from the street right of way shall have the same 6-inch address dimension on the building and at the street. {The following is added to 505.1} Structures shall comply with the premises identification sizing found herein.~~

1. Multi-Family Residential, Commercial, or Small Business:

Amount of Setback	Number/Letter Size
50 Feet or less	6 inches
51 Feet to 100 Feet	12 inches
100 Feet or more	18 inches
Individual Apartment Units	4 inches

2. Large Commercial or Industrial Complexes:

Amount of Setback	Number/Letter Size
-------------------	--------------------

50 Feet or less	12 inches
51 Feet to 100 Feet	18 inches
100 Feet or more	24 inches

~~Section 507.5.1 Where required.~~

~~Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.~~

~~Exception:~~

~~For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m). Adult family homes shall be provided with fire flow as if new construction for a Group R-3 occupancy.~~

~~Section 507.5.7 Fire hydrant locations and distribution.~~

~~Public and private fire hydrants shall be provided as required in Sections 508.5.7.1 through 508.5.7.9. Fire hydrants shall be placed in locations approved by the code official and along fire apparatus access roads and adjacent public streets.~~

~~Section 507.5.7.1 Spacing on public and private roads. Fire hydrants shall be placed on public and private roads every 500 feet when serving all occupancies other than Group Use R-3 and U. For Group Use R-3 and U occupancies fire hydrants shall be placed every 600 feet.~~

~~507.5.7.2 Fire department connections.~~

~~A fire hydrant shall be located within 50 feet of a fire department connection.~~

~~507.5.7.3 On-site hydrants.~~

~~Buildings or structures required to have on-site fire hydrants shall have them spaced an average of 330 feet throughout the site and shall be accessible from fire access roads or lanes. Fire hydrants shall be located a safe distance from the building they are to serve. Locations shall be approved by the fire marshal prior to installation.~~

~~Exception:~~

~~Group R-3 and Group U occupancies.~~

~~507.5.7.4 Hydrants on principal roads.~~

~~In no case shall hydrants which are located across any roadway designated as an arterial by the Department of Public Works be considered available.~~

~~507.5.7.5 Existing fire hydrants.~~

~~Existing fire hydrants on public streets are allowed to be considered as available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads.~~

~~507.5.7.6 Approved type.~~

~~All new hydrants and replaced hydrants shall be provided with a 5-inch Storz fitting. Two-port village hydrants will not be accepted as an approved type.~~

~~Section 903—Automatic Sprinkler Systems~~

~~903.1 General.~~

~~Automatic sprinkler systems shall comply with this section.~~

~~For structures with unknown tenants, the sprinkler density of .39 per 5,600 square feet shall be used for design purposes where required by the Fire Chief.~~

~~903.1.1 Alternative Protection.~~

~~Alternative automatic fire extinguishing systems complying with Section 904 shall be permitted in lieu of automatic sprinkler protection where recognized by the applicable standard and approved by the fire code official.~~

903.2 Where Required.

903.2 Where required. Delete the exception.

903.2.a Automatic sprinkler systems required.

1. All newly constructed buildings with a gross square footage of 5,000 square feet or greater, regardless of type or use, as well as zero lot line townhouses with an aggregate area of 5,000 square feet or greater, must be sprinklered.

2. Additions to existing buildings that are 50 percent or more of the assessed building valuation, which is based off of current information from the Pierce County Assessor's office, and would result in a gross floor area of 5,000 square feet or greater must be retrofitted with an automatic sprinkler system. Subject to the approval of the fire code official, a phasing plan of up to five years is permitted.

3. Floor Area, Gross. For the purpose of this section, "gross floor area" shall be defined as the floor area whether above or below grade within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts, attics, crawl spaces and courts, and without deduction for corridors, stairways, closets, the thickness of the interior walls, columns or other features. The gross floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

4. For the purposes of this section, fire barriers, walls or partitions of any type do not constitute separate buildings.

~~Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section.~~

~~All buildings hereinafter constructed or enlarged as defined by the International Fire Code, 2018 edition, shall be equipped with a fully automatic sprinkler system designed, installed, maintained and tested per NFPA 13, 13D, 13R, or 25, the edition currently adopted by the city, where the gross floor area or occupant load exceeds those listed below, or the building is 35 feet in height or three or more stories.~~

~~Buildings protected by a fire sprinkler system. Canopies 4 feet or more in width shall be protected by a fire sprinkler system.~~

~~For the purpose of this chapter, gross floor area shall be as defined in Chapter 2 of the International Building Code, 2018 edition.~~

~~903.2.1 Group A.~~

~~An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group occupancies as provided in this section. For Group A 1, A 2, A 3 and A 4 occupancies, the automatic sprinkler system shall be provided throughout the gross floor area where the Group A 1, A 2, A 3 or A 4 occupancy is located, and in all floors between the Group occupancy and the level of exit discharge. For Group A 5 occupancies, the automatic sprinkler system shall be provided in the spaces indicated in Section 903.2.1.5.~~

903.2.1.1 Group A-1.

An automatic sprinkler system shall be provided for Group A-1 occupancies where one of the following conditions exists:

1. The gross floor area exceeds 5,000 square feet;
2. The gross floor area has an occupant load of 100 or more;
3. The gross floor area is located on a floor other than the level of exit discharge; or
4. The gross floor area contains a multi-theater complex.

903.2.1.2 Group A-2.

An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:

1. The gross floor area exceeds 5,000 square feet;
2. The gross floor area has an occupant load of 100 or more; or
3. The gross floor area is located on a floor other than the level of exit discharge.

903.2.1.3 Group A-3.

An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

1. The gross floor area exceeds 5,000 square feet;
2. The gross floor area has an occupant load of 100 or more; or
3. The gross floor area is located on a floor other than the level of exit discharge.

~~Exception: Areas used exclusively as participant sports areas where the main floor area is located at the same level as the level of exit discharge of the main entrance and exit.~~

903.2.1.4 Group A-4.

An automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exists:

1. The gross floor area exceeds 5,000 square feet;
2. The gross floor area has an occupant load of 100 or more; or

3. The gross floor area is located on a floor other than the level of exit discharge.

~~Exception: Areas used exclusively as participant sports areas where the main floor area is located at the same level as the level of exit discharge of the main entrance and exit.~~

~~903.2.1.5 Group A-5:~~

~~An automatic sprinkler system shall be provided in concession stands, retail areas, press-boxes, and other accessory use areas in excess of 1,000 square feet of gross floor area.~~

~~Chapter 2 — Group B:~~

~~Business as described in chapter 2. An automatic sprinkler system shall be provided throughout all buildings with a Group B occupancy where one of the following conditions exists:~~

- ~~1. Where the gross floor area of a Group B occupancy exceeds 5,000 square feet;~~
- ~~2. Where the gross floor area of a Group B occupancy is located more than three stories above grade; or~~
- ~~3. Where the combined gross floor area of all Group B occupancies on all floors, including any mezzanines, exceeds 5,000 square feet.~~

~~903.2.3 Group E:~~

~~An automatic sprinkler system shall be provided for Group E occupancies as follows:~~

- ~~1. Throughout all Group E occupancies where the gross floor area exceeds 5,000 square feet or as required by Washington State amendments.~~

903.2.4 Group F-1.

An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. Where the gross floor area of a Group F-1 occupancy exceeds 5,000 square feet;
2. Where the gross floor area of a Group F-1 occupancy is located more than three stories above grade; or
3. Where the combined gross floor area of all Group F-1 occupancies on all floors, including any mezzanines, exceeds 5,000 square feet.

4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m2).

903.2.4.1 Woodworking Operations.

An automatic sprinkler system shall be provided throughout all Group F-1 occupancies ~~iesy fire-~~ areas that contain woodworking operations in excess of 2,500 square feet in gross floor area which generate finely divided combustible waste or which use finely divided combustible materials.

~~903.2.5 Group H:~~

~~Automatic sprinkler systems shall be provided in high-hazard occupancies as required in Sections 903.2.5.1 through 903.2.5.3.~~

~~903.2.5.1 General.~~

~~An automatic sprinkler system shall be installed in Group H occupancies.~~

~~903.2.5.2 Group H-5 Occupancies.~~

~~An automatic sprinkler system shall be installed throughout buildings containing Group H-5 occupancies. The design of the sprinkler system shall not be less than that required under the International Building Code for the occupancy hazard classifications in accordance with Table 903.2.5.2.~~

~~Where the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.~~

~~TABLE 903.2.5.2~~

~~GROUP H-5 SPRINKLER DESIGN CRITERIA~~

LOCATION	OCCUPANCY HAZARD CLASSIFICATION
Fabrication areas	Ordinary Hazard Group 2
Service corridors	Ordinary Hazard Group 2
Storage rooms without dispensing	Ordinary Hazard Group 2
Storage rooms with dispensing	Extra Hazard Group 2
Corridors	Ordinary Hazard Group 2

~~903.2.5.3 Pyroxylin Plastics.~~

~~An automatic sprinkler system shall be provided in buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds.~~

~~903.2.6 Group I.~~

~~An automatic sprinkler system shall be provided throughout buildings with a Group I fire area.~~

~~Exception: An automatic sprinkler system installed in accordance with Section 903.3.1.2 or 903.2.1.3 shall be allowed in Group I-1 facilities.~~

903.2.7 Group M.

An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. Where the gross floor area of a Group M occupancy exceeds 5,000 square feet;
2. Where the gross floor area of a Group M occupancy is located more than three stories above grade; or
3. Where the combined gross floor area of all Group M occupancies on all floors, including any mezzanines, exceeds 5,000 square feet.

4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m2).

~~903.2.7.1 High Piled Storage.~~

~~An automatic sprinkler system shall be provided as required in Chapter 23 in all buildings of Group M occupancy where storage of merchandise is in high piled or rack storage arrays. Permits may be required.~~

~~903.2.8 Group R.~~

~~An automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a Group R fire area.~~

~~1. Or as required by the International Fire Code and/or Washington State Amendments.~~

~~Exception: Detached one family dwellings with less than 5,000 square feet of livable space and in accordance with AV107.1 as amended under EMC 15.05.060(R).~~

~~For residential fire flow requirements, see Section B105.1 One family dwellings.~~

903.2.9 Group S-1.

An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. Where the gross floor area of a Group S-1 occupancy exceeds 5,000 square feet;
2. Where the gross floor area of a Group S-1 occupancy is located more than three stories above grade; or
3. Where the combined gross floor area of all Group S-1 occupancies on all floors, including any mezzanines, exceeds 5,000 square feet.

4. A Group S-1 fire area used for the storage of commercial motor vehicles where the gross floor area exceeds 5,000 square feet (464 m2).

5. A Group S-1 occupancy used for self-storage where the gross floor area exceeds 2,500 square feet (232 m2).

~~903.2.9.1 Repair Garages.~~

~~An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with the International Building Code, as follows:~~

- ~~1. Buildings two or more stories in height, including basements, with a gross floor area containing a repair garage exceeding 5,000 square feet.~~
- ~~2. One story buildings with a gross floor area containing a repair garage exceeding 5,000 square feet.~~
- ~~3. Buildings with a repair garage servicing vehicles parked in the basement.~~

903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the International Building Code, as shown:

1. Buildings having two or more stories above grade plane, including basements, with a gross floor area containing a repair garage exceeding 5,000 square feet (929 m2).

2. Buildings not more than one story above grade plane, with a gross floor area containing a repair garage exceeding 5,000 square feet (1115 m²).

3. Buildings with repair garages servicing vehicles parked in basements.

4. A Group S-1 fire area used for the repair of commercial motor vehicles where the gross floor area exceeds 5,000 square feet (464 m²).

~~903.2.9.2 Bulk Storage of Tires.~~

~~Buildings and structures where the area for the storage of tires exceeds 20,000 cubic feet shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.~~

~~903.2.10 Group S-2.~~

~~An automatic sprinkler system shall be provided throughout buildings classified as an enclosed parking garage in accordance with the International Building Code or where located beneath other groups.~~

~~Exception: Enclosed parking garages located beneath Group R-3 occupancies.~~

~~903.2.10.1 Commercial Parking Garages.~~

~~An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks or buses where the gross floor area exceeds 5,000 square feet.~~

~~903.2.11.3 Building height. An automatic sprinkler system shall be installed throughout buildings 35 feet in height or three or more stories.~~

~~Exceptions:~~

~~1. Airport control towers~~

~~2. Open parking structures~~

~~3. Occupancies in Group F-2~~

~~903.3.1.1.1 Exempt locations.~~

~~Subject to the approval of the Fire Chief, automatic sprinklers may be omitted in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely because it is damp, of fire resistance rated construction or contains electrical equipment.~~

~~1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.~~

~~2. Safe deposit or other vaults of fire resistive construction, when used for the storage of record files and other documents, when stored in metal cabinets.~~

~~3. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the fire code official.~~

~~4. Generator and transformer rooms separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire resistance rating of not less than 2 hours.~~

~~5. In rooms or areas that are of non-combustible construction with wholly non-combustible contents.~~

~~6. Fire service access elevator machine rooms and machinery spaces.~~

~~Section 903.3.7 Fire department connections.~~

~~The location of fire department connections shall be approved by the fire code official. A fire department connection shall be located within 50 feet of a fire hydrant, and not closer than 50 feet from the protected structure.~~

~~903.4.2 Alarms.~~

~~Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler water flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be installed on the exterior of the building in an approved location. An approved audible sprinkler flow alarm to alert the occupants shall be provided in the interior of the building in a normally occupied location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.~~

903.4.2. Alarms.

Approved audible and visible alarm notification appliances shall be provided for every automatic sprinkler system in accordance with Section 907 and throughout areas designated by the Fire Code Official. Sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Exception: Audible and visible notification devices are not required in NFPA 13D systems.

~~903.4.3 Indicating valves.~~

~~All automatic sprinkler systems shall be provided with a listed and approved indicating valve. Such valve shall be provided on the exterior of the building in a location to be determined by the Fire Chief. When possible, such valve shall be located not less than 50 feet from the protected structure. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in high-rise buildings.~~

903.4.3. Floor control valves.

Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor. The floor control valves shall be located within interior exit stairways and within six feet (6') above floors or landings unless chains or other approved devices are readily available.

Exceptions:

1. In buildings without interior exit stairways, the location of the floor control valves shall be determined by the fire code official.

2. Approved domestically supplied local systems with 10 heads or less.

3. Approved residential sprinkler systems for 1 or 2 one or two dwelling units if not otherwise specifically required.

903.5 Testing and maintenance.

Sprinkler systems shall be tested and maintained in accordance with Section 901 of the fire code. A copy of the annual inspection report shall be signed by the individual conducting the inspection, and a copy of the report shall be forwarded to the fire department.

~~903.6 Existing buildings. The provisions of this section are intended to provide a reasonable degree of safety in existing structures not complying with the minimum requirements of the International Building Code by requiring the installation of an automatic sprinkler system in all existing structures with a gross floor area exceeding 5,000 square feet that are altered 50% or more of floor area as defined by the 2018 International Building and Fire Code.~~

Section 907.1.3 Equipment.

Systems and their components shall be listed and approved for the purpose for which they are installed.

In addition to the requirements found in Section 907.2, the following shall apply.

The fire alarm control panel, remote annunciator panel and access keys to locked fire alarm equipment shall be installed and maintained in locations approved by the fire code official.

The automatic/manual fire alarm system shall consist of a minimum of the following:

1. Addressable fire alarm control panel and components
2. Interior audible/visual alarm devices for the notification of the building occupants throughout. WAC 51.50.1101 and IBC Chapter 11.
3. Visible devices in restrooms
4. Exterior horn/strobe shall be located on the address side of the building.
5. Manual pull stations at each exit
6. Smoke detection in corridors
7. Monitoring of the automatic fire sprinkler systems/fire alarm systems
8. Buildings containing multiple tenants shall have an addressable fire alarm system capable of monitoring and sending notification of all protection systems and the individual suite address within the building to an approved central station.
9. Multiple story buildings shall have an addressable system capable of monitoring and sending notification of all protection systems within the building to an approved central station.

~~Section 907.2 Where required—new buildings and structures.~~

~~An approved manual, automatic, or manual and automatic fire alarm system shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23.~~

~~Fire alarm systems required by Sections 907.2.1 through 907.2.23 shall be of an addressable type. In addition to the requirements of this section an approved addressable fire alarm system shall be provided in all buildings containing 5,000 square feet of gross floor area or greater.~~

~~Exceptions:~~

~~1. Group R-3 and Group U Occupancies.~~

~~2. Where automatic sprinkler protection is installed in accordance with Section 903.3.1.1 or 903.3.1.2 is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required. Automatic sprinkler protection installed in accordance with Section 903.1.1 or 903.3.1.2 shall be monitored by central station, with central station service as defined in NFPA 72.~~

~~[The remainder of this section is as printed in the International Fire Code and as amended by Chapter 15.05.110 of the Edgewood Municipal Code.]~~

~~Section 912.2 Location.~~

~~With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the building for other fire apparatus. The location of the fire department connection shall be approved and shall not be greater than 50 feet from a fire hydrant.~~

~~[The remainder of this section is as printed in the International Fire Code.]~~

~~Section 3404.2.9.5.1 Locations where aboveground tanks are prohibited.~~

~~The limits referred to in Section 3404.2.9.5.1 of the International Fire Code in which storage of Class I and Class II liquids outside in above ground storage tanks is prohibited are established as all areas of the city, except for tanks that comply with Section 3404.2.8 Vaults.~~

~~Section 3804.2 Maximum capacity within established limits.~~

~~The limits referred to in Section 3804.2 of the International Fire Code in which liquefied petroleum gas is restricted are established as all areas of the city with the zoning designation other than that of light industrial when referring to above ground containers.~~

~~Section B105.1 One and two family dwellings.~~

~~The minimum fire flow requirements for detached one family dwellings having a fire flow calculation area which does not exceed 3,600 square feet of livable space (344.5 M²) shall be 1,000 gallons per minute for each hydrant providing fire flow. Fire flow and flow duration for detached one family dwellings having a fire flow calculation area in excess of 3,600 (344.5 M²) square feet livable space shall not be less than that specified in Table B105.1.~~

~~Exception:~~

~~The required fire flow may be reduced when using the City of Edgewood one family dwelling fire flow credit worksheet hereby referred to as Table B105.2.~~

~~Section B105.2 Buildings other than detached one family dwellings.~~

~~The minimum fire flow and flow duration for buildings other than detached one family dwellings shall be as specified in Table B105.1 of the International Fire Code.~~

~~Section D103.7 Curbs and Striping.~~

~~Where required by the fire code official, curbs along fire apparatus access roads shall be painted red, with the words "No Parking—Fire Lane—Tow Away Zone" stenciled in 4 inch tall letters in white. Such curb painting shall be provided at the beginning and end of the fire lane as determined by the fire code official. Where no curb is provided, the traffic surface may be painted with high visibility red diagonal striping of not less than 4 inches in width with an unpainted clear space of 12 inches between the painted stripes. High visibility white painted words indicating "No Parking—Fire Lane—Tow Away Zone" shall be painted within the striped area as determined by the fire code official.~~

Detached One-Family Dwellings (R-3) and Private Garages (U-1) Fire Flow Worksheet

Table B105.2

Permit #: _____ Date: _____

Project Address: _____

Applicant: _____

Credit Options ^{1, 2, 3, 4, 5, 6, 7}	% of Credit	Items Selected
NFPA-13 Monitored Sprinkler System (1)	60%	-
NFPA-13 Sprinkler System (1)	50%	-
Building < 2,000 square feet	25%	-
Monitored Fire Alarm	25%	-
30' Minimum Setback from Property Lines (6)	20%	-
Modified 1-Hr Construction (2)	15%	-
Class A or B Roofing Material	15%	-
60% Brick/Stone Exterior	15%	-
Paved Access within 150' of Building	10%	-
Existing Hydrant (see 3, 4 and 5 below)	_____%	-

1. Some credits may not be taken together.
2. One-hour construction shall be a minimum of 1/2-inch type "X" drywall throughout the interior for one-family residence (R-3) occupancies and garage (U-1) occupancies. All other occupancy groups shall meet the requirements for one-hour construction per the International Building Code and International Residential Code.
3. Existing hydrants located within 600 feet of the furthest point of structure, but not meeting minimum fire flow requirements, may take a 50-percent credit so long as the existing fire flow is greater than 500 gpm.
4. Existing hydrants located farther than 600 feet from the furthest point of the structure, but not more than 1,000 feet and meeting minimum fire flow requirements may take a 50 percent credit.
5. No hydrant credits will be given for hydrants located farther than 1,000 feet from the furthest point of the structure regardless of fire flow. One hundred percent credit must be obtained from the above table.
6. The 30-foot setback is from the side and rear property lines. Front setbacks may be that allowed by the zoning of the property.
7. The minimum fire flow requirements for private garages (U-1) shall be 750 gpm for 45 minutes; however, fire flow is not required for private garages meeting all of the following criteria:
 - a) It does not exceed 1,000 square feet;
 - b) It is accessory to a one- or two-family dwelling (R-3) that meets the requirements of this section;
 - c) It has setbacks from side and rear lot lines of at least 20 feet, and at least 10 feet from other buildings on the same lot;
 - d) It has modified, one-hour construction throughout the interior consisting of one layer 1/2-inch type "X" drywall.
 - e) Residential Fire Flow Requirements. Table 105-B applies to two lots or less.

—The minimum fire flow requirements for detached one-family dwellings having a fire flow calculation area which does not exceed 3,600-square feet of livable space shall be 1,000 gallons per minute for each hydrant providing fire flow. Fire flow and flow duration for detached one-family dwellings having a fire flow calculation area in excess of 3,600 square feet shall not be less than that specified in Table B105.1.

(Ord. 21-601 § 1 (Exh. A); Ord. 20-572 § 7 (Exh. G); Ord. 17-501 §§ 17 – 20; Ord. 16-478 § 1 (Exh. A); Ord. 10-343 § 1 (Exh. A); Ord. 07-289 § 1; Ord. 04-224 § 1).

D. Operating policies authorized.

The Fire Code Official shallis authorized to develop and publish operating policies for the installation of automatic fire-extinguishing systems. The operating policies shall indicate the type and configuration of systems based on, but not limited to, occupancy type, location, and water availability. The operating policies shall be developed from nationally recognized standards and local conditions. No less than three copies shall be available for public inspection and review at City Hall. The City may offer the operating policies for sale at a reasonable cost to cover printing and handling.

Edgewood EMC

8.10.010 Repealer. SHARE

~~International Fire Code Sections 7801 and 7802 are hereby repealed their entirety. (Ord. 03-210-§ 1).~~



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion – Quarter 1 Financial Statement/Reports	Agenda Item #: 3.E
	For Agenda of: 6/21/2022
	Prepared by: Dave Gray, Stephanie Goff
Attachments (list): 1. Q1 2022 Financial Position Statement 2. 1st Quarter 2022 Financial Position Recap 3. Estimated Revenue Summary 4. Estimated Expenditure Summary 5. 2021 City Credit Card Audit Report	
Approval of Materials: Dave Gray, Stephanie Goff Rachel Pitzel 6/17/2022 Dave Gray 6/17/2022 Daryl Eidinger 6/17/2022	Expenditure Required: N//A
	Amount Budgeted: N/A
	Timeline: 06/21/2022 Study Session for Council Review. 06/28/2022 Regular Council Meeting for Council discussion and potential action to publish.

Summary Statement:

The Edgewood City Council has chosen to receive financial budget to actual information from the Mayor quarterly. This first quarter report is later than usual, as staff tries to produce quarterly updates within 45 days after quarter end. We should be back on schedule with the second quarter of this year.

Item History:

Recommended Action:

Review the financial update and line item budget-to-actual reports. Council may chose to ask the Mayor to place this item of business on the consent agenda if they feel their questions have been answered and the report ready to be published for public record.

Fiscal Note/Consideration:

N/A

CITY OF EDGEWOOD
QUARTERLY FINANCIAL DISCLOSURE TO THE COUNCIL
FIRST QUARTER 2022 REVIEW OF FINANCIAL POSITION

General Statement of Financial Position:

The City has a strong Fund Balance position for all current expense funds for General Government operations, Street and Surface Water operations, Equipment Replacement needs and the ability to fund 2022 Budgeted Capital Expenditures. Sales tax revenue continues to outperform budgeted expectations. With the current escalating inflation, we will likely test the durability of this revenue stream. Property Tax and Surface Water Revenue have not yet been received, as expected. The formula for what we expect annualized to the first quarter, has been modified to reflect this revenue comes in twice a year. Once in April and again in November. Gas tax revenue continues to be below prior year averages. This revenue generally goes down as pump prices climb offset somewhat by an increase due to the per gallon cost. In general revenue goes down when prices go up.

Fees for Services are lower than budgeted for the first quarter, which is normal in a new year. Second quarter new permit volume has been robust as evidenced by new submissions in the pipeline. The City expects ongoing development activity to continue at a robust pace. Inspections are also continuing at a brisk pace as is plan review. The City is losing one of three plans examiner/inspector employees. We have an open combination inspector appropriated as of March, and we will be advertising to fill both on June 17th. The city is discussing sharing inspection and building official case load with Sumner and Bonney Lake, a result of all three cities taking on fire plans review and inspection. It may result in a council ask to adopt a three-way ILA to share services at least from time-to-time as interim needs arise. Regulatory inspection and plans examination personnel are in short supply both for government and private contractors. No interfund transfers have been made in the first quarter which makes the revenues for funds heavily dependent upon them appear underfunded (Street Fund). We are discussing the practice some governments use of making quarterly transfers as opposed to what our practice has been of making them at the end of the year when the known deficits are identifiable and we use the discretion of not making the full authorized transfer if not needed or presenting a budget amendment to council if underfunded in the current budget appropriation.

Park Impact Fees collections year-to-date are at about \$251k and Traffic about \$407k as of March 31.

REET revenue in the first quarter has been substantial, coming in at just over \$1 million. LID debt is funded by property owner assessments, none of which are in default.

The Strategic Reserve Fund balance, which can only be expended via Council resolution, is slightly over \$1,350,000 as of March 31 and interest income is continuing to outperform current rates due to the fact the existing bonds were purchased when return rates were higher than they presently are and the remaining bonds are not callable. We had a bond mature in January and we purchased 3 bonds in February at a rate that will prove lower than current market given the inflation rate. This means that for

some time unknown the goal of insulating our cash balances from erosion of our purchasing power by inflation will be less effective.

The City has continued to operate all normal city services during the pandemic and have all returned back into the office as of mid-March. Staff continues to improve on our development review, processing and inspection services, increase our overall financial oversight practices and increase the headcount of those cross trained in the various support staff task, processes and procedures as a result of increased staffing.

The City currently has no open or known pending lawsuits.

Quarterly Reporting:

- Council has chosen to receive formalized financial position statements quarterly throughout the fiscal year. The Mayor will advise Council of any interim financial concern if/when they occur. Council and the Public have full access to any interim financial data including the City's month end closing documents, as well as any ongoing financial documents such as invoices paid or receipts received, all of which are public records and available by contacting staff. The goal is to provide total access of all financial documentation and tracking information at any point on any day, while streamlining the information into a formalized standardized quarterly update that gives Council and the Public a succinct picture of the City's financial health.
- Quarterly financial disclosure documents will be posted to the City Web site after review by Council in a Study session and review and distribution to the public in a Regular Council Meeting.
- The Mayor and/or the Council have the ability to modify the presentation format and/or the timing of the release of financial information at any time or on an ad hoc basis.

Budget Amendments:

Adjustments to the Budget, which are a normal governmental process, happen through a formalized Budget Amendment presented to Council by the Mayor, specifically amending budget line items, requiring approval of a Budget Amendment Ordinance

FINANCIAL POSITION					
1ST QUARTER					
Fiscal 2022-March 31, 2022					
Revenues:	2022	Budgeted	Actual	Budget vs.	Budget vs.
	Annual Budget	Quarter-To-Date	Year-To-Date	Actual \$	Actual %
Taxes	\$5,382,889	\$812,818	\$1,088,533	\$275,716	33.9%
Licenses & Permits	\$833,963	\$208,491	\$210,452	\$1,961	0.9%
Intergovernmental Revenues	\$2,091,537	\$522,884	\$69,970	-\$452,914	-86.6%
Charges for Goods & Services	\$1,444,945	\$361,236	\$125,307	-\$235,929	-65.3%
Fines & Penalties	\$996,000	\$249,000	\$113,374	-\$135,626	100.0%
Interest & Other Earnings	\$1,500	\$375	\$3,260	\$2,885	769.2%
Non Revenues	\$0	\$0	\$0	\$0	100.0%
Total General Fund Revenues	\$10,750,834	\$2,154,804	\$1,610,896	-\$543,908	-25.2%
Fees For Service	\$2,061,728	\$515,432	\$274,167	-\$241,265	-46.8%
Total One Time Revenues	\$2,061,728	\$515,432	\$274,167	-\$241,265	-46.8%
Street Revenues	\$1,095,837	\$273,959	\$62,941	-\$211,019	-77.0%
Sewer Revenues	\$114,061	\$28,515	\$46,774	\$18,259	64.0%
Surface Water Revenues	\$1,705,700	\$426,425	\$55,471	-\$370,954	-87.0%
Reet1	\$0	\$0	\$505,248	\$505,248	Not Budgeted
Reet2	\$0	\$0	\$505,247	\$505,247	Not Budgeted
Park Impact Fees	\$0	\$0	\$250,524	\$250,524	Not Budgeted
Traffic Impact Fees	\$0	\$0	\$407,038	\$407,038	Not Budgeted
Debt Service	\$1,238,438	\$309,610	\$42,362	-\$267,247	-86.3%
Capital Parks	\$630,000	\$157,500	\$0	-\$157,500	-100.0%
Capital Roads	\$1,547,960	\$386,990	\$302,449	-\$84,541	-21.8%
Capital TIB	\$0	\$0	\$0	\$0	0.0%
Equipment Replacement	\$61,995	\$15,499	\$2,892	-\$12,606	-81.3%
Sewer Capital	\$85,000	\$0	\$0	\$0	No Activity To Date
Surface Water Capital	\$0	\$0	\$0	\$0	No Activity To Date
Fiduciary Funds	\$0	\$0	\$1,944	\$1,944	Not Budgeted
RECAP:					
General Fund	\$10,750,834	\$2,670,236	\$1,610,896	-\$785,173	-29.4%
Public Works	\$2,915,598	\$728,900	\$165,186	-\$563,714	-77.3%
Capital	\$3,563,393	\$869,598	\$2,017,705	\$1,668,057	191.8%
TOTAL REVENUES			\$3,793,786		
Expenses:					
General Fund Overhead	\$5,689,151	\$1,422,288	\$1,224,293	-\$197,994	-13.9%
Law Enforcement	\$3,771,581	\$942,895	\$827,869	-\$115,026	-12.2%
Total General Fund Expenses	\$9,460,732	\$2,365,183	\$2,052,163	-\$313,020	-13.2%
Fees For Service Overhead	\$2,738,869	\$684,717	\$623,796	-\$60,921	-8.9%
Street	\$1,092,066	\$273,017	\$341,187	\$68,170	25.0%
Sewer	\$0	\$0	\$11,029	\$11,029	0.0%
Surface Water	\$1,216,722	\$304,181	\$294,986	-\$9,194	-3.0%
Total Public Works & PW Capital	\$2,308,788	\$577,197	\$647,202	\$70,005	12.1%
Impact Fees	\$0	\$0	\$0	\$0	0.0%
REET	\$0	\$0	\$0	\$0	0.0%
Debt Service	\$617,404	\$154,351	\$3,496	-\$150,855	-97.7%
Fiduciary Funds	\$0	\$0	\$663	\$663	0.0%
Capital	\$0	\$0	\$216,889	\$216,889	0.0%
TOTAL EXPENSES			\$2,920,413		

Estimated Revenue Summary

Q1 2022

Account Number	Description	Budget 2022	Actual 2022
001-000-000-311-10-00-01	Property Tax	\$2,131,619.00	\$57,293.86
001-000-000-311-30-00-01	Sale of Tax Title Property	\$0.00	\$0.00
001-000-000-313-11-00-01	Sales & Use Tax	\$1,522,600.00	\$505,607.96
001-000-000-313-17-10-02	Local Parks - Sales/Use Tax	\$129,249.00	\$43,497.85
001-000-000-313-71-00-01	Local Criminal Justice	\$259,000.00	\$75,480.82
001-000-000-316-40-00-01	Utility Tax - Natural Gas	\$150,234.00	\$68,032.32
001-000-000-316-40-00-02	Utility Tax - Electricity	\$513,940.00	\$171,403.65
001-000-000-316-40-00-03	Utility Tax - Telephone	\$125,721.00	\$21,460.07
001-000-000-316-40-00-04	Utility Tax - Cable	\$235,000.00	\$59,324.06
001-000-000-316-40-00-05	Utility Tax - Garbage	\$142,620.00	\$51,935.80
001-000-000-316-40-00-06	Utility Tax - Sewer	\$65,000.00	\$9,359.48
001-000-000-316-40-00-07	Utility Tax - Water	\$107,906.00	\$25,137.59
001-000-000-317-00-00-01	Timber Excise Tax	\$0.00	\$0.00
001-000-000-317-20-00-01	Leasehold Excise Tax Revenue	\$0.00	\$0.00
	001-000-000-31 Total	\$5,382,889.00	\$1,088,533.46
001-000-000-321-60-00-04	Conditional Use Permit	\$0.00	\$0.00
001-000-000-321-60-00-05	Temporary Use Permit	\$0.00	\$0.00
001-000-000-321-91-00-01	Cable Franchise Fees	\$180,000.00	\$49,518.85
001-000-000-321-99-00-01	Business Licensing	\$37,180.00	\$12,073.34
001-000-000-322-10-00-01	Building Permit	\$486,000.00	\$103,074.70
001-000-000-322-10-00-02	Mechanical Permit	\$60,000.00	\$19,220.00
001-000-000-322-10-00-03	Plumbing Permit	\$65,000.00	\$26,565.00
001-000-000-322-10-00-04	Conditional Use Permit	\$4,298.00	\$0.00
001-000-000-322-10-00-05	Temporary Use Permit	\$1,485.00	\$0.00
001-000-000-322-10-00-06	Other/Miscellaneous Permits	\$0.00	\$0.00
	001-000-000-32 Total	\$833,963.00	\$210,451.89
001-000-000-332-92-10-01	Covid 19 Non Grant Assistance	\$1,823,638.00	\$0.00
001-000-000-333-21-00-01	U.S. Dept of Treasury Indirect Grant-CARES Act	\$0.00	\$0.00
001-000-000-335-04-01-01	One-Time Legislative Allocations (LE & CJ)	\$0.00	\$0.00
001-000-000-336-00-98-01	City Assistance	\$81,576.00	\$10,423.28
001-000-000-336-06-21-01	Local Criminal Justice - Pop.	\$4,638.00	\$1,091.38
001-000-000-336-06-25-01	Criminal Justice-Contract Svs.	\$21,921.00	\$6,532.65
001-000-000-336-06-26-01	Criminal Justice-Special Prog.	\$16,430.00	\$3,878.95
001-000-000-336-06-41-01	Marijuana Enforcement	\$0.00	\$0.00
001-000-000-336-06-51-01	DUI Cities	\$0.00	\$548.01
001-000-000-336-06-94-01	Liquor Excise Tax	\$71,792.00	\$22,073.05

001-000-000-336-06-95-01	Liquor Board Profits	\$71,542.00	\$25,422.55
	001-000-000-33 Total	\$2,091,537.00	\$69,969.87
001-000-000-341-32-00-01	District/Municipal Court Records Services	\$0.00	\$3.34
001-000-000-341-33-00-01	District/Municipal Court Admin Fees	\$0.00	\$224.18
001-000-000-341-81-00-02	Duplication Services	\$0.00	\$0.00
001-000-000-341-81-00-03	Publication Services	\$9,000.00	\$0.00
001-000-000-342-10-00-00	Law Enforcement Services	\$0.00	\$0.00
001-000-000-342-21-00-01	Detention and Correction Services- Probation	\$0.00	\$200.00
001-000-000-345-81-00-01	Zoning & Subdivision Fees & Services	\$0.00	\$0.00
001-000-000-345-81-00-05	Final Short Plat	\$8,610.00	\$1,505.00
001-000-000-345-81-00-06	Preliminary Short Plat	\$24,100.00	\$0.00
001-000-000-345-81-00-07	Clearing and Grading	\$3,523.00	\$37.00
001-000-000-345-81-00-08	Preliminary Subdivision	\$8,420.00	\$0.00
001-000-000-345-81-00-09	Boundary Line Adjustment	\$4,590.00	\$1,530.00
001-000-000-345-81-00-10	Final Subdivision	\$4,700.00	\$2,420.00
001-000-000-345-81-00-17	Deferred Impact Fees	\$0.00	\$300.00
001-000-000-345-83-00-01	Plan Review & Inspection Fees & Services	\$1,041,600.00	\$48,525.94
001-000-000-345-83-00-02	Planning Review Fee	\$5,703.00	\$3,028.19
001-000-000-345-83-00-03	Inspection Fee	\$210.00	\$70.00
001-000-000-345-83-00-05	Energy Code Review	\$29,088.00	\$1,386.00
001-000-000-345-83-00-06	Traffic Eng-Peer Review Fees	\$3,000.00	\$0.00
001-000-000-345-85-00-01	TIF Administrative Fees	\$31,509.00	\$4,607.10
001-000-000-345-85-00-02	Concurrency Fees	\$17,500.00	\$7,500.00
001-000-000-345-89-00-01	Other/Environmental Review Fees & Services	\$116,898.00	\$40,102.78
001-000-000-345-89-00-04	SEPA - Major	\$16,500.00	\$0.00
001-000-000-345-89-00-05	SEPA - Minor	\$3,975.00	\$0.00
001-000-000-345-89-00-07	Posting Sign Fee	\$1,680.00	\$0.00
001-000-000-345-89-00-10	Design Standards Review	\$3,075.00	\$1,025.00
001-000-000-345-89-00-13	Pre-Dev. Conference	\$10,140.00	\$1,970.00
001-000-000-345-89-00-14	Comp Plan Amendment	\$5,510.00	\$0.00
001-000-000-345-89-00-15	Right of Way Permit	\$27,335.00	\$2,885.20
001-000-000-345-89-00-17	Driveway Access Review Fee	\$3,750.00	\$250.00
001-000-000-345-89-00-18	Site Development	\$43,980.00	\$0.00
001-000-000-345-89-00-22	Admin Interpretation/Decision	\$1,300.00	\$0.00
001-000-000-345-89-00-24	Building Permit Ext.	\$3,676.00	\$0.00
001-000-000-345-89-00-25	Pre-Application - Minor	\$4,225.00	\$5,910.00
001-000-000-345-89-00-26	Billable Staff Time	\$4,368.00	\$1,602.50
001-000-000-345-89-00-28	Subdivision Community Meeting	\$320.00	\$0.00
001-000-000-345-89-00-29	Administrative Decision Appeal	\$1,300.00	\$0.00
001-000-000-345-89-00-31	Critical Areas Checklist	\$360.00	\$225.00

001-000-000-345-89-00-33	Site Development - Minor	\$0.00	\$0.00
001-000-000-345-89-00-34	Site Plan Review	\$5,000.00	\$0.00
001-000-000-345-89-00-35	Critical Areas Review	\$0.00	\$0.00
001-000-000-347-30-00-01	Edgemont Park Facility Fee	\$0.00	\$0.00
	001-000-000-34 Total	\$1,444,945.00	\$125,307.23
001-000-000-352-20-00-01	Cruelty to Animals Penalties	\$0.00	\$0.00
001-000-000-352-30-00-01	Proof of Motor Vehicle Insurance	\$0.00	\$6.64
001-000-000-352-90-00-01	Other Civil Penalties	\$0.00	\$0.00
001-000-000-353-10-00-01	School Zone Camera Infraction Penalties	\$949,000.00	\$105,027.02
001-000-000-353-10-00-02	Traffic Infraction Penalties/JIS/Trauma	\$47,000.00	\$8,190.15
001-000-000-353-70-00-01	Non Traffic Penalties/Infractions/Revenue	\$0.00	\$0.00
001-000-000-356-50-00-01	Restitution - Investigative Fund Assess	\$0.00	\$0.00
001-000-000-359-00-00-01	Code Enforcement Fines/Penalties	\$0.00	\$150.00
	001-000-000-35 Total	\$996,000.00	\$113,373.81
001-000-000-361-11-00-01	Interest Savings Account	\$0.00	\$55.93
001-000-000-361-11-00-02	Investment Pool Interest	\$0.00	\$16.72
001-000-000-361-11-00-40	Interest Income - Bonds	\$0.00	\$9,012.50
001-000-000-361-32-00-40	Unrealized Gain/Loss on Inv	\$0.00	(\$6,530.31)
001-000-000-361-40-00-01	Other Interest	\$0.00	\$320.27
001-000-000-362-50-00-01	Facilities Rental - Long Term	\$0.00	\$0.00
001-000-000-369-10-00-01	Sale of Surplus Equipment	\$0.00	\$0.00
001-000-000-369-91-00-02	Reimbursement of City Expenses	\$0.00	\$140.00
001-000-000-369-91-00-03	Misc. Revenue	\$1,500.00	\$244.53
	001-000-000-36 Total	\$1,500.00	\$3,259.64
001-000-000-382-10-00-02	Deposits- Assignment of Funds	\$0.00	\$0.00
001-000-000-382-20-00-01	Retainage Deposits	\$0.00	\$0.00
	001-000-000-38 Total	\$0.00	\$0.00
	Fund Total	\$10,750,834.00	\$1,610,895.90
005-000-000-361-11-00-40	Interest Income - Bonds	\$0.00	\$0.00
	005-000-000-36 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
006-000-000-382-10-00-02	Deposits-Assignment of Funds	\$0.00	\$0.00
	006-000-000-38 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
101-000-000-317-60-00-01	Received from ETB - Veh License Fees	\$0.00	\$0.00
	101-000-000-31 Total	\$0.00	\$0.00
101-000-000-322-40-00-02	Street Vacation	\$0.00	\$0.00
101-000-000-322-40-00-03	Street Use Permit	\$500.00	\$0.00
	101-000-000-32 Total	\$500.00	\$0.00

101-000-000-334-01-80-01	WA State Military Dept. Asst.	\$0.00	\$0.00
101-000-000-336-00-71-01	Multimodal Transpo City	\$15,527.00	\$4,317.39
101-000-000-336-00-87-01	MV Fuel Tax-City Streets	\$94,679.00	\$38,439.19
101-000-000-336-00-87-02	MVFT Refund Cities	\$115,131.00	\$20,184.01
	101-000-000-33 Total	\$225,337.00	\$62,940.59
101-000-000-344-10-00-03	Admin. Fee - Traffic Eng.	\$0.00	\$0.00
	101-000-000-34 Total	\$0.00	\$0.00
101-000-000-369-40-00-01	Judgements and Settlements	\$0.00	\$0.00
	101-000-000-36 Total	\$0.00	\$0.00
101-000-000-397-00-00-01	Oper. Trn. - In	\$870,000.00	\$0.00
101-000-000-397-00-00-04	Oper. Trn. - MCR-REET2	\$0.00	\$0.00
	101-000-000-39 Total	\$870,000.00	\$0.00
	Fund Total	\$1,095,837.00	\$62,940.59
110-000-000-334-02-70-01	RCO Grant	\$0.00	\$0.00
	110-000-000-33 Total	\$0.00	\$0.00
110-000-000-345-85-00-01	Park Impact Fee	\$0.00	\$250,524.00
	110-000-000-34 Total	\$0.00	\$250,524.00
	Fund Total	\$0.00	\$250,524.00
111-000-000-345-85-00-01	Traffic Mitigation Impact Fees	\$0.00	\$392,043.00
111-000-000-345-85-00-02	TIF Admin Fee	\$0.00	\$14,995.05
	111-000-000-34 Total	\$0.00	\$407,038.05
	Fund Total	\$0.00	\$407,038.05
130-000-000-318-34-00-01	Real Estate Excise Tax (REET1)	\$0.00	\$505,247.54
	130-000-000-31 Total	\$0.00	\$505,247.54
	Fund Total	\$0.00	\$505,247.54
132-000-000-318-34-00-01	Real Estate Excise Tax (REET 2)	\$0.00	\$505,247.22
	132-000-000-31 Total	\$0.00	\$505,247.22
	Fund Total	\$0.00	\$505,247.22
201-000-000-397-00-00-01	Oper. Trn. - General Fund	\$0.00	\$0.00
201-000-000-397-00-00-03	Transfer In - Sewer	\$123.00	\$0.00
201-000-000-397-00-00-04	Transfer In - Surface Water	\$12,044.00	\$0.00
201-000-000-397-00-00-07	Oper. Trn. - MCR-REET1	\$350,000.00	\$0.00
	201-000-000-39 Total	\$362,167.00	\$0.00
	Fund Total	\$362,167.00	\$0.00
202-000-000-345-83-00-01	Segregation Review	\$0.00	\$0.00
	202-000-000-34 Total	\$0.00	\$0.00
202-000-000-359-00-00-02	LID No. 1 Penalties Received	\$6,769.00	\$1,834.71
	202-000-000-35 Total	\$6,769.00	\$1,834.71
202-000-000-361-40-00-01	LID No. 1 Interest Received	\$210,000.00	\$8,228.44
202-000-000-368-10-00-01	LID #1 Principal Received	\$659,502.00	\$32,299.32
202-000-000-369-91-00-03	Misc. Revenue	\$0.00	\$0.00
	202-000-000-36 Total	\$869,502.00	\$40,527.76
202-000-000-391-30-10-01	USDA LID Bond	\$0.00	\$0.00

	202-000-000-39 Total	\$0.00	\$0.00
	Fund Total	\$876,271.00	\$42,362.47
203-000-000-361-11-00-02	Investment Pool Interest	\$0.00	\$0.00
	203-000-000-36 Total	\$0.00	\$0.00
203-000-000-397-00-00-01	Transfer In - Temp. LID Fund	\$0.00	\$0.00
	203-000-000-39 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
310-000-000-334-02-70-01	RCO Grant	\$0.00	\$0.00
	310-000-000-33 Total	\$0.00	\$0.00
310-000-000-361-11-00-02	Investment Pool Interest	\$0.00	\$0.00
	310-000-000-36 Total	\$0.00	\$0.00
310-000-000-397-00-00-01	Oper. Trn. - General Fund (Parks Tax)	\$0.00	\$0.00
310-000-000-397-00-00-04	Oper. Trn. - PIF	\$630,000.00	\$0.00
310-000-000-397-00-00-08	Oper. Trn. - MCR REET2	\$0.00	\$0.00
	310-000-000-39 Total	\$630,000.00	\$0.00
	Fund Total	\$630,000.00	\$0.00
340-000-000-334-03-60-01	State Grant - WSDOT	\$0.00	\$46,385.24
340-000-000-334-03-80-01	State TIB Grant	\$0.00	\$256,063.56
	340-000-000-33 Total	\$0.00	\$302,448.80
340-000-000-361-11-00-02	Investment Pool Interest	\$0.00	\$0.00
	340-000-000-36 Total	\$0.00	\$0.00
340-000-000-382-20-00-02	Contractor Retainage	\$0.00	\$0.00
	340-000-000-38 Total	\$0.00	\$0.00
340-000-000-397-00-00-01	Oper. Trn. - General Fund	\$0.00	\$0.00
340-000-000-397-00-00-08	Oper. Trn. - REET 2	\$200,000.00	\$0.00
340-000-000-397-00-00-09	Oper. Trn. - TMIF	\$1,347,960.00	\$0.00
	340-000-000-39 Total	\$1,547,960.00	\$0.00
	Fund Total	\$1,547,960.00	\$302,448.80
341-000-000-361-11-00-02	Investment Pool Interest	\$0.00	\$0.00
	341-000-000-36 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
350-000-000-334-03-80-01	TIB Grant - 24th Street	\$0.00	\$0.00
	350-000-000-33 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
401-000-000-343-50-00-01	Sewer Revenue	\$114,061.00	\$46,774.47
401-000-000-343-50-00-03	Conveyance Development Charges	\$0.00	\$0.00
	401-000-000-34 Total	\$114,061.00	\$46,774.47
401-000-000-361-11-00-02	Investment Pool Interest	\$0.00	\$0.00
	401-000-000-36 Total	\$0.00	\$0.00
	Fund Total	\$114,061.00	\$46,774.47
402-000-000-397-00-00-01	Operating Transf In	\$85,000.00	\$0.00
	402-000-000-39 Total	\$85,000.00	\$0.00

	Fund Total	\$85,000.00	\$0.00
410-000-000-334-03-10-01	Dept of Ecology Grant Revenue	\$25,000.00	\$0.00
410-000-000-337-00-00-01	Opportunity Fund Project Revenue	\$0.00	\$0.00
	410-000-000-33 Total	\$25,000.00	\$0.00
410-000-000-343-10-00-01	Surface Water Fees	\$1,620,000.00	\$49,315.00
410-000-000-343-10-00-02	Storm Drainage Fees & Charges	\$0.00	\$1,355.51
410-000-000-345-83-00-04	Stormwater Inspection	\$16,100.00	\$1,000.00
410-000-000-345-89-00-01	SW Plan Reviews	\$44,600.00	\$3,800.00
	410-000-000-34 Total	\$1,680,700.00	\$55,470.51
410-000-000-397-00-00-01	Oper. Trn. - In	\$0.00	\$0.00
	410-000-000-39 Total	\$0.00	\$0.00
	Fund Total	\$1,705,700.00	\$55,470.51
411-000-000-397-00-00-10	Op Trsf In-SW	\$0.00	\$0.00
411-000-000-397-00-00-30	Op Trsf In-REET 1	\$0.00	\$0.00
411-000-000-397-00-00-33	Op Trsf In-Grant Revenue	\$0.00	\$0.00
	411-000-000-39 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
501-000-000-362-00-00-01	Comcast PEG Fees	\$11,995.00	\$2,892.45
	501-000-000-36 Total	\$11,995.00	\$2,892.45
501-000-000-397-00-00-01	Oper. Trn. - In	\$50,000.00	\$0.00
	501-000-000-39 Total	\$50,000.00	\$0.00
	Fund Total	\$61,995.00	\$2,892.45
650-000-000-389-30-00-04	State Building Code Fee	\$0.00	\$759.00
650-000-000-389-30-00-05	Animal Licenses	\$0.00	\$298.00
650-000-000-389-30-00-06	Fire Plan Review	\$0.00	\$887.09
	650-000-000-38 Total	\$0.00	\$1,944.09
	Fund Total	\$0.00	\$1,944.09
	Grand Total	\$17,229,825.00	\$3,793,786.09

Estimated Expenditure Summary

Fiscal: 2021 - March

Account Number	Description	Budget 2022	Actual 2022
001-000-000-508-91-00-01	Ending Fund Bal-Unassigned	\$0.00	\$0.00
	001-000-000-50 Total	\$0.00	\$0.00
001-000-000-582-10-00-02	Refund Assignment of Funds Deposits	\$0.00	\$0.00
001-000-000-582-20-00-01	Refund Retainage Deposits	\$0.00	\$0.00
	001-000-000-58 Total	\$0.00	\$0.00
001-000-000-597-00-00-03	Oper. Trn.-Equip Rep	\$0.00	\$0.00
001-000-000-597-00-00-09	Oper. Trn. - Street Fund	\$200,000.00	\$0.00
	001-000-000-59 Total	\$200,000.00	\$0.00
001-011-000-511-60-10-99	Allocated Labor	\$63,000.00	\$15,889.50
001-011-000-511-60-20-99	Allocated Benefits	\$1,986.00	\$478.58
001-011-000-511-60-31-01	Office & Operational Supplies	\$1,162.00	\$68.16
001-011-000-511-60-31-05	Supplies-Misc	\$0.00	\$0.00
001-011-000-511-60-41-01	Professional Services	\$16,703.00	\$0.00
001-011-000-511-60-43-01	Travel/Training Costs	\$7,366.00	\$0.00
001-011-000-511-60-43-04	Meals Expense	\$0.00	\$0.00
001-011-000-511-60-49-01	Memberships	\$0.00	\$0.00
	001-011-000-51 Total	\$90,217.00	\$16,436.24
001-013-000-513-10-10-99	Allocated Labor	\$222,531.00	\$66,080.54
001-013-000-513-10-20-99	Allocated Benefits	\$76,558.00	\$24,961.11
001-013-000-513-10-30-99	Allocated Goods	\$5,266.00	\$1,630.01
001-013-000-513-10-31-01	Office & Operational Supplies	\$0.00	\$0.00
001-013-000-513-10-40-99	Allocated Services	\$75,720.00	\$23,473.86
001-013-000-513-10-43-01	Travel/Training Costs	\$1,724.00	\$1,465.00
001-013-000-513-10-43-03	Mileage Reimbursement	\$0.00	\$0.00
001-013-000-513-10-43-04	Meals Expense	\$0.00	\$153.67
001-013-000-513-10-49-01	Memberships	\$0.00	\$0.00
	001-013-000-51 Total	\$381,799.00	\$117,764.19
001-018-000-514-30-42-06	Website Services	\$720.00	\$555.00
001-018-000-518-10-21-05	PERS	\$0.00	\$0.00
001-018-000-518-20-11-01	Salaries & Wages	\$3,198,621.00	\$774,563.95
001-018-000-518-20-21-01	Medicare	\$46,380.00	\$11,234.73
001-018-000-518-20-21-02	Social Security Replacement	\$195,228.00	\$45,912.22
001-018-000-518-20-21-05	PERS	\$321,401.00	\$77,604.19
001-018-000-518-20-21-07	Labor & Industries	\$22,738.00	\$5,372.97
001-018-000-518-20-21-08	Unemployment	\$14,374.00	\$3,303.45
001-018-000-518-20-21-10	Medical	\$611,341.00	\$143,630.91

001-018-000-518-20-31-01	Office & Operational Supplies	\$20,000.00	\$4,066.53
001-018-000-518-20-31-02	Computer Supplies	\$2,000.00	\$0.00
001-018-000-518-20-31-08	Wellness Supplies	\$1,500.00	\$165.47
001-018-000-518-20-31-13	Safety Equipment	\$0.00	\$328.20
001-018-000-518-20-31-54	Clothing/Uniforms/PPE	\$4,500.00	\$2,564.67
001-018-000-518-20-35-01	Small Tools/Minor Equipment	\$0.00	\$0.00
001-018-000-518-20-35-02	Office Furniture	\$5,000.00	\$329.99
001-018-000-518-20-39-11	Teambuilding-Supplies	\$0.00	\$0.97
001-018-000-518-20-41-01	Professional Service	\$19,000.00	\$0.00
001-018-000-518-20-42-02	Postage	\$1,500.00	\$1,000.00
001-018-000-518-20-42-03	Copy Machine Charges	\$2,500.00	\$0.00
001-018-000-518-20-43-01	Travel/Training Costs	\$0.00	\$0.00
001-018-000-518-20-43-04	Employee Meals	\$0.00	\$0.00
001-018-000-518-20-45-03	Postage Meter Lease	\$900.00	\$377.08
001-018-000-518-20-47-03	Waste Disposal	\$3,000.00	\$315.58
001-018-000-518-20-49-01	Memberships	\$9,968.00	\$10,145.94
001-018-000-518-20-49-05	Printing & Binding-Magazine	\$35,000.00	\$6,588.31
001-018-000-518-20-49-11	City Employee Team Building	\$5,000.00	\$442.75
001-018-000-518-30-32-01	Fuel	\$12,945.00	\$3,957.50
001-018-000-518-30-32-02	Supplies/Parts - Vehicles & Equipment	\$15,000.00	\$4,880.94
001-018-000-518-30-35-01	Small Tools/Minor Equip.	\$1,500.00	\$0.00
001-018-000-518-30-41-01	Professional Services	\$26,663.00	\$6,081.92
001-018-000-518-30-41-02	Professional Services-Uniforms	\$0.00	\$0.00
001-018-000-518-30-41-03	Surface Water Charge	\$20,052.00	\$0.00
001-018-000-518-30-41-05	Alarm Monitoring	\$0.00	\$527.34
001-018-000-518-30-42-01	Telecommunications Charges	\$30,000.00	\$4,923.99
001-018-000-518-30-45-06	Copier Lease	\$5,000.00	\$737.02
001-018-000-518-30-45-07	Operating Permits	\$0.00	\$355.02
001-018-000-518-30-46-01	Alarm Monitoring	\$6,313.00	\$1,074.96
001-018-000-518-30-47-01	Electricity	\$60,000.00	\$13,925.52
001-018-000-518-30-47-02	Water	\$6,500.00	\$276.71
001-018-000-518-30-47-04	Sewer Charges	\$5,990.00	\$164.68
001-018-000-518-30-48-03	Maintenance/Repairs - Buildings	\$110,000.00	\$5,348.49
001-018-000-518-30-48-06	Maintenance/Repairs-Equipment	\$1,000.00	\$762.05
001-018-000-518-30-48-07	Maintenance & Repairs-Vehicles	\$20,000.00	\$781.46
001-018-000-518-80-41-01	Contracted IT Services	\$35,000.00	\$0.00
001-018-000-518-85-31-03	Computer Hardware	\$0.00	\$0.00
001-018-000-518-85-31-04	New Computer Software	\$0.00	\$0.00
001-018-000-518-85-48-02	Software Maintenance	\$7,000.00	\$5,370.00
001-018-000-518-85-49-03	Computer Subscriptions	\$135,000.00	\$33,697.36
001-018-000-518-85-49-04	Subscriptions	\$150.00	\$0.00
001-018-000-518-90-10-99	Allocated Labor	(\$3,198,621.00)	(\$774,563.95)

001-018-000-518-90-20-99	Allocated Benefits	(\$1,211,462.00)	(\$287,058.47)
001-018-000-518-90-30-99	Allocated Goods	(\$58,239.00)	(\$18,714.26)
001-018-000-518-90-40-99	Allocated Services	(\$1,010,308.00)	(\$269,504.73)
001-018-000-518-90-46-50	WCIA Insurance Premium	\$166,608.00	\$166,608.00
001-018-000-518-90-49-51	Puget Sound Clean Air Dues	\$9,058.00	\$9,058.00
001-018-000-518-90-49-52	Puget Sound Regional Council	\$4,300.00	\$387.55
001-018-000-518-90-49-53	AWC Dues	\$0.00	\$0.00
001-018-000-518-90-49-55	Pierce County Regional Council	\$0.00	\$0.00
001-018-000-518-90-49-57	Chamber Dues	\$500.00	\$0.00
001-018-000-518-90-49-58	Nat'l League of Cities Dues	\$0.00	\$0.00
	001-018-000-51 Total	(\$279,380.00)	(\$2,419.99)
001-018-000-594-18-64-01	Cap Exp-Office Furniture	\$20,000.00	\$0.00
001-018-000-594-18-64-02	Cap Exp-Computer Hardware	\$50,000.00	\$2,419.99
001-018-000-594-18-64-03	Cap Exp-Computer Software	\$0.00	\$0.00
001-018-000-594-18-64-04	Cap Exp-Communication Equipment	\$2,500.00	\$0.00
001-018-000-594-18-64-05	Cap Exp-Council Chambers Equipment	\$15,000.00	\$0.00
	001-018-000-59 Total	\$87,500.00	\$2,419.99
001-019-000-511-30-41-02	Legal Publications	\$7,400.00	\$717.09
001-019-000-512-50-41-01	Court Services-Contracted	\$111,160.00	\$28,484.75
001-019-000-514-20-10-99	Allocated Labor	\$0.00	\$0.00
001-019-000-514-20-20-99	Allocated Benefits	\$0.00	\$0.00
001-019-000-514-20-30-99	Allocated Goods	\$0.00	\$0.00
001-019-000-514-20-40-99	Allocated Services	\$0.00	\$0.00
001-019-000-514-20-42-05	Bank & Bond Fees	\$3,000.00	\$903.11
001-019-000-514-20-43-01	Travel & Training Costs	\$4,000.00	\$914.00
001-019-000-514-20-43-04	Meals Expense	\$0.00	\$50.00
001-019-000-514-20-49-01	Memberships & Subscriptions	\$2,000.00	\$295.00
001-019-000-514-23-41-01	State Auditor	\$20,000.00	\$7,198.20
001-019-000-514-90-41-01	Voter Registration	\$24,284.00	\$9,487.00
001-019-000-515-41-41-01	Legal Services-External	\$145,000.00	\$28,821.00
001-019-000-515-41-41-14	Hearing Examiner Legal Fees	\$10,000.00	\$0.00
001-019-000-518-20-47-50	LID No. 1 Interest	\$0.00	(\$2,268.26)
001-019-000-518-20-47-60	LID No. 1 Principal	\$0.00	(\$6,500.17)
001-019-000-518-63-40-00	Grants & Distributions to Local Gov'ts	\$0.00	\$0.00
001-019-000-518-85-49-03	Software Subscriptions-Clerk Chambers Systems	\$4,500.00	\$3,929.31
001-019-000-518-90-10-99	Allocated Labor	\$799,675.00	\$143,161.87
001-019-000-518-90-20-99	Allocated Benefits	\$294,178.00	\$54,077.63
001-019-000-518-90-30-99	Allocated Goods	\$19,206.00	\$3,531.38
001-019-000-518-90-31-01	Gen'l Gov't-Supplies	\$0.00	\$0.00
001-019-000-518-90-40-99	Allocated Services	\$172,663.00	\$50,855.54
001-019-000-518-90-41-01	Gen'l Gov't-Professional Services	\$100,000.00	\$10,659.75

001-019-000-518-90-41-03	COE Permits to COE	\$0.00	\$0.00
001-019-000-518-90-49-01	Memberships & Subscriptions	\$0.00	\$0.00
	001-019-000-51 Total	\$1,717,066.00	\$334,317.20
001-019-000-525-60-31-01	Emergency Preparedness-Supplies	\$10,000.00	\$102.91
001-019-000-525-60-41-01	Emergency Services	\$1,000.00	\$0.00
	001-019-000-52 Total	\$11,000.00	\$102.91
001-019-000-554-30-41-01	Animal Control Services	\$95,550.00	\$17,874.99
	001-019-000-55 Total	\$95,550.00	\$17,874.99
001-019-000-594-18-63-01	Gen'l Govt-Cap Exp-City Campus Improvements	\$0.00	\$4,807.00
001-019-000-594-18-64-02	Cap Exp-Central Filing & Record Retention	\$0.00	\$0.00
001-019-000-594-18-64-03	Cap Exp-Computer Software	\$0.00	\$0.00
	001-019-000-59 Total	\$0.00	\$4,807.00
001-021-000-521-10-42-01	Intergov Chemical Dependency	\$3,964.00	\$918.08
001-021-000-521-10-49-01	Dues & Memberships	\$0.00	\$0.00
001-021-000-521-20-21-07	L&I Volunteers	\$0.00	\$0.00
001-021-000-521-20-31-01	Office & Operational Supplies	\$1,767.00	\$70.27
001-021-000-521-20-31-05	Supplies-Misc	\$458.00	\$150.03
001-021-000-521-20-31-11	Signs	\$0.00	\$0.00
001-021-000-521-20-35-01	Small Tools/Minor Equipment	\$0.00	\$0.00
001-021-000-521-20-35-02	Office Furniture	\$2,000.00	\$0.00
001-021-000-521-20-41-01	Police Services	\$3,289,392.00	\$769,172.49
001-021-000-521-20-41-02	Police Overtime	\$45,000.00	\$0.00
001-021-000-521-20-42-02	Postage	\$0.00	\$0.00
001-021-000-521-20-43-04	Meals Expense	\$500.00	\$0.00
001-021-000-521-30-31-01	Crime Prevention-Supplies	\$1,000.00	\$178.70
001-021-000-521-30-41-01	Crime Prevention-Professional Services	\$0.00	\$0.00
001-021-000-521-30-43-01	Travel & Training Costs	\$2,500.00	\$0.00
001-021-000-521-30-43-04	Meals Expense	\$0.00	\$0.00
001-021-000-521-40-43-01	Training/Travel Costs	\$0.00	\$0.00
001-021-000-521-50-48-03	Facilities-Maintenance/Repairs	\$0.00	\$0.00
001-021-000-521-70-35-01	Traffic Policing-Small Tools/Minor Equipment	\$1,000.00	\$0.00
001-021-000-521-70-41-11	Traffic Policing-Traffic Camera Contract	\$399,000.00	\$57,000.00
001-021-000-523-20-41-01	Professional Services-Electronic Monitoring	\$0.00	\$0.00
001-021-000-523-60-41-01	Jail Services	\$25,000.00	\$379.69
	001-021-000-52 Total	\$3,771,581.00	\$827,869.26
001-058-000-558-50-10-99	Allocated Labor	\$761,140.00	\$246,569.20
001-058-000-558-50-11-02	Overtime Wages	\$4,000.00	\$0.00
001-058-000-558-50-20-99	Allocated Benefits	\$314,264.00	\$93,138.47
001-058-000-558-50-30-99	Allocated Goods	\$11,617.00	\$6,082.13
001-058-000-558-50-31-01	Office & Operational Supplies	\$2,000.00	\$326.02

001-058-000-558-50-31-05	Supplies-Misc	\$0.00	\$0.00
001-058-000-558-50-31-10	Outdoor Gear	\$500.00	\$0.00
001-058-000-558-50-40-99	Allocated Services	\$167,028.00	\$87,589.04
001-058-000-558-50-41-01	Professional Service	\$80,000.00	\$0.00
001-058-000-558-50-41-04	Contracted Labor	\$0.00	\$0.00
001-058-000-558-50-43-01	Training/Travel Costs	\$15,000.00	\$5,299.47
001-058-000-558-50-43-03	Mileage Reimbursement	\$0.00	\$0.00
001-058-000-558-50-43-04	Meals Expense	\$0.00	\$0.00
001-058-000-558-50-49-01	Memberships	\$2,000.00	\$30.00
001-058-000-558-50-49-04	Subscriptions	\$0.00	\$0.00
001-058-000-558-60-10-99	Allocated Labor	\$490,492.00	\$87,854.50
001-058-000-558-60-11-02	Overtime Wages	\$2,000.00	\$0.00
001-058-000-558-60-20-99	Allocated Benefits	\$169,731.00	\$33,185.95
001-058-000-558-60-30-99	Allocated Goods	\$18,897.00	\$2,167.11
001-058-000-558-60-31-01	Office & Operational Supplies	\$0.00	\$4.01
001-058-000-558-60-31-05	Supplies-Misc	\$0.00	\$0.00
001-058-000-558-60-31-10	Outdoor Gear	\$0.00	\$0.00
001-058-000-558-60-31-11	Signs	\$4,000.00	\$0.00
001-058-000-558-60-35-01	Small Tools/Minor Equipment	\$0.00	\$0.00
001-058-000-558-60-35-04	Software-Computer	\$0.00	\$339.11
001-058-000-558-60-40-99	Allocated Services	\$271,700.00	\$31,208.65
001-058-000-558-60-41-01	Reim.Engineering - Prof. Serv	\$100,000.00	\$25,014.75
001-058-000-558-60-41-03	Prof. Services (Non-reimbursable)	\$65,000.00	\$0.00
001-058-000-558-60-41-08	Legal Notices/Publications	\$15,000.00	\$433.51
001-058-000-558-60-41-10	Pierce County Recording Fees	\$1,500.00	\$0.00
001-058-000-558-60-41-19	Community Engagement	\$20,000.00	\$0.00
001-058-000-558-60-41-21	Professional Serv-Local Store Mkt Plan	\$45,000.00	\$0.00
001-058-000-558-60-41-22	Prof Svcs-Town Center Masterplan	\$0.00	\$990.00
001-058-000-558-60-41-23	Professional Serv-GMA	\$100,000.00	\$0.00
001-058-000-558-60-43-01	Training/Travel Costs	\$20,000.00	\$1,867.20
001-058-000-558-60-43-04	Meals Expense	\$0.00	\$25.00
001-058-000-558-60-49-01	Memberships	\$5,000.00	\$1,672.00
001-058-000-558-60-49-04	Subscriptions	\$3,000.00	\$0.00
001-058-000-558-70-31-06	Economic Development Materials/Supplies	\$0.00	\$0.00
001-058-000-558-70-41-02	Professional Services - Marketing Plan	\$25,000.00	\$0.00
001-058-000-558-70-41-26	Economic Development Services	\$25,000.00	\$0.00
	001-058-000-55 Total	\$2,738,869.00	\$623,796.12
001-076-000-573-90-31-01	Operational Supplies	\$0.00	\$0.00
001-076-000-573-90-35-01	Small Tools/Minor Equipment	\$0.00	\$0.00
001-076-000-576-80-10-99	Allocated Labor	\$280,975.00	\$38,388.93
001-076-000-576-80-11-02	Overtime Wages	\$1,000.00	\$0.00

001-076-000-576-80-20-99	Allocated Benefits	\$124,236.00	\$14,500.94
001-076-000-576-80-30-99	Allocated Goods	\$7,125.00	\$946.94
001-076-000-576-80-31-01	Operational Supplies	\$4,000.00	\$1,776.93
001-076-000-576-80-31-02	Recreation Activities & Events	\$10,000.00	\$1,624.05
001-076-000-576-80-31-09	Chemicals	\$500.00	\$193.78
001-076-000-576-80-31-10	Outdoor Gear	\$2,000.00	\$0.00
001-076-000-576-80-31-11	Signs	\$500.00	\$5,692.50
001-076-000-576-80-32-01	Fuel	\$1,500.00	\$0.00
001-076-000-576-80-35-01	Small Tools/Minor Equipment	\$3,000.00	\$792.65
001-076-000-576-80-35-05	Park Equipment	\$7,500.00	\$0.00
001-076-000-576-80-40-99	Allocated Services	\$102,444.00	\$13,636.94
001-076-000-576-80-41-01	Professional Services	\$60,000.00	\$20,274.81
001-076-000-576-80-41-03	Surface Water Fee	\$0.00	\$0.00
001-076-000-576-80-41-10	Parks Maintenance	\$15,000.00	\$0.00
001-076-000-576-80-43-01	Travel/Training Costs	\$1,000.00	\$18.00
001-076-000-576-80-45-03	Operating Rentals	\$15,000.00	\$3,411.50
001-076-000-576-80-48-01	Equipment Repair & Maintenance	\$5,000.00	\$0.00
001-076-000-576-80-48-05	Maintenance-Tank Pumping	\$5,000.00	\$0.00
001-076-000-576-80-49-01	Memberships	\$750.00	\$0.00
	001-076-000-57 Total	\$646,530.00	\$101,257.97
	Fund Total	\$9,460,732.00	\$2,044,225.88
005-000-000-508-41-00-01	Ending Fund Bal-Committed	\$0.00	\$0.00
	005-000-000-50 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
006-000-000-508-51-00-01	Ending Fund Bal-Assigned	\$0.00	\$0.00
	006-000-000-50 Total	\$0.00	\$0.00
006-000-000-582-10-00-02	Refunds-Assignment of Funds	\$0.00	\$7,936.64
	006-000-000-58 Total	\$0.00	\$7,936.64
	Fund Total	\$0.00	\$7,936.64
101-000-000-508-31-00-01	Ending Fund Bal-Restricted	\$0.00	\$0.00
	101-000-000-50 Total	\$0.00	\$0.00
101-000-000-542-30-31-01	Roadway-Operational Supplies	\$5,000.00	\$905.51
101-000-000-542-30-35-01	Roadway-Small Tools & Minor Equipment	\$1,500.00	\$29.75
101-000-000-542-30-41-01	Roadway-Professional Service	\$5,000.00	\$15,526.61
101-000-000-542-30-48-03	Roadway-Maintenance/Cleaning	\$0.00	\$0.00
101-000-000-542-38-41-02	Roadway-Road Maint (Intergov contract)	\$350,000.00	\$1,014.09
101-000-000-542-40-41-02	Drainage-Prof Svcs- Contractor	\$15,000.00	\$0.00
101-000-000-542-63-35-01	Street Lighting-Small Tools/Minor Equipment	\$0.00	\$0.00
101-000-000-542-64-31-01	Traffic Control Devices-Office & Operational Supplies	\$0.00	\$0.00

101-000-000-542-64-31-10	Traffic Control Devices-School Zone Flashers	\$2,500.00	\$0.00
101-000-000-542-64-31-11	Traffic Control Devices-Signs	\$10,000.00	\$5,021.64
101-000-000-542-64-41-01	Traffic Control Devices-Professional Services	\$10,000.00	\$3,121.18
101-000-000-542-64-41-02	Traffic Control Devices-Traffic Operations (Contract)	\$50,000.00	\$98,009.95
101-000-000-542-64-41-19	Traffic Control Devices-Guardrails	\$25,000.00	\$0.00
101-000-000-542-66-41-03	Snow & Ice Control-Prof Svcs	\$75,000.00	\$32,183.41
101-000-000-542-70-31-01	Roadside-Operational Supplies	\$0.00	\$0.00
101-000-000-542-70-31-09	Roadside-Supplies- Chemicals	\$1,000.00	\$0.00
101-000-000-542-70-41-04	Roadside-ROW Veg Maint (Intergov)	\$0.00	\$9,212.20
101-000-000-542-70-45-03	Roadside-Operating Rentals	\$2,500.00	\$0.00
101-000-000-542-70-48-04	Roadside- ROW Veg Maint Contractor	\$100,000.00	\$19,502.45
101-000-000-542-90-10-99	Allocated Labor	\$230,057.00	\$65,625.34
101-000-000-542-90-11-02	Admin/Overhead-Overtime Wages	\$4,000.00	\$0.00
101-000-000-542-90-20-99	Allocated Benefits	\$93,818.00	\$24,789.16
101-000-000-542-90-30-99	Allocated Goods	\$5,654.00	\$1,618.78
101-000-000-542-90-31-01	Admin/Overhead-Office Supplies	\$0.00	\$0.00
101-000-000-542-90-31-10	Admin/Overhead-Outdoor Gear	\$250.00	\$0.00
101-000-000-542-90-35-01	Admin/Overhead-Small Tools & Minor Equipment	\$1,500.00	\$0.00
101-000-000-542-90-40-99	Allocated Services	\$81,287.00	\$23,312.16
101-000-000-542-90-41-01	Admin/Overhead-Professional Services	\$0.00	\$0.00
101-000-000-542-90-43-01	Travel/Training Costs	\$1,500.00	\$51.51
101-000-000-542-90-43-03	Admin/Overhead-Mileage Reimbursement	\$0.00	\$0.00
101-000-000-542-90-49-01	Admin/Overhead-Memberships	\$500.00	\$0.00
101-000-000-542-90-49-09	Miscellaneous	\$1,000.00	\$60.00
101-000-000-544-40-41-01	Road/Street Ops-Planning-Prof Svcs	\$20,000.00	\$0.00
	101-000-000-54 Total	\$1,092,066.00	\$299,983.74
101-000-000-595-10-41-01	Professional Services-Capital Exp	\$0.00	\$41,203.22
	101-000-000-59 Total	\$0.00	\$41,203.22
	Fund Total	\$1,092,066.00	\$341,186.96
110-000-000-508-31-00-01	Ending Fund Bal-Restricted	\$0.00	\$0.00
	110-000-000-50 Total	\$0.00	\$0.00
110-000-000-597-00-00-01	Oper. Trn. - General Fund (Park Plan)	\$0.00	\$0.00
110-000-000-597-00-00-04	Oper. Trn. - Capital Parks	\$0.00	\$0.00
	110-000-000-59 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00

111-000-000-508-31-00-01	Ending Fund Bal-Restricted	\$0.00	\$0.00
	111-000-000-50 Total	\$0.00	\$0.00
111-000-000-597-00-00-05	Transfer Out - Fund 340	\$0.00	\$0.00
	111-000-000-59 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
130-000-000-508-31-00-01	Ending Fund Bal-Restricted	\$0.00	\$0.00
	130-000-000-50 Total	\$0.00	\$0.00
130-000-000-597-00-00-07	Oper. Trn. - Capital Parks	\$0.00	\$0.00
130-000-000-597-00-00-10	Oper Trans - Civic Center Bond	\$0.00	\$0.00
130-000-000-597-00-00-11	Oper Trans - GG Facilities	\$0.00	\$0.00
	130-000-000-59 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
132-000-000-508-31-00-01	Ending Fund Bal-Restricted	\$0.00	\$0.00
	132-000-000-50 Total	\$0.00	\$0.00
132-000-000-597-00-00-03	Oper. Trn. - Street Fund	\$0.00	\$0.00
132-000-000-597-00-00-04	Transfer Out - Fund 340 Cap Roads	\$0.00	\$0.00
132-000-000-597-00-00-08	Oper. Trns. - Capital Parks	\$0.00	\$0.00
	132-000-000-59 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
201-000-000-508-41-00-01	Ending Fund Bal-Committed	\$0.00	\$0.00
	201-000-000-50 Total	\$0.00	\$0.00
201-000-000-591-18-71-01	Bond Repayment - Principal	\$0.00	\$0.00
201-000-000-592-18-83-01	Interest on Bonds	\$0.00	\$0.00
	201-000-000-59 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
202-000-000-508-41-00-01	Ending Fund Bal-Committed	\$0.00	\$0.00
	202-000-000-50 Total	\$0.00	\$0.00
202-000-000-515-41-41-02	Legal Services	\$0.00	\$0.00
	202-000-000-51 Total	\$0.00	\$0.00
202-000-000-535-10-41-01	Professional Services	\$0.00	\$3,495.97
	202-000-000-53 Total	\$0.00	\$3,495.97
202-000-000-591-35-71-01	USDA-RD GO Principal Payments	\$0.00	\$0.00
202-000-000-591-35-73-01	LID Loan Principal Payments	\$475,847.00	\$0.00
202-000-000-591-35-78-02	Principal PWTF Loan Payment	\$29,412.00	\$0.00
202-000-000-592-35-83-02	Interest PWTF Loan Payment	\$1,324.00	\$0.00
202-000-000-592-35-83-03	LID Loan Interest Payment	\$110,821.00	\$0.00
	202-000-000-59 Total	\$617,404.00	\$0.00
	Fund Total	\$617,404.00	\$3,495.97
203-000-000-508-41-00-01	Ending Fund Bal-Committed	\$0.00	\$0.00
	203-000-000-50 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
310-000-000-508-31-00-01	Ending Fund Bal-Restricted	\$0.00	\$0.00

	310-000-000-50 Total	\$0.00	\$0.00
310-000-000-594-76-41-03	Professional Svs.-Property	\$0.00	\$114,035.84
310-000-000-594-76-61-10	Permit Fees	\$0.00	\$0.00
310-000-000-594-76-62-06	Park Equipment	\$0.00	\$0.00
310-000-000-594-76-63-01	Park Improvements	\$0.00	\$0.00
	310-000-000-59 Total	\$0.00	\$114,035.84
	Fund Total	\$0.00	\$114,035.84
340-000-000-508-31-00-01	Ending Fund Bal-Restricted	\$0.00	\$0.00
	340-000-000-50 Total	\$0.00	\$0.00
340-000-000-591-95-78-02	Principal PWTF Loan Payment	\$0.00	\$0.00
340-000-000-592-95-82-01	Interest PWTF Loan Payment	\$0.00	\$0.00
340-000-000-595-10-41-06	Public Works Facility Acquisition	\$0.00	\$0.00
340-000-000-595-10-63-01	Capital Improvements- Engineering	\$0.00	\$0.00
340-000-000-595-20-61-01	ROW Acquisition - Land	\$0.00	\$0.00
340-000-000-595-30-63-03	Improvements - Other	\$0.00	\$0.00
340-000-000-595-30-63-04	Edgewood Drive Improvements	\$0.00	\$44,576.39
340-000-000-595-61-63-01	Construction/Improvements - Sidewalks	\$0.00	\$0.00
340-000-000-595-63-63-01	Improvements-Street Lighting	\$0.00	\$6,400.81
340-000-000-595-64-63-01	Traffic Control Devices-Other Improvements	\$0.00	\$3,519.36
340-000-000-595-69-63-01	Pedestrian & Traffic Safety Improvements	\$0.00	\$538.56
	340-000-000-59 Total	\$0.00	\$55,035.12
	Fund Total	\$0.00	\$55,035.12
341-000-000-508-31-00-01	Ending Fund Bal-Restricted	\$0.00	\$0.00
	341-000-000-50 Total	\$0.00	\$0.00
341-000-000-595-20-61-01	ROW Acquisition-Land	\$0.00	\$0.00
341-000-000-597-00-00-01	Fund Transfer Out	\$0.00	\$0.00
	341-000-000-59 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
350-000-000-508-31-00-01	Ending Fund Bal-Restricted	\$0.00	\$0.00
	350-000-000-50 Total	\$0.00	\$0.00
350-000-000-595-61-63-01	Pedestrian Projects	\$0.00	\$0.00
350-000-000-597-00-00-01	Oper. Trn. Out	\$0.00	\$0.00
	350-000-000-59 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
401-000-000-508-31-00-01	Ending Fund Bal-Restricted	\$0.00	\$0.00
	401-000-000-50 Total	\$0.00	\$0.00
401-000-000-535-10-41-01	Professional Services	\$0.00	\$0.00
401-000-000-535-10-41-51	State Taxes	\$0.00	\$5,919.62
	401-000-000-53 Total	\$0.00	\$5,919.62
401-000-000-594-35-61-01	Cap Improvements-Sewer Plan Update	\$0.00	\$5,109.37

401-000-000-594-35-63-05	Improvements - Northwood School Mitigation	\$0.00	\$0.00
401-000-000-597-00-00-01	Transfer Out - General Fund OH	\$0.00	\$0.00
401-000-000-597-00-00-02	Transfer Out - Civic Center Bond	\$0.00	\$0.00
	401-000-000-59 Total	\$0.00	\$5,109.37
	Fund Total	\$0.00	\$11,028.99
402-000-000-594-35-61-01	Cap Imp-Sewer Plan Update	\$0.00	\$0.00
402-000-000-594-35-63-05	Cap Imp-Northwood School Mitigation	\$0.00	\$0.00
402-000-000-597-00-00-02	Transfer Out-Civic Center Bond	\$0.00	\$0.00
	402-000-000-59 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
410-000-000-508-31-00-01	Ending Fund Bal-Restricted	\$0.00	\$0.00
	410-000-000-50 Total	\$0.00	\$0.00
410-000-000-531-00-10-99	Allocated Labor	\$350,750.00	\$110,994.07
410-000-000-531-00-20-99	Allocated Benefits	\$136,690.00	\$41,926.64
410-000-000-531-00-30-99	Allocated Goods	\$8,519.00	\$2,737.90
410-000-000-531-00-40-99	Allocated Services	\$122,763.00	\$39,428.54
410-000-000-531-38-11-02	Overtime Wages	\$4,000.00	\$0.00
410-000-000-531-38-31-01	Operational Supplies	\$3,000.00	\$296.88
410-000-000-531-38-31-09	Chemicals	\$1,500.00	\$0.00
410-000-000-531-38-31-10	Outdoor Gear	\$1,000.00	\$0.00
410-000-000-531-38-32-01	Fuel	\$0.00	\$0.00
410-000-000-531-38-35-05	Equipment - Surface Water	\$2,000.00	\$0.00
410-000-000-531-38-41-01	Professional Service	\$50,000.00	\$20,486.93
410-000-000-531-38-41-04	Storm Drainage-Ponds Maint	\$15,000.00	\$0.00
410-000-000-531-38-41-06	Storm Drainage-ROW Veg Maint	\$75,000.00	\$0.00
410-000-000-531-38-41-07	Storm Drainage-Polution Control	\$10,000.00	\$0.00
410-000-000-531-38-41-10	Storm Drainage-Ditch Maint	\$150,000.00	\$37,204.71
410-000-000-531-38-41-12	Storm Drainage-Drain Maint	\$50,000.00	\$7,603.59
410-000-000-531-38-41-13	Storm Drainage-Structure Maint	\$200,000.00	\$11,823.71
410-000-000-531-38-41-20	Storm Drainage-NPDES Permit Fees-Intergov	\$5,000.00	\$0.00
410-000-000-531-38-43-01	Training/Travel Costs	\$1,500.00	\$36.00
410-000-000-531-38-43-02	Professional Licenses & Certification	\$500.00	\$0.00
410-000-000-531-38-43-03	Mileage Reimbursement	\$0.00	\$0.00
410-000-000-531-38-45-03	Operating Rentals	\$0.00	\$0.00
410-000-000-531-38-47-01	Dump Site Fees	\$500.00	\$0.00
410-000-000-531-38-48-01	Repair & Maintenance Costs	\$2,000.00	\$0.00
410-000-000-531-38-48-04	Equipment Repairs	\$500.00	\$0.00
410-000-000-531-38-49-01	Memberships	\$700.00	\$0.00
410-000-000-531-38-49-02	Non NPDES Permit Fees	\$10,000.00	\$0.00
410-000-000-531-38-49-09	Misc. Fees & Charges	\$3,500.00	\$302.52
	410-000-000-53 Total	\$1,204,422.00	\$272,841.49

410-000-000-594-31-61-01	Land	\$0.00	\$0.00
410-000-000-594-31-64-04	Equipment	\$0.00	\$29.75
410-000-000-594-31-64-64	Infrastructure Spot Improvement	\$0.00	\$0.00
410-000-000-595-30-63-04	Roadway Construction- Edgewood Dr Improvements	\$0.00	\$22,114.80
410-000-000-597-00-00-02	Transfer Out - Capital	\$12,300.00	\$0.00
	410-000-000-59 Total	\$12,300.00	\$22,144.55
	Fund Total	\$1,216,722.00	\$294,986.04
411-000-000-508-31-00-01	End. Fund Bal.-Restricted	\$0.00	\$0.00
	411-000-000-50 Total	\$0.00	\$0.00
411-000-000-594-31-64-64	Capital Improvement Projects	\$0.00	\$0.00
411-000-000-597-00-00-02	Trsf Out-Civic Center Bond	\$0.00	\$0.00
	411-000-000-59 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
501-000-000-508-41-00-01	Ending Fund Bal-Committed	\$0.00	\$0.00
	501-000-000-50 Total	\$0.00	\$0.00
501-000-000-594-18-65-02	Security, Communication Upgrades	\$0.00	\$453.75
501-000-000-594-18-65-03	City Equipment	\$0.00	\$47,364.21
	501-000-000-59 Total	\$0.00	\$47,817.96
	Fund Total	\$0.00	\$47,817.96
641-000-000-508-21-00-01	Ending Fund Bal-Non Spendable	\$0.00	\$0.00
	641-000-000-50 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
650-000-000-508-21-00-01	Ending Fund Bal-Non Spendable	\$0.00	\$0.00
	650-000-000-50 Total	\$0.00	\$0.00
650-000-000-589-30-00-04	State Bldg Code Fee	\$0.00	\$0.00
650-000-000-589-30-00-05	Animal Licenses	\$0.00	\$0.00
650-000-000-589-30-00-06	Fire Plan Review	\$0.00	\$663.18
	650-000-000-58 Total	\$0.00	\$663.18
	Fund Total	\$0.00	\$663.18
	Grand Total	\$12,386,924.00	\$2,920,412.58

2021 City Credit Card (Pcard) report as of 5/31/2022:

1. No unauthorized (fraudulent) use of cards occurred in 2021.
2. Personal use of cards by individual(s) is as follows:

Name	Date of charge	Amount	Date Reimbursed to City	Receipt #
Brittany Murray	7/13/2021	\$ 118.04	8/18/2021	9497
Daryl Eidinge	7/16/2021	\$ 83.63	8/18/2021	9496
Daryl Eidinge	8/17/2021	\$ 32.42	9/8/2021	9605
Aaryn Thompson	12/20/2021	\$ 10.09	12/21/2021	9983

3. Annual Pcard Audit Log attached. All cards have been accounted for.
4. Rebates received for 2021 Activity:
 - Q1 - \$239.72
 - Q2 - \$172.05
 - Q3 - \$191.33
 - Q4 - \$244.53



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion – EDAB and Planning Commission reappointments	Agenda Item #: 3.G
	For Agenda of: 6/21/2022
	Prepared by: Darren Groth
Attachments (list): 1. EDAB_ Public Roster - Current as of 05-10-22 2. PC_ Public Roster - Current as of 06-22-21	
Approval of Materials: Darren Groth Rachel Pitzel 6/16/2022 Dave Gray 6/17/2022 Daryl Eidinger 6/17/2022	Expenditure Required: N/A Amount Budgeted: N/A Timeline: 06/21/22; Study Session 06/28/22: RCM Action

Summary Statement:

Edgewood Municipal Code (EMC) Title 2 identifies various terms of office for EDAB members and Planning Commissioners ending annually on June 30. The EDAB terms ending in 2022 are Positions 4-7. The Planning Commission terms ending in 2022 are Positions 1-3. Each volunteer currently serving in those respective positions has indicated a desire to continue serving.

This agenda item is intended as a discussion to consider the possible reappointments of EDAB members Deanna Clark (Position 4), Angel Swanson (Position 5), Michael Pearce (Position 6), and Jason Neil (Position 7) and the possible reappointments of Planning Commission members Carly Guillory (Position 1), JoAnn Overfield (Position 2), and Tom Greene (Position 3).

Item History:

Recommended Action:

Hold a discussion and provide staff direction to Discussion – EDAB and Planning Commission reappointments

Fiscal Note/Consideration:

EDAB Membership Roster			
Position	Member	City Email	Term Ending
1	Colleen Wise	colleen.wise@cityofedgewood.org	2023
2	Andrew Wiesenfeld*	awiesenfeld@cityofedgewood.org	2023
3	Lora Butterfield	lbutterfield@cityofedgewood.org	2023
4	Deanna Clark	dclark@cityofedgewood.org	2022
5	Angel Swanson**	aswanson@cityofedgewood.org	2022
6	Michael Pearce	mpearce@cityofedgewood.org	2022
7	Jason Neil	jneil@cityofedgewood.org	2022

***Chair**

****Vice-Chair**



CITY OF EDGEWOOD

Planning Commission Membership Roster

Planning Commission Membership Roster			
Position	Member	City Email	Term Ending
1	Carly Guillory	cguillory@cityofedgewood.org	2022
2	JoAnn Overfield**	joverfield@cityofedgewood.org	2022
3	Tom Greene	tgreene@cityofedgewood.org	2022
4	Sarah Wagner	swagner@cityofedgewood.org	2023
5	Jason Ramirez	jramirez@cityofedgewood.org	2023
6	Allison Pincas*	apincas@cityofedgewood.org	2023
7	Karla Slate	kslate@cityofedgewood.org	2023

***Vice-Chair**

****Chair**



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion – Ordinance – Impact Fees- School	Agenda Item #: 3.H
	For Agenda of: 6/21/2022
	Prepared by: Darren Groth
Attachments (list): 1. Attachment 1_ School Impact Fee Crosswalk - COE, SD Calc, PC	
Approval of Materials: Darren Groth	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: 06/21/2022 SS Discussion

Summary Statement:

On October 19, 2021, City Council held a study session discussion regarding school impact fees. Per EMC Title 4, the City of Edgewood holds the authority to implement impact fees for the Puyallup, Fife, and Sumner school districts. School districts are responsible for spending the impact fees, but are not authorized to collect the fees. School impact fees must be used for “school facilities” that are addressed by a capital facilities plan element of a comprehensive plan adopted under the GMA. As a result, school impact fees require cooperation between school districts and the city. As a condition of the City’s authorization to implement school impact fees, the City and school districts develop interlocal agreements governing the operation of the school impact fee program. Currently, EMC 4.10.110 includes data provided by the school districts from their 2016-2017 CFPs. In addition, Volume II, Chapter 09 of the City's Comprehensive Plan identifies projects for the respective school districts for the 2014-2020 timeframe. On an annual basis, the school districts provide City Council with their Capital Facilities Plan (CFP) that includes enrollment projections, standards of service, school capacity, and an inventory of facilities. On January 18, 2022, representatives from the three school districts (Puyallup, Fife, and Sumner) presented their CFPs to the City Council. The impact fee calculation that school districts go through is the exact same formula. The variables within the calculations, e.g., land acquisition, school expansions, etc., may be different, but each district representative showed the same layout to share how they respectively calculated their single-family and multi-family fee rates.

Since the January 18 study session, City Council focused impact fee discussions on traffic impact fees (TIF). Those TIF conversations wrapped around April and City Council revisited the school impact fee topic on April 5, 2022. During the April 5 study session, City Council requested a document that clearly identified the City's current fee, the school district's respective needs, and the Pierce County fee schedule example that the Master Builders Association referenced as a guide. Attachment 1 provides a crosswalk look at those three items. This agenda item is intended to continue the conversation regarding the next steps for addressing or setting school impact fees.

Item History:

10/19/2021: Study session discussion regarding school impact fees

01/18/2022: Study session presentations from Puyallup, Fife, and Sumner-Bonney Lake school districts

04/05/2022: Study session discussion regarding school impact fees

Recommended Action:

Hold a discussion and provide staff direction to Discussion – Ordinance – Impact Fees- School

Fiscal Note/Consideration:

District	Edgewood Current Single-Family Residential (SFR)		Edgewood Current Multi-Family Residential (MFR)	
	Fee Calculation	Max. Obligation	Fee Calculation	Max. Obligation
Fife	\$ 6,670.00	\$ 3,500.00	\$ 1,772.00	\$ 1,772.00
Puyallup	\$ 8,918.87	\$ 3,500.00	\$ 2,010.57	\$ 2,000.00
Sumner-Bonney Lake	\$ 11,851.30	\$ 3,500.00	\$ 1,946.16	\$ 1,946.16

District	District Calculated SFR 2022	District Calculated MFR 2022	Pierce Co. Rate SFR 2022*	Pierce Co. Rate MFR 2022*
	Fee Calculation	Fee Calculation	Max. Obligation	Max. Obligation
Fife	\$ 4,541.00	\$ 822.00	\$ 4,200.00	\$ 822.00
Puyallup	\$ 12,978.67	\$ 5,651.10	\$ 4,200.00	\$ 2,230.00
Sumner-Bonney Lake	\$ 32,125.80	\$ 3,862.30	\$ 4,200.00	\$ 2,230.00

*Each year, Pierce County's maximum fee obligation is adjusted according to the change in the Construction Cost Index (20-City Average), for 2022 it was an increase of \$310 and \$165, respectively for SFR and MFR



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion – Dhaliwal Town Center (TC) Landing Development Agreement	Agenda Item #: 3.I
	For Agenda of: 6/21/2022
	Prepared by: Darren Groth, Morgan Dörner
Attachments (list): 1. Dhaliwal DA 6.13.22 2. Dhaliwal DA 6.13.2022 Exhibit Packet	
Approval of Materials: Darren Groth, Morgan Dörner Rachel Pitzel 6/16/2022 Dave Gray 6/17/2022 Daryl Eidinger 6/17/2022	Expenditure Required: TBD
	Amount Budgeted: N/A
	Timeline: June 21, Council Study Session June 28, 2022 Public Hearing July 5, Council Study Session July 12, 2022 Council Meeting

Summary Statement:

On July 13, 2020, Dhaliwal TC Landing LLC submitted an application under City of Edgewood Permit/Application No. 20-1348 for Dhaliwal Town Center (TC) Landing, a proposed mixed-use development consisting of 578 apartment units and approximately 30,000 square feet of ground-level commercial space on approximately 12.41 acres located at 1914 Meridian Avenue East, as depicted in Exhibits B and C. The application was deemed complete by City staff on August 24, 2020.

This Development Agreement (DA) is for certain off-site public improvements, which include:

1. construction of a new intersection at 20th Street East and Meridian Avenue East (“20th /Meridian Intersection”) and a collector arterial, “100th Avenue East”, between the Subject Property and 24th Street East, as depicted on the City’s Functional Classification System Map (Comprehensive Plan, Figure 9); and
2. compensatory mitigation for unavoidable alterations to the Impacted Wetland located with the right-of-way for 100th Avenue East and Pierce County Parcel No. 0420091014.

The City requires all new projects to undergo traffic concurrency review subject to Chapter 18.105 EMC, and the City issued a Concurrency Reservation Certificate (CRC) for the Project on June 26, 2020. In order to develop the Subject Property as proposed, the applicant must construct a new intersection at 20th Street East and Meridian Avenue East and a planned collector. Arterial, “100th Avenue East”, between the subject property and 24th Street East, as depicted on the City’s Functional Classification System Map (Comprehensive Plan, Figure 9). There is a category III wetland and wetland buffer within and adjacent to the right-of-way for

100th Avenue East; this wetland and buffer (“Impacted Wetland”) will be impacted by construction of 100th Avenue East. The Impacted Wetland was previously unavoidably altered by the City’s installation of a public sewer main under Local Improvement District #1 and Chapter 14.40 EMC requires compensatory mitigation for unavoidable alterations to wetlands and buffers. The City has conducted studies documenting cost and demand for new facilities and services pursuant to chapter 4.30 EMC, Traffic Impact Fees; pursuant to EMC 4.30.040, the development of this project will require payment of traffic impact fees. A development agreement must be approved by resolution after a public hearing (RCW 36.70B.200). A public hearing for this Development Agreement is scheduled for June 28, 2022, and potential action by City Council is anticipated for the July 12, 2022 Council Meeting.

Per EMC 18.55.020(B), Development agreements are not project permit applications and are not subject to the permit processing procedures in Chapter 36.70B RCW and Chapter 18.40 EMC. A development agreement shall constitute a binding contract between the city and the property owner and the subsequent owners of any later-acquired interests in the property identified in the development agreement. A development agreement governs the project identified in the development agreement during the term of the development agreement, or for all or that part of the build-out period specified in the development agreement, and may not be subject to an amendment to a zoning ordinance or development standard adopted after the effective date of the agreement. A permit or approval issued/granted by the city after execution of a valid development agreement must be consistent with the development agreement.

Item History:

N/A

Recommended Action:

Hold a discussion and provide staff guidance regarding Discussion – Dhaliwal Town Center (TC) Landing Development Agreement

Fiscal Note/Consideration:

**DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF EDGEWOOD
AND DHALIWAL TC LANDING LLC FOR THE
DHALIWAL TC LANDING DEVELOPMENT**

PREAMBLE

THIS DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF EDGEWOOD AND DHALIWAL TC LANDING LLC FOR THE DHALIWAL TC LANDING DEVELOPMENT (“Development Agreement”) is made and entered into this ____ day of _____, 2022, by and between the City of EDGEWOOD, a non-charter, optional code Washington municipal corporation (“City”), and DHALIWAL TC LANDING LLC, a limited liability corporation organized under the laws of the State of Washington (“Developer”), and King O. Davis and Carol A. Davis (“Davis”). The City, Developer, and Davis are collectively referred to in this Agreement as the “Parties,” and individually as a “Party.”

RECITALS

WHEREAS, development agreements between a local government and a person having ownership or control of real property within its jurisdiction are authorized by RCW 36.70B.170(1)) and Chapter 18.55 of the Edgewood Municipal Code (“EMC”); and

WHEREAS, a development agreement must set forth the development standards and other provisions that shall apply to, govern and vest the development, use and mitigation of the development of the real property for the duration specified in the agreement (RCW 36.70B.170(1)); and

WHEREAS, for the purposes of this Development Agreement, “development standards” includes those listed and attached hereto as Exhibit D; and

WHEREAS, pursuant to RCW 36.70B.170(1), a development agreement must be consistent with the applicable development regulations adopted by a local government planning under chapter 36.70A RCW and the City’s regulations, including but not limited to chapter 18.55. EMC.; and

WHEREAS, this Development Agreement relates to the development known as Dhaliwal TC Landing (City File No. 20-1348), located at: 1914 Meridian Avenue East, Edgewood, WA 98372 (“Subject Property”); and

WHEREAS, the City requires all new projects to undergo traffic concurrency review subject to Chapter 18.105 EMC, and the City issued a Concurrency Reservation Certificate (CRC) for the Project on June 26, 2020; and

WHEREAS, in order to develop the Subject Property as proposed, the applicant must construct a new intersection at 20th Street East and Meridian Avenue East and a planned collector

arterial, “100th Avenue East”, between the Subject Property and 24th Street East, as depicted on the City’s Functional Classification System Map (Comprehensive Plan, Figure 9); and

WHEREAS, there is a category III wetland and wetland buffer within and adjacent to the right-of-way for 100th Avenue East; this wetland and buffer (“Impacted Wetland”) will be impacted by construction of 100th Avenue East; and

WHEREAS, the Impacted Wetland was previously unavoidably altered by the City’s installation of a public sewer main under Local Improvement District #1; and

WHEREAS, Chapter 14.40 EMC requires compensatory mitigation for unavoidable alterations to wetlands and buffers; and

WHEREAS, the City has conducted studies documenting cost and demand for new facilities and services pursuant to chapter 4.30 EMC, Traffic Impact Fees; pursuant to EMC 4.30.040, the development of this Project will require payment of traffic impact fees; and

WHEREAS, a development agreement must be approved by resolution after a public hearing (RCW 36.70B.200); and

WHEREAS, a public hearing for this Development Agreement was held on June 28, 2022, and the City Council approved this Development Agreement by Resolution _____ on _____;

NOW THEREFORE, in consideration of the mutual promises set forth here, the parties hereto agree as follows:

AGREEMENT

Section 1. The Subject Property. The Subject Property is legally described and depicted in Exhibits A and B, respectively, attached hereto and incorporated herein by this reference. The Subject Property consists of four tax parcels under the following ownership:

- A. Parcel A (APN 0420091134), Parcel B (APN 0420091012), and Parcel C (APN 0420091051) are owned by Dhaliwal TC Landing LLC.
- B. Parcel D (APN 0420091032) is owned by King O. Davis and Carol A. Davis.

Section 2. The Project. The Project is the development and use of the Subject Property, consisting of approximately 12.41 acres in the City of Edgewood. Permit/Application No. 20-1348 describes the Project as a mixed-use development consisting of 578 apartment units and ground-level commercial space, as depicted in Exhibit C (the “Project”). Off site, the Project includes:

- A. construction of a new intersection at 20th Street East and Meridian Avenue East (“20th /Meridian Intersection”) and a collector arterial, “100th Avenue East”, between the

Subject Property and 24th Street East, as depicted on the City's Functional Classification System Map (Comprehensive Plan, Figure 9); and

- B. compensatory mitigation for unavoidable alterations to the Impacted Wetland located with the right-of-way for 100th Avenue East and Pierce County Parcel No. 0420091014.

Section 3. Definitions. As used in this Development Agreement, the following terms, phrases and words shall have the meanings and be interpreted as set forth in this Section.

A. "Adopting Resolution" means the Resolution which approves this Development Agreement, as required by RCW 36.70B.200.

B. "Council" means the duly elected legislative body governing the City of Edgewood.

C. "Effective Date" means the effective date of the Adopting Resolution.

D. "Existing Development Standards" means the ordinances adopted by the City Council of Edgewood listed and attached in Exhibit D. Existing Development Standards do not include non-land use regulations, which includes taxes and impact fees.

E. "Landowner" is the party who has acquired any portion of the Subject Property and unless otherwise released as provided in this Development Agreement, shall be subject to the applicable provisions of this Development Agreement.

F. "Vesting date" means August 24, 2020, the date the complete Design Standards Review Application was submitted.

Section 4. Exhibits. Exhibits to this Development Agreement are as follows:

- A. Exhibit A – Legal description of the Subject Property.
- B. Exhibit B – Map showing Development/Site Plan.
- C. Exhibit C – Conceptual Site Plan of Project.
- D. Exhibit D – Development Standards list and attachments
- E. Exhibit E – Phasing plan, which includes the information required by EMC 18.55.060(C)(1) – (4) and (6) – (8).
- F. Exhibit F – Public Benefit Improvements

Section 5. Parties to Development Agreement. The parties to this Development Agreement are:

A. The "City" is the City of Edgewood, located at 2224 104th Avenue East, Edgewood, WA 98372.

B. The "Developer" is DHALIWAL TC LANDING LLC, a limited liability corporation organized under the laws of the State of Washington, a private enterprise that owns a fee simple

partial interest in the Subject Property and whose principal office is located at 5218 76th Avenue Court West, University Place, WA 98467-4586.

C. Carol A. Davis owner of a fee simple partial interest in the Subject Property.

D. The “Landowner” as defined in Section 3. From time to time, as provided in this Development Agreement, the Developer and Davis may sell or otherwise lawfully dispose of a portion of the Subject Property to a Landowner who, unless otherwise released as provided in this Development Agreement, shall be subject to the applicable provisions of this Development Agreement related to such portion of the Subject Property. Developer is a Landowner at the time this Development Agreement is executed. Davis is a landowner at the time this Development Agreement is executed.

Section 6. Project is a Private Undertaking. It is agreed among the parties that the Project is a private development and that the City has no interest therein except as authorized in the exercise of its governmental functions or as explicitly outlined in this Development Agreement.

Section 7. Effective Date and Term. This Development Agreement shall commence upon the Effective Date of the Adopting Resolution approving this Development Agreement and shall continue in force until _____, 2027, which is five years from the Effective Date. The Term of the Development Agreement may be extended pursuant to EMC 18.55.080(B). Following the expiration of the term or extension thereof, or if sooner terminated, this Development Agreement shall have no force and effect, subject however, to post-termination obligations of the Developer or Landowner.

Section 8. Public Benefit.

A. Pursuant to EMC 18.55.060(C)(5), the Landowner shall complete the mitigation, creation and enhancement planting for the Impacted Wetland associated with City’s installation of public sewer main under Local Improvement District #1 (“Public Benefit Improvements”). These Public Benefit Improvements are detailed in Exhibit F.

B. The Landowner shall install and maintain through the associated monitoring period all wetland mitigation, creation, and enhancement planting obligations on the Impacted Wetland associated with the Public Benefit Improvements.

Section 9. Right-of-way Construction.

A. Landowner shall construct and install all roadway improvements associated with the development, including the 20th/Meridian Intersection, public roads internal to the development site, and the offsite extension of 100th Avenue East.

B. Because the 20th/Meridian Intersection is on the City’s Transportation Improvement Program, the City has performed preliminary design and survey work through Transpo Group and Bush, Roed & Hitchings Inc. The City will provide the results of same to Landowner. The City

will also facilitate coordination with Washington State Department of Transportation (“WSDOT”) for the 20th /Meridian Intersection in support of this Project.

As mitigation under the State Environmental Policy Act, the City has previously collected from the Puyallup School District \$300,553.93 and \$34,750 from Jupiter Tennis Center as fees-in-lieu of constructing and installing improvements associated with the portions of 100th Avenue East necessary for the Project. The City shall remit \$335,303.93 to the Landowner at the completion of construction for 100th Avenue East.

C. For costs incurred above those provided in B), Landowner shall be entitled to a credit against the applicable TIF collected, in accordance with RCW 82.02.060(4), under the fee schedule adopted pursuant to chapter 4.30 EMC for the value of any dedication of land for, improvement to, or new construction of, any system improvements provided by the applicant, to facilities associated with the construction 100th Avenue East.

Section 10. Phasing. As identified under EMC 18.55.060, the Landowner must construct the project in the phases and in the numerical order of the phases listed below with reference to Buildings in Exhibit C and E.

A. Phase 1 shall consist of the following buildings along with all required parking and road infrastructure to support them.

- Building 4: a 1-story clubhouse, to include a 3-seasons room and outdoor pool.
- Building 5: a 4-story, 36-unit elevated low-rise structure.
- Building 6: a 4-story, 36-unit elevated low-rise structure.
- Building 7: a 4-story, 36-unit elevated low-rise structure.
- Building 8: a 4-story, 36-unit elevated low-rise structure.
- Construction of the 20th Street East/Meridian Intersection, public roads internal to the development site, and the offsite extension of 100th Avenue East.

B. Phase 2 shall consist of the following buildings along with all required parking and road infrastructure to support them.

- Building 1: a 5-story, 181-unit mixed-use building with 304 parking stalls provided on two tiers below the structure.
- Building 3: a 4-story, 48-unit elevated low-rise structure.

C. Phase 3 shall consist of the following buildings along with all required parking and road infrastructure to support them.

- Building 2: a 5-story, 58-unit mixed-use building with 114 parking stalls provided on two tiers below the structure.
- Building 9: a 4-story, 36-unit elevated low-rise structure.
- Building 10: a 4-story, 48-unit elevated low-rise structure.
- Building 11: a 4-story, 36-unit elevated low-rise structure.
- Building 12: a 3-story, 27-unit walk-up structure.

Section 11. Occupancy.

A. Prior to occupancy being granted from the City for Phase 1, the 20th Street East Meridian Avenue Intersection must be operational and completed to a level acceptable by the City, and 100th Avenue East must have approved Site Development Application and be under construction. The final construction of the 20th Street East leg of the intersection is to be completed in the final phase when 20th Street East is no longer being used as a construction entrance.

B. Prior to occupancy being granted from the City for all other buildings:

- all improvements to the Impacted Wetland in Section 8, Public Benefit, must be completed;
- all internal public roads for the Project and 100th Avenue East must be completed as specified in Section 9, Right-of-way Construction; and
- vehicle parking, bike parking, parking lot striping, landscaping, hardscaping, lighting, and any other associated development standards must be installed, performed, completed, and accepted for the building's phase listed above.

Section 12. Vested Rights. During the term of this Development Agreement, unless sooner terminated in accordance with the terms hereof, in developing the Subject Property consistent with the Project described herein, Landowner is assured, and the City agrees, that the development rights, obligations, terms and conditions specified in Exhibit D to this Development Agreement, are fully vested in the Developer and may not be changed or modified by the City, except as may be expressly permitted by, and in accordance with, the terms and conditions of this Development Agreement, including the Exhibits hereto, or as expressly consented thereto by the Landowner.

Section 13. Major and Minor Modifications. Modifications from the approved permits or the exhibits attached hereto may be approved as outlined below.

A. Minor Modifications. A proposed modification to the permits or exhibits shall be considered a minor modification if the proposal does not materially modify the size or scope of the Project as defined by the Development Agreement. The Mayor or his/her designee may approve minor modifications upon submission of a written application by the Developer describing the proposal in sufficient detail to determine whether the proposal qualifies as a minor modification. If the application does not provide sufficient information, the Mayor or his/her designee may request additional information from the Developer or reject the application. If the Mayor or his/her designee determines that the proposal qualifies as a minor modification, the modification may be administratively approved by noting the changes in Land Use File 20-1348.

B. Major Modifications. A proposed modification to the permits or exhibits shall be considered a major modification if the proposal does not constitute a minor modification. If the Mayor or his/her designee determines that the proposal constitutes a major modification, the Developer shall submit the proposal for an amendment to this Development Agreement by following the process established by law for the adoption of a development agreement in accordance with Section 30 of this Development Agreement.

C. The Mayor's determination on modifications shall be a final decision.

Section 14. Further Discretionary Actions. Developer acknowledges that the Existing Land Use Regulations contemplate the exercise of further discretionary powers by the City. These powers include, but are not limited to, review of additional permit applications under SEPA. Nothing in this Development Agreement shall be construed to limit the authority or the obligation of the City to hold legally required public hearings, or to limit the discretion of the City and any of its officers or officials in complying with or applying Existing Land Use Regulations.

Section 15. Existing Land Use Fees and Impact Fees.

A. Land use fees adopted by the City by resolution as of the Effective Date of this Development Agreement may be increased by the City from time to time, and are applicable to permits and approvals for the Subject Property, as long as such fees apply to similar applications and projects in the City.

B. All impact fees shall be paid as set forth in the approved permit or approval, or as addressed in Title 4 of the Edgewood Municipal Code.

GENERAL PROVISIONS

Section 16. Assignment of Interests, Rights, and Obligations. This Development Agreement shall be binding and inure to the benefit of the Parties. No Party may assign its rights under this Agreement without the written consent of the other Party, which consent shall not unreasonably be withheld. This Development Agreement shall be binding upon and shall inure to the benefit of the heirs, successors, and assigns of Landowner and the City.

Section 17. Incorporation of Recitals. The Recitals contained in this Development Agreement, and the Preamble paragraph preceding the Recitals, are hereby incorporated into this Development Agreement as if fully set forth herein.

Section 18. Severability. The provisions of this Development Agreement are separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of this Development Agreement, or the validity of its application to other persons or circumstances.

Section 19. Termination. This Development Agreement shall expire and/or terminate as provided below:

A. This Development Agreement shall expire and be of no further force and effect if upon completion of a Phase in Exhibit E and Section 10, the Landowner fails to submit complete building permit application for the next phase within one (1) year. Nothing in this Development Agreement shall extend the expiration date of any permit or approval issued by the City for this Project.

B. This Development Agreement shall expire and be of no further force and effect if the Landowner does not construct the Project as contemplated by the permits and approvals identified in this Development Agreement and submits applications for development of the Subject Property that are inconsistent with such permits and approvals.

C. This Development Agreement shall terminate upon the expiration of the term identified in Section 7 or when the Subject Property has been fully developed, which ever first occurs, and all of the Landowner's obligations in connection therewith are satisfied as determined by the City. Upon termination of this Development Agreement, the City shall record a notice of such termination in a form satisfactory to the City Attorney that the Development Agreement has been terminated. This Development Agreement shall automatically terminate and be of no further force and effect as to any residential dwelling unit or any non-residential building and the lot or parcel upon which such residence or building is located, when it has been approved by the City for occupancy.

D. This Development Agreement shall terminate upon the abandonment of the Project by the Landowner. The Landowner shall be deemed to have abandoned the Project if/when reasonable substantial progress on the Project has ceased for a period of six months.

E. This Development Agreement may terminate pursuant to Section 18, Severability or Section 25, Default, or as otherwise outlined in this Development Agreement.

Section 20. Effect Upon Termination on Landowner Obligations. Termination of this Development Agreement as to the Landowner of the Subject Property or any portion thereof shall not affect any of the Landowner's obligations to comply with the City Comprehensive Plan and the terms and conditions or any applicable zoning code(s) or subdivision map or other land use entitlements approved with respect to the Subject Property, any other conditions of any other development specified in the Development Agreement to continue after the termination of this Agreement or obligations to pay assessments, liens, fees or taxes.

Section 21. City's Obligations and Effects of Upon Termination on City.

A. The City's duties under this Development Agreement are expressly conditioned upon the Landowner's substantial compliance with each and every term, condition, provision and/or covenant in the Development Agreement, all applicable federal, state and local laws and regulations and the Landowner's obligations as identified in any approval or project permit for the Subject Property.

B. Upon any termination of this Development Agreement as to the Landowner of the Subject Property, or any portion thereof, the entitlements, conditions of development, limitations on fees and all other terms and conditions of this Development Agreement shall no longer be vested hereby with respect to the Subject Property affected by such termination (provided that vesting of such entitlements, conditions or fees may then be established for such property pursuant to then existing planning and zoning laws).

Section 22. Specific Performance. The parties specifically agree that damages are not an adequate remedy for breach of this Development Agreement, and that the parties are entitled to compel specific performance of all material terms of this Development Agreement by any party in default hereof.

Section 23. Governing Law and Venue. This Agreement shall be construed and enforced in accordance with the laws of the State of Washington. Venue for any action shall lie in Pierce County Superior Court or the U.S. District Court for Western Washington.

Section 24. Attorneys' Fees. In the event of any litigation or dispute resolution process between the Parties regarding an alleged breach of this Development Agreement, the prevailing party shall be entitled to an award of attorneys' fees.

Section 25. Notice of Default/Opportunity to Cure/Dispute Resolution.

A. In the event a Party, acting in good faith, believes the other Party has violated the terms of this Development Agreement, the aggrieved Party shall give the alleged offending Party written notice of the alleged violation by sending a detailed written statement of the alleged breach. The alleged offending Party shall have thirty (30) days from receipt of written notice in which to cure the alleged breach unless the Parties agree, in writing, to additional time. This notice requirement is intended to facilitate a resolution by the Parties of any dispute prior to the initiation of litigation. Upon providing notice of an alleged breach, the Parties agree to meet and agree upon a process for attempting to resolve any dispute arising out of this Development Agreement. A lawsuit to enforce the terms of this Development Agreement shall not be filed until the latter of (a) the end of the cure period or (b) the conclusion of any dispute resolution process.

B. After notice and expiration of the cure period, if such default has not been cured or is not being diligently cured in the manner set forth in the notice, the other party or Landowner to this Development Agreement may, at its option, institute legal proceedings pursuant to this Development Agreement. In addition, the City may decide to file an action to enforce the City's Codes, and to obtain penalties and costs as provided in the Edgewood Municipal Code for violations of this Development Agreement and the EMC.

C. Pursuant to EMC 18.55.020(F), any breach of this Development Agreement by the City shall give rise only to damages under state contract law and shall not give rise to any liability under Chapter 64.40 RCW, the Fifth and Fourteenth Amendments to the U.S Constitution, or similar state constitutional provisions.

Section 26. No Third-Party Beneficiaries. This Development Agreement is for the benefit of the Parties hereto only and is not intended to benefit any other person or entity, and no person or entity not a signatory to this Development Agreement shall have any third-party beneficiary or other rights whatsoever under this Development Agreement. No other person or entity not a Party to this Development Agreement may enforce the terms and provisions of this Development Agreement.

Section 27. Integration. This Development Agreement and its exhibits represent the entire agreement of the parties with respect to the subject matter hereof. There are no other agreements, oral or written, except as expressly set forth herein.

Section 28. Authority. The Parties each represent and warrant that they have full power and actual authority to enter into this Development Agreement and to carry out all actions required of them by this Development Agreement. All persons are executing this Development Agreement in their representative capacities and represent and warrant that they have full power and authority to bind their respective organizations.

Section 29. Covenants Running With the Land. The conditions and covenants set forth in this Development Agreement and incorporated herein by the Exhibits shall run with the land and the benefits and burdens shall bind and inure to the benefit of the parties. The Developer, Landowner and every purchaser, assignee or transferee of an interest in the Subject Property, or any portion thereof, shall be obligated and bound by the terms and conditions of this Development Agreement, and shall be the beneficiary thereof and a party thereto, but only with respect to the Subject Property, or such portion thereof, sold, assigned or transferred to it. Any such purchaser, assignee or transferee shall observe and fully perform all of the duties and obligations of a Landowner contained in this Development Agreement, as such duties and obligations pertain to the portion of the Subject Property sold, assigned or transferred to it.

Section 30. Amendment to Agreement; Effect of Agreement on Future Actions. This Development Agreement may be amended by mutual consent of all of the parties, provided that any such amendment shall follow the process established by law for the adoption of a development agreement (*see*, RCW 36.70B.200). However, nothing in this Development Agreement shall prevent the City Council from making any amendment to its Comprehensive Plan, Zoning Code, Official Zoning Map or development regulations affecting the Subject Property during the term of this Development Agreement, as the City Council may deem necessary to the extent required by a serious threat to public health and safety. Nothing in this Development Agreement shall prevent the City Council from making any amendments of any type to the Comprehensive Plan, Zoning Code, Official Zoning Map or development regulations relating to the Subject Property upon termination of this Development Agreement.

Section 31. Releases. Developer, and any subsequent Landowner, may free itself from further obligations relating to the sold, assigned, or transferred property, provided that the buyer, assignee or transferee expressly assumes the obligations under this Development Agreement as provided herein.

Section 32. Notices. Notices, demands, correspondence to the City and Developer shall be sufficiently given if dispatched by pre-paid first-class mail to the addresses of the parties as designated in Section 5 of this Development Agreement. Notice to the City shall be to the attention of both the City Clerk and the City Attorney. Notices to subsequent Landowners shall be required to be given by the City only for those Landowners who have given the City written notice of their address for such notice. The parties hereto may, from time to time, advise the other of new addresses for such notices, demands or correspondence.

Section 33. Reimbursement for Agreement Expenses of the City. Landowner agrees to reimburse the City for actual expenses incurred over and above fees paid by Landowner as an applicant incurred by City directly relating to this Development Agreement, including recording fees, publishing fees and reasonable staff and consultant costs not otherwise included within application fees. This Development Agreement shall not take effect until the fees provided for in this section, as well as any processing fees owed to the City for the Project are paid to the City. This Development Agreement shall be terminated if the Landowner does not pay to the City the fees provided for in this section. Upon payment of all expenses, the Landowner may request written acknowledgement of all fees. Such payment of all fees shall be paid, at the latest, within thirty (30) days from the City's presentation of a written statement of charges to the Landowner.

Section 34. Police Power. Nothing in this Development Agreement shall be construed to diminish, restrict or limit the police powers of the City granted by the Washington State Constitution or by general law.

Section 35. Third Party Legal Challenge. In the event any legal action or special proceeding is commenced by any person or entity other than a party or a Landowner to challenge this Development Agreement or any provision herein, the City may elect to tender the defense of such lawsuit or individual claims in the lawsuit to Developer and/or Landowner(s). In such event, Developer and/or such Landowners shall hold the City harmless from and defend the City from all costs and expenses incurred in the defense of such lawsuit or individual claims in the lawsuit, including but not limited to, attorneys' fees and expenses of litigation, and damages awarded to the prevailing party or parties in such litigation. The Developer and/or Landowner shall not settle any lawsuit without the consent of the City. The City shall act in good faith and shall not unreasonably withhold consent to settle.

Section 36. No Presumption Against Drafter. This Development Agreement has been reviewed and revised by legal counsel for both Parties and no presumption or rule that ambiguity shall be construed against the party drafting the document shall apply to the interpretation or enforcement of this Development Agreement.

Section 37. Headings. The headings in this Development Agreement are inserted for reference only and shall not be construed to expand, limit or otherwise modify the terms and conditions of this Agreement.

Section 38. Recording. Landowner shall record an executed copy of this Development Agreement with the Pierce County Auditor, pursuant to RCW 36.70B.190, no later than fourteen (14) days after the Effective Date.

Section 39. Legal Representation. In entering into this Development Agreement, Landowner represents that it has been advised to seek legal advice and counsel from its attorney concerning the legal consequences of this Development Agreement; that it has carefully read the foregoing Development Agreement and knows the contents thereof, and signs the same of its own free act; and that it fully understands and voluntarily accepts the terms and conditions of this Development Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Development Agreement to be executed as of the dates set forth below:

DHALIWAL TC LANDING LLC

By *[Signature]*
Name Printed: SATWANISINGH
Title: managing member
Date: 06/13/2022

CITY OF EDGEWOOD

By _____
Mayor Daryl Eiding
Date: _____

ATTEST:

By _____
Rachel Pitzel, City Clerk

APPROVED AS TO FORM:

CAROL A. DAVIS

By *[Signature]*
Date: 6/13/2022

By _____
Ann Marie Soto, City Attorney

STATE OF WASHINGTON)
) ss.
COUNTY OF Pierce)

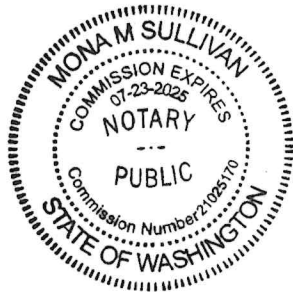
On this 13 day of June, 2022, before me personally appeared Satwant Singh, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument, and acknowledged as the owner / member of DHALI WAL TC LANDING LLC to be the free and voluntary act of said party for the uses and purposes mentioned in this instrument.



Print name: Mona M. Sullivan
NOTARY PUBLIC in and for the State of
Washington
Residing at Edgewood
Commission expires: 7/23/25

STATE OF WASHINGTON)
COUNTY OF Pierce) ss.

On this 13 day of June, 2022, before me personally appeared Carol A. Davis and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument, and acknowledged to be the free and voluntary act of said party for the uses and purposes mentioned in this instrument.



Print name: Mona M. Sullivan
NOTARY PUBLIC in and for the State of
Washington
Residing at Edgewood
Commission expires: 7/23/25

Commission expires:

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

On this _____ day of _____, 20__, before me personally appeared _____, to me known to be the Mayor of the CITY OF EDGEWOOD, a Washington State municipal corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

Print name:
NOTARY PUBLIC in and for the State of
Washington
Residing at

Commission expires:



First American

First American Title Insurance Company

**712 Shaw Road E
Puyallup, WA 98372**

June 13, 2022

Sophon Chheng
3150 Richards Road, Suite 140
Bellevue, WA 98005

Contact:
Phone: (425)990-3333
Fax: (425)454-0533

Metro Area Title Team

712 SHAW RD E.
PUYALLUP, WA 98372
Fax No. (866) 651-5629

**EMAIL: TITLE.PIERCE.WA@firstam.com
TITLE LINE: 253-382-2811**

Lisa Polosky
(253) 382-2814

Brownie Shoemaker
(253) 382-2834

Sean Lake
(253) 382-2872

Tina Kotas
(253) 382-2846

DeNese Montgomery
(253) 382-2813

Scott Hughes
(253) 382-2835

Recording Department

Email: recording.pierce.wa@firstam.com
(253) 382-2879

Escrow Officer:	Rachel Major
Phone:	(425)873-2388
Fax No:	(800)584-0965
E-Mail:	teamrachel@firstam.com

Order Number: 4211-3373366

Please send all recording packages to 712 Shaw Road E, Puyallup, WA 98372

Buyer:	Singh
Seller:	Davis
Property:	1926 Meridian Avenue East Edgewood, WA 98371

Attached please find the following item(s):

ALTA Commitment for Title Insurance

Thank you for your confidence and support. We at First American Title Insurance Company maintain the fundamental principle:

Customer First!



First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 4211-3373366

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company

Issuing Office: 712 Shaw Road E, Puyallup, WA 98372

Issuing Office's ALTA® Registry ID: 1124061

Issuing Office File No.: 4211-3373366

Commitment No.: 4211-3373366

Property Address: 1926 Meridian Avenue East, Edgewood, WA 98371

Revision No.: FOURTH COMMITMENT

SCHEDULE A

1. Commitment Date: June 08, 2022 8:00 AM
2. Policies to be issued:
 - (A) Standard Owner's Policy
Basic Rate
Proposed Insured: Satwant Singh, presumptively subject to the community interest of their spouse, if married and/or assigns
Proposed Policy Amount: \$675,000.00 Premium: \$1,875.00 Tax: \$185.63
3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple
4. The Title is, at the Commitment Date, vested in: Carol A. Davis as her sole and separate property
5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

FIRST AMERICAN TITLE INSURANCE COMPANY

Bronwyn Shoemaker, Title Officer

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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 First American Schedule BI & BII	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company File No: 4211-3373366
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SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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 First American Schedule BI & BII (Cont.)	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company File No: 4211-3373366
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SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
3. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the Public Records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
6. (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B) or (C) are shown by the Public Records; (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

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9. Lien of Real Estate Excise Tax upon sale of said premises, or transfer of a controlling interest, if unpaid. As of the date herein, the excise tax rates are as follows:
Levy/Area Code: 770

State Excise Tax for real property classified as Timberland (RCW 84.34 or RCW 84.33) or Agricultural land (RCW 84.34.020):

1.28% of the selling price

All other State Excise Tax:

1.10% of the selling price less than or equal to \$500,000.00

1.28% of the selling price from \$500,000.01 to \$1,500,000.00

2.75% of the selling price from \$1,500,000.01 to \$3,000,000.00

3.00% of the selling price over \$3,000,000.00

Local Excise Tax for City of Edgewood:

.50% of the selling price

In addition to the Excise Tax due, a fee of \$5.00 will be charged on all taxable transactions (\$10.00 on all exempt transactions)

10. General Taxes for the year 2022. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Tax Account No.: 0420091032

1st Half

Amount Billed: \$ 3,947.88

Amount Paid: \$ 3,947.88

Amount Due: \$ 0.00

Assessed Land Value: \$ 567,000.00

Assessed Improvement Value: \$ 53,900.00

2nd Half

Amount Billed: \$ 3,947.88

Amount Paid: \$ 0.00

Amount Due: \$ 3,947.88

Assessed Land Value: \$ 567,000.00

Assessed Improvement Value: \$ 53,900.00

11. Liability for any off record assessments, if any.
12. According to the application for title insurance, title is to vest in Satwant Singh. If said party(ies) is/are married and we are to insure title as such, free of any interest of the spouse(s), we will require a deed of conveyance from the non-participating spouse(s).
13. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants, and secured parties to remove trade fixtures at the expiration of the term.

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14. Easement, including terms and provisions contained therein:
In Favor Of: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution system
Recorded: August 26, 2005
Recording No.: 200508260899
15. Right to make necessary slopes for cuts or fills upon said premises, as granted by Deed.
Recording Information: 200809090440
Granted To: State of Washington, Department of Transportation
16. Easement, including terms and provisions contained therein:
In Favor Of: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution system
Recorded: March 26, 2010
Recording No.: 201003260130

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INFORMATIONAL NOTES

- A. Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to standardization of recorded documents, certain format and content requirements must be met (refer to RCW 65.04.045). Failure to comply may result in rejection of the document by the recorder or additional fees being charged, subject to the Auditor's discretion.
- B. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment or policy. It is furnished solely for the purpose of assisting in locating the Land and First American expressly disclaims any liability which may result from reliance made upon it.
- C. The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.

NE-NE, 9-20N-4E, W.M., Pierce County
APN: 0420091032
Property Address: 1926 Meridian Avenue East, Edgewood, WA 98371
- D. The following deeds describing the Land have been recorded within 36 months of the Commitment Date: NONE
- E. According to the application for title insurance, title is to vest in Satwant Singh, presumptively subject to the community interest of their spouse, if married and/or assigns.

Examination of the records discloses no matters pending against said party(ies).

NOTE: The forthcoming Mortgagee's Policy will be the ALTA 2006 Policy unless otherwise noted on Schedule A herein.

NOTE: We find no judgments or Federal tax liens against the vestee herein, unless otherwise shown as a numbered exception above.

NOTE: A FEE MAY BE CHARGED UPON THE CANCELLATION OF THIS COMMITMENT PURSUANT TO WASHINGTON STATE INSURANCE CODE AND THE FILED RATE SCHEDULE OF THIS COMPANY.

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LEGAL DESCRIPTIONS

2010 Meridian Avenue E | Parcel No. 0420091012

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M.;
EXCEPT THE SOUTH 118 FEET THEREOF;
ALSO, EXCEPT MERIDIAN STREET NORTH;
ALSO, EXCEPT THAT PORTION CONVEYED TO STATE OF WASHINGTON, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED MAY 7, 2008 UNDER RECORDING NO. 200805070182.

1926 Meridian Avenue East | Parcel No. 0420091032

THE EAST 340 FEET OF THE SOUTH 135 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.
EXCEPT PUYALLUP-EDGEWOOD COUNTY ROAD ON THE EAST.
ALSO, EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY WARRANTY DEED RECORDED SEPTEMBER 9, 2008 UNDER RECORDING NO. 200809090439.
SITUATE IN THE CITY OF EDGEWOOD, COUNTY OF PIERCE, STATE OF WASHINGTON.

1914 Meridian Ave E | Parcel No. 0420091134

THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M.;
EXCEPT EAST 340 FEET OF SOUTH 135 FEET THEREOF;
ALSO, EXCEPT EAST 30 FEET FOR PUYALLUP-EDGEWOOD (GARDELLA) COUNTY ROAD;
ALSO, EXCEPT THE WEST 200 FEET THEREOF CONVEYED TO THE CITY OF MILTON THROUGH STATUTORY WARRANTY DEED RECORDED APRIL 6, 1995 UNDER RECORDING NO. 9504060295;
ALSO, EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON, DEPARTMENT OF TRANSPORTATION FOR ROAD BY WARRANTY DEED RECORDED NOVEMBER 5, 2008 UNDER RECORDING NO. 200811050774.
SITUATE IN THE CITY OF EDGEWOOD, COUNTY OF PIERCE, STATE OF WASHINGTON.

XXX Meridan Avenue N | Parcel No. 0420091051

THE SOUTH 118.00 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M.;
EXCEPT THE EAST 252.00 FEET THEREOF.
SITUATE IN THE CITY OF EDGEWOOD, COUNTY OF PIERCE, STATE OF WASHINGTON.

Dhaliwal Town Center Landing Vicinity Map

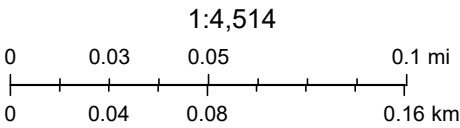
Exhibit B



5/23/2022, 7:28:56 AM

Pierce_County_Tax_Parcel

Base Parcel



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Site Information

Site Address: 1914; 2010; Meridian Ave E,
Edgewood, Washington

Legal Description: Parcel # 0420091134 Section 09 Township 20 Range 04 Quarter 11 S 1/2 OF S 1/2 OF NE OF NE EXC E 340' FT OF S 135' FT THEREOF EXC W 200' FT THEREOF CYD TO CY OF MILTON PER ETN 886495 EXC RDS ALSO EXC THAT POR CYD TO STATE OF WASH PER ETN 4201538 OUT OF 1-034 SEG G-0907 JU 5/16/95JU DC4/22/09JU

Parcel # 0420091012 Section 09 Township 20 Range 04 Quarter 14 1/2 of NE of SE of NE EXC S 118' FT Thereof & EXC Meridian St N EXC that Por Cyd to State of Wash Per ETN 4189112 DC10/22/08JU

Parcel # 0420091051 Section 09 Township 20 Range 04 Quarter 14 : S 118' FT of N 1/2 of NE of SE of NE of SEC less E 252' FT thereof

Parcel # 0420091032 Section 09 Township 20 Range 04 Quarter 11 E 340' FT of S 1/2 of S 1/2 of NE of NE of SEC EXC RDS EXC that POR CYD to state of Wash By AFN 200809090439 DC10/27/08JU

Parcel Numbers: 0420091134, 0420091012, 0420091051, 0420091032

Zoning: TC

Site Area: Parcel 0420091134 = 313,156 SF or 7.19 acres
Parcel 0420091012 = 129,064 SF or 2.96 acres
Parcel 0420091051 = 48,385 SF or 1.11 acres
Parcel 0420091032 = 39,865 SF or 0.92 acres
Total of all parcels = 530,470 SF or 12.18 acres

Existing buildings on Site:

0420091012 = 2,000 SF Single Family residence and 1,894 SF residential garage
0420091134 = 12,960 SF Multiple Storage Buildings.
0420091032 = 2,304 SF Multiple Commercial Buildings.

NOTE: ALL EXISTING BUILDINGS TO BE REMOVED

Proposed Site Statistics

Total Building Footprints 204,071 SF
Lot Coverage 39%
Max Hard Surface Allowed 90%
Hard Surface Proposed 402,839 SF (76%)
Max Impervious Allowed 75%
Impervious Proposed 374,587 SF (71%)

Max Building Height 45' (57' with 3:1 FAR Bonus)
Proposed building height 36'-2" Res, 56'-2" Mixed Use

Minimum Setback to Zones TC, C, MUR or BP
Other than TC, C, MUR or BP

Min Lot Frontage 50% (35% Meridian)
Lot Frontage Proposed See Sheet A3
Max FAR 1:1 (4:1 with FAR Bonus)
Building Area Proposed 860,411 SF
FAR Proposed 1.62 (1.5 FAR Bonus for Parallel Road Network)

Min Public Open Space 1.5% gross floor area all buildings
Public Open Space Proposed See Sheet A3
Max Density Allowed 48 Units per Acre
Density Proposed 48 Units per Acre

Unit Count

Apartments
Studio/1 Bath Units = 64
1 Bedroom 1 Bath Units = 265
2 Bedroom 2 Bath Units = 245
3 Bedroom 2 Bath Units = 4
Total Units = 578 units

Commercial SF ≈ 31,500 SF

Parking (Residential)

Required: 1 stall per studio and 1 bed (329)
1.5 stall per 2 bed (368)
2 stall per 3 bed (8)
1 guest per 10 units (58)
Total 763

Parking (Commercial)

Required: 3 stall per 1,000 sq. ft. (95)

Total Required = 858

Parking Provided:

Standard Surface Stalls 213 stalls
Compact Surface Stalls 25 stalls
Parallel Stalls 35 stalls
Standard Structured Stalls 369 stalls
Compact Structured Stalls 195 stalls
HC Surface Stalls 25 stalls
HC Structured Stalls 21 stalls
Van Surface Stalls 5 stalls
Van Structured Stalls 5 stalls
Total 893 stalls

Electric vehicle charging per IBC section 427: 5% of parking shall be provided with electric vehicle charging infrastructure. 893 total stalls = 45 required EV stalls with 1 required at handicap stall.

46 EV stalls provided: 19 surface stalls, 3 HC surface stalls and 24 structured stalls.

Legend

	DECORATIVE PLAZA PAVING		PERMEABLE PAVING AREAS (HANOVER PERMEABLE 4"x8" PAVERS OR EQUIVALENT)
	CONCRETE PERMEABLE SIDEWALKS		GRASSCRETE CAPABLE OF SPORTING FIRE RESCUE VEHICLE (TUFFTRACK GRASSROAD PAVERS OR EQUIVALENT)
	RAISED ENHANCED PEDESTRIAN CROSSINGS		PLANTED LANDSCAPE AREA
	ACCESSIBLE ROUTE OF TRAVEL (A.R.T. SEE SHEET A5 FOR REQUIREMENTS)		BUILDING INCLUDED IN THIS PERMIT
	FUTURE ELECTRIC VEHICLE CHARGING STALL		BIKE PARKING STALLS WHERE XX IS NUMBER OF STALLS- 1 BIKE ON EACH SIDE OF A BIKE RACK
	PHASING LINE		

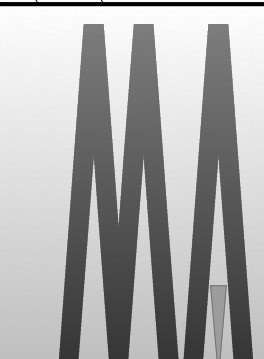
Mixed use mix based off of 18.80.080 Table 1 Footnote 3
Site area 81018.2 SF
Commercial Area Bldg 1 16998.7 SF
Commercial Area Bldg 2 10177 SF
Percentage of Commercial Area 33.5%

Bike Parking Required:

1 per 12 car stalls (75)
1 per 2 units (289)
Total 364
Surface Structured Bldg 1 (see Bldg plan) 172
Structured Bldg 2 (see Bldg plan) 86
Total 420

Provided

H:\1742\SITE PLAN.DWG



Milbrandt Architects, Inc., P.S.
25 Central Way, Suite 210, Kirkland, Washington 98033
Phone: 425-454-7130 Fax: 425-658-1208 Website: <http://www.milbrandtarch.com>

Dhaliwal TC Landing
A 578 Unit Mixed Use Multifamily Development
Edgewood, WA
Satwant Singh

Site Plan

Scale: 1" = 40'-0" Drawn By: DJV/JH Date: 07-24-20 Date Plotted: 5-20-22

Sheet No.:

A2

Job No.: 1742

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EXHIBIT D

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STREETS, SIDEWALKS AND PUBLIC PLACES

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- 12.03 Underground Installation of Utilities**
- 12.05 Roads and Rights-of-Way**
- 12.06 Right-of-Way Franchises and Permits for Public and Private Utilities**
- 12.12 Nonmotorized Transportation Systems**
- 12.14 Street and Alley Vacations**
- 12.16 Street Use Permits**

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- 14.10.010 Authority.**
- 14.10.020 Purpose.**
- 14.10.030 Interpretation.**
- 14.10.040 Applicability.** See Ordinance 17-0513, Ex. A
- 14.10.050 Administration.**
- 14.10.060 Relationship to other regulations.**
- 14.10.070 Critical area protective measures.**
- 14.10.080 Critical areas reports.**
- 14.10.090 Mitigation plans.**
- 14.10.100 Variances to critical areas.**
- 14.10.110 Reconsideration and appeal procedures.**
- 14.10.120 Fees.**
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- 14.10.140 Warning and disclaimer of liability.**
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14.40.020 Identification, delineation, mapping, and rating.
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- 14.80.011 Abrogation and greater restrictions.**
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- 14.80.013 Methods of reducing flood losses.**
- 14.80.014 Designation of the floodplain administrator.**
- 14.80.015 Duties and responsibilities of the floodplain administrator.**
- 14.80.020 Basis for establishing the areas of special flood hazard.**
- 14.80.030 Definitions.**
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- 14.80.045 Establishment of development permit.**
- 14.80.050 Flood hazard area review procedures.**
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- 14.80.075 Penalties for noncompliance.**
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- 18.20.040 A definitions. See Ordinance 20-0579, Ex. A**
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- 18.20.240 U definitions.**
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- 18.80.030 Zoning map. See Ordinance 20-0579, Ex. C
- 18.80.040 Single-Family Residential zoning districts. See Ordinance 20-0579, Ex. C
- 18.80.050 Mixed Residential zoning districts. See Ordinance 20-0579, Ex. C
- 18.80.060 Mixed Use Residential zoning district *Repealed*. See Ordinance 20-0579, Ex. C
- 18.80.070 Commercial zoning district *Repealed*. See Ordinance 20-0579, Ex. C
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- 18.85.040 *Repealed*.

18.85.050 *Repealed.*
 18.85.060 *Repealed.*
 18.85.070 *Repealed.*
 18.85.075 *Repealed.*
 18.85.076 *Repealed.*
 18.85.080 *Repealed.*
 18.85.085 *Repealed.*
 18.85.090 *Repealed.*
 18.85.095 *Repealed.*
 18.85.096 *Repealed.*
 18.85.100 *Repealed.*
 18.85.104 *Repealed.*
 18.85.105 *Repealed.*
 18.85.110 *Repealed.*
 18.85.120 *Repealed.*
 18.85.130 *Repealed.*
 18.85.140 *Repealed.*

Chapter 18.90 **DEVELOPMENT STANDARDS – CITYWIDE APPLICABILITY**

Sections:

18.90.010 **Purpose.**
 18.90.015 *Repealed.*
 18.90.020 **Accessory buildings.**
 18.90.030 *Repealed.*
 18.90.040 **Density standards.**
 18.90.050 *Reserved.*
 18.90.060 **Fences, bulkheads, and retaining walls.**
 18.90.070 **Height standards.**
 18.90.080 **Housing incentives program.**
 18.90.090 **Landscaping.** See Ordinance 16-0482, Ex. F
 18.90.100 **Lot standards.** See Ordinance 20-0582 Section 3
 18.90.110 **Nonconformities.**
 18.90.120 **Outdoor storage.**
 18.90.130 **Parking.**
 18.90.140 **Performance standards.** See Ordinance 20-0572, Ex. I
 18.90.150 **Setback standards.**
 18.90.160 *Repealed.*
 18.90.170 **Streetscapes.**
 18.90.180 **Tree preservation.** See attached EMC 18.90.180, which applies without any of the proposed edits shown.
 18.90.190 **Accessory dwelling units.**

Chapter 18.95 **DESIGN STANDARDS**

Sections:

- 18.95.010 Purpose.**
- 18.95.020 Applicability.**
- 18.95.030 Site planning.**
- 18.95.040 Building design.**
- 18.95.050 Special residential design standards applicable to all zones.**

**Chapter 18.97
SIGN CODE**

Sections:

Article I. General Provisions

- 18.97.010 Intent and purpose.**
- 18.97.020 Applicability and interpretations.**
- 18.97.030 Exemptions.**
- 18.97.040 Prohibited signs.** See Ordinance 19-0552, Ex. A

Article II. Sign Standards Applicable to All Signs

- 18.97.050 Sign illumination.**
- 18.97.060 Sign materials.**
- 18.97.070 Sign placement and location restrictions.**
- 18.97.080 Sign area measurements.**
- 18.97.090 Sign height measurement.**
- 18.97.100 Sign structure and installation.**
- 18.97.110 Digital signs.**
- 18.97.120 Electronic message center signs (EMCS).**

Article III. Sign Types

- 18.97.130 Permanent signs.**
- 18.97.140 Accessory signs.** See Ordinance 20-0572, Ex. I
- 18.97.150 Awning or canopy signs.**
- 18.97.160 Building-mounted wall signs.**
- 18.97.170 Changeable copy sign.**
- 18.97.180 Freestanding signs.**
- 18.97.190 Ground-mounted or landscape wall sign.**
- 18.97.200 Portable signs.**
- 18.97.210 Projecting signs.**
- 18.97.220 Service island signs.**
- 18.97.230 Sign walkers.**
- 18.97.240 Temporary signs.**
- 18.97.250 Window signs.**

Article IV. Permitting

- 18.97.260 Sign permits.**
- 18.97.270 Master sign plans.**
- 18.97.280 Sign variances.**
- 18.97.290 Nonconforming signs, maintenance, removal and enforcement.** See Ordinance 20-0572, Ex. I

Article V. Definitions

- 18.97.300 Definitions.** See Ordinance No. 20-0572, Ex. I, Ordinance No. 19-0552, Section 2, Ex. A

Chapter 18.100 DEVELOPMENT STANDARDS – USE SPECIFIC

Sections:

- 18.100.010 Accessory residential vehicle service and repair standards.**
- 18.100.030 Animals.**
- 18.100.040 Daycare facilities.**
- 18.100.050 Essential public facilities.**
- 18.100.070 Home business.**
- 18.100.080 Limited home businesses.**
- 18.100.090 Manufactured homes on individual lots.**
- 18.100.100 Sexually oriented businesses.**
- 18.100.110 Wireless communications facilities.** See Ordinance 18-0526, Attachments A and B
- 18.100.120 Marijuana-related uses – Prohibited.**

Chapter 18.105 CONCURRENCY MANAGEMENT

Sections:

- 18.105.010 Purpose.**
- 18.105.020 Authority.**
- 18.105.030 Exempt development.** See Ordinance 17-499, Section 2
- 18.105.040 Capacity evaluation required for a change in use.**
- 18.105.050 Capacity evaluations required for certain rezones and comprehensive plan amendments.**
- 18.105.060 All capacity determinations exempt from project permit processing.**
- 18.105.070 Level of service standards.**
- 18.105.080 Effect of LOS standards.**
- 18.105.090 Capacity evaluations required prior to issuance of CRC.**
- 18.105.100 Application for capacity evaluation.**
- 18.105.110 Submission and acceptance of a CRC application.**
- 18.105.120 Method of capacity evaluation.**

- 18.105.130 Purpose of capacity reservation certificate.**
- 18.105.140 Procedure for capacity reservation certificates.**
- 18.105.150 Use of reserved capacity.**
- 18.105.160 Transfer of reserved capacity.**
- 18.105.170 Denial letter.**
- 18.105.180 Notice of concurrency determination.**
- 18.105.190 Expiration of CRC and extensions of time.**
- 18.105.200 Appeals.**
- 18.105.210 Purpose and procedure for administration.**
- 18.105.220 Annual reporting and monitoring.**
- 18.105.230 Road LOS monitoring and modeling.**
- 18.105.240 Traffic impact analysis standardized format.**

Title 12

STREETS, SIDEWALKS AND PUBLIC PLACES

Chapters:

- 12.02** **Design of Highways and Streets**
- 12.03** **Underground Installation of Utilities**
- 12.05** **Roads and Rights-of-Way**
- 12.06** **Right-of-Way Franchises and Permits for Public and Private Utilities**
- 12.12** **Nonmotorized Transportation Systems**
- 12.14** **Street and Alley Vacations**
- 12.16** **Street Use Permits**

Chapter 12.02

DESIGN OF HIGHWAYS AND STREETS

Sections:

- 12.02.010 AASHTO policy adopted.
- 12.02.020 Copies on file.

12.02.010 AASHTO policy adopted.

The AASHTO Green Book, “A Policy on Geometric Design of Highways and Streets” (6th Edition, 2011), including any subsequent amendments thereto, is hereby adopted by reference. Said policy shall apply only with respect to State Route 161. (Ord. 16-482 § 2 (Exh. A); Ord. 09-313 § 1).

12.02.020 Copies on file.

Pursuant to RCW 35A.12.140 and 35A.13.180, at least one copy of the policy adopted under EMC 12.02.010 shall be maintained at Edgewood City Hall and shall be made available for public inspection and copying upon request. (Ord. 16-482 § 2 (Exh. A); Ord. 09-313 § 2).

Chapter 12.03

UNDERGROUND INSTALLATION OF UTILITIES

Sections:

- 12.03.010 Purpose – Intent.
- 12.03.020 Underground installation of utilities.

12.03.010 Purpose – Intent.

The purpose of this chapter is to define the circumstances under which the city may assume responsibility for connecting buildings, residences, and other structures with utility facilities that have recently been converted from overhead to underground. It is the intent of this chapter that the city will assume such responsibility only where the underground conversion of utility facilities is necessitated by a major public works project. Nothing in this section shall be construed as requiring the city to assume and/or pay for the cost of underground conversion except as may be required under law. (Ord. 10-348 § 2).

12.03.020 Underground installation of utilities.

A. Except as provided in currently valid tariffs on file with the Washington State Utilities and Transportation Commission, or under existing franchise agreements, which provide for responsibility for payment of undergrounding costs by the customer and/or the city, the cost and expense of converting existing overhead facilities

to underground, or installing new facilities underground, and connection from such facilities to buildings, residences and other structures, shall be borne by the serving utilities, or the owners or occupants of the real property served or persons applying for such underground service.

B. Notwithstanding subsection (A) of this section, if the city determines that the public health, welfare, convenience and pedestrian and vehicular traffic safety in any street or road widening or relocation project requires conversion of existing overhead facilities to an underground installation, with connection to the buildings, residences and other structures served thereby, then in any such event, the utility or utilities affected shall provide such work; provided, however, that in order for the utility or utilities to connect the undergrounded services to buildings, residences and other structures to be served, each property owner shall convey and grant to the utility or utilities easements or licenses and permission to enter onto the property of such owner for the purpose of connecting such service; provided, further, that the city shall be required to assume and pay, as part of the cost of the project, all or a portion of the cost of underground connection from rights-of-way to buildings, residences or structures to be served as provided within the scope of the project. (Ord. 10-348 § 2).

Chapter 12.05

ROADS AND RIGHTS-OF-WAY

Sections:

- 12.05.010 Authority to adopt interim road and rights-of-way code.
- 12.05.015 *Repealed.*
- 12.05.020 Adoption of administrative rules.
- 12.05.030 Adoption of certain other laws.
- 12.05.040 Reference to hearing bodies.

12.05.010 Authority to adopt interim road and rights-of-way code.

A. Pursuant to RCW 35.21.180, 35A.11.020, and 35A.21.160, and except as otherwise provided herein, the city adopts by reference PCC Title 12, Roads and Rights-of-Way, as presently constituted or hereinafter amended, as the city's interim roads and rights-of-way code.

B. The following provisions of PCC Title 12 are excluded from the scope of subsection (A) of this section and are expressly not adopted by reference under this section:

1. Chapter 12.20 PCC;
2. Chapter 12.32 PCC.

C. In accordance with RCW 35A.12.140, a copy of the regulations adopted by reference under this section shall be filed in the office of the city clerk, and shall be made available for use and examination by the public. (Ord. 16-465 § 1; Ord. 05-245 § 1; Ord. 96-16 § 1).

12.05.015 Vacation.

Repealed by Ord. 18-529. (Ord. 16-465 § 2).

12.05.020 Adoption of administrative rules.

There are further hereby adopted by reference any and all implementing administrative rules and enforcement remedies now in effect regarding PCC Title 12, Roads and Rights-of-Way, that have been adopted elsewhere in the Pierce County Code except that, unless the context requires otherwise, any reference to the "county" or to "Pierce County" shall refer to the city of Edgewood, and any reference to county staff shall refer to the mayor or designee. (Ord. 15-447 § 1 (Exh. A); Ord. 96-16 § 2).

12.05.030 Adoption of certain other laws.

To the extent that any provision of the Pierce County Code, or any other law, rule or regulation referenced in the attached roads and rights-of-way code is necessary or convenient to establish the validity, enforceability or

interpretation of the attached roads and rights-of-way code, then such provision of the Pierce County Code, or other law, rule or regulation, is hereby adopted by reference. (Ord. 96-16 § 3).

12.05.040 Reference to hearing bodies.

To the extent that the attached roads and rights-of-way code refers to planning commissions, board of appeals, hearing examiner, or any other similar body, the city council shall serve in all such roles, but retains the right to establish any one or more of such bodies, at any time and without regard to whether any quasi-judicial or other matter is then pending. (Ord. 96-16 § 4).

Chapter 12.06

RIGHT-OF-WAY FRANCHISES

AND PERMITS FOR PUBLIC

AND PRIVATE UTILITIES

Sections:

- 12.06.010 Purpose.
- 12.06.020 Franchises required.
- 12.06.030 Nonexclusive grant.
- 12.06.040 Term of grant.
- 12.06.050 Eminent domain.
- 12.06.060 Application.
- 12.06.070 Franchise fees.
- 12.06.080 Review of applications.
- 12.06.090 Utility right-of-way permit or alternative annual utility right-of-way permit required.
- 12.06.095 Alternative, annual utility right-of-way permit.
- 12.06.100 Application.
- 12.06.110 Utility right-of-way permit fees.
- 12.06.120 Permit exception.
- 12.06.130 Interference with the right-of-way.
- 12.06.140 Damage to property.
- 12.06.150 Relocation or removal of facilities.
- 12.06.160 Removal of unauthorized facilities.
- 12.06.170 Failure to relocate.
- 12.06.180 Emergency removal or relocation of facilities.
- 12.06.190 Damage to utility's facilities.
- 12.06.200 Restoration of right-of-way or other private property.
- 12.06.210 Duty to provide information.
- 12.06.215 Grantee insurance.
- 12.06.216 General indemnification.
- 12.06.217 Performance and restoration surety.
- 12.06.218 Restoration bond.
- 12.06.220 Penalties.
- 12.06.230 Other remedies.
- 12.06.240 Severability.

12.06.010 Purpose.

The purpose of this chapter is to regulate the use of the public right-of-way, to establish standards for the granting of city right-of-way franchises for public and private utilities, and to ensure consistency of such franchises with the city comprehensive plan, sound engineering and design standards, health and sanitation regulations, and the public interest. The provisions of this chapter shall apply to all franchisees unless otherwise specified; provided, that should

the provisions of a specific franchise conflict with the provisions of this chapter, the provisions of the franchise shall control. (Ord. 17-488 § 2; Ord. 05-245 § 2).

12.06.020 Franchises required.

Persons and private or municipal corporations are required to obtain a right-of-way franchise approved by the Edgewood city council in order to use the right-of-way for the construction and maintenance of waterworks, gas pipes, telephone, telegraph, and electric lines, sewers, petroleum products, and any other such public and private utilities, except that:

A. The Edgewood department of public works and any entity under contract with Edgewood shall be exempt from this requirement.

B. The waterworks, specifically including without limitation any pipelines owned and/or operated by any municipal utility for which a valid recorded easement or use right has been granted by the city council, shall be exempt from this requirement.

C. A service provider of “cable television service,” “personal wireless services,” and “telecommunications service,” as these services are defined in Chapter 35.99 RCW, shall be required to follow the procedures adopted by the city for franchises, master use permits and/or the issuance of use permits for these services in the city’s right-of-way, as required by Chapter 35.99 RCW.

D. In lieu of a franchise, site-specific facilities may be authorized through a right-of-way use agreement approved by the city council. (Ord. 17-488 § 3; Ord. 09-315 § 2; Ord. 05-245 § 2).

12.06.030 Nonexclusive grant.

No franchise granted hereunder shall confer any exclusive right or authorization to occupy or use the right-of-way. (Ord. 05-245 § 2).

12.06.040 Term of grant.

Unless otherwise specified in the franchise, or unless otherwise renewed, a franchise granted hereunder shall be in effect for a term of not more than five years. (Ord. 05-245 § 2).

12.06.050 Eminent domain.

Nothing herein shall be deemed or construed to impair or affect, in any way or to any extent, the city’s power of eminent domain. (Ord. 05-245 § 2).

12.06.060 Application.

Applications for right-of-way franchises shall be submitted in the form approved by the public works director to the Edgewood department of public works. (Ord. 17-488 § 4; Ord. 05-245 § 2).

12.06.070 Franchise fees.

There is established a fee for each franchise application, as established by resolution within the fee schedule, described in EMC 3.35.010. Said fee will provide reimbursement to the city of Edgewood for the administrative costs and expenses associated with processing the application. The fee shall be payable in its entirety at the time each separate application for a new franchise or franchise renewal, amendment, supplement, or assignment is filed with the department of public works. Each applicant shall reimburse the city for public notice advertising and publication costs incurred in respect to each application in addition to the established fee. Further, to the fullest extent allowed by law, all grantees shall reimburse the city for all direct and indirect costs and expenses over and above the established fee incurred by the city in connection with any grant, modification, amendment, renewal, or transfer of any franchise, within 30 days after written demand thereof. (Ord. 17-488 § 5; Ord. 05-245 § 2).

12.06.080 Review of applications.

The Edgewood department of public works shall be responsible for the administration and enforcement of franchises, right-of-way permits and alternative annual utility right-of-way permits. (Ord. 17-488 § 6; Ord. 05-245 § 2).

12.06.090 Utility right-of-way permit or alternative annual utility right-of-way permit required.

Persons and private or municipal corporations are required to obtain a utility right-of-way permit or an alternative annual utility right-of-way permit approved by the Edgewood public works director for construction and maintenance of utility facilities in the public right-of-way of city roads, as outlined in EMC 12.06.020, except as noted in EMC 12.06.120 and 12.06.160. (Ord. 17-488 § 7; Ord. 05-245 § 2).

12.06.095 Alternative, annual utility right-of-way permit.

A. Purpose. It is the intent of this section to establish an alternative, streamlined permitting process under which franchisee may obtain a single, annual permit collectively authorizing repetitive, marginally intrusive activities by utilities within the city right-of-way that individually are of very short duration, do not entail disruption to traffic or pedestrian flows, and are objectively minor in nature. Such activities include:

1. Minor utility service adjustments or repair located within the right-of-way, but outside the paved roadway, shoulder, sidewalk and/or ditchlines.
2. Other, similarly minor and marginally-intrusive activities within the right-of-way, as may be approved by the public works director.

B. Duration. An alternative annual utility right-of-way permit will be valid for a maximum of one calendar year and will serve as a blanket, collective authorization for all of the activities referenced above and as further approved by the public works director.

C. Cost Reimbursement. The permittee shall reimburse the city for all of the city's direct and indirect costs and expenses in review, inspection and documentation of activities with this permit, establishing an initial cash reserve balance in the amount of \$1,000, to be drawn upon as staff, consultant and/or legal expenses are for these activities, at hourly rates established within the city of Edgewood's adopted fee schedule. Said cash reserve balance shall be replenished when the balance reaches a level below \$200.00, within 30 days after written notice thereof by the finance director.

D. Notice. The permittee shall provide no less than two business working days' written notice to the public works director before performing any of the activities authorized under an alternative annual utility right-of-way permit. Said notice shall include the nature, commencement date, location, duration and anticipated completion date of the activities. Once the activity is completed, the permittee shall notify the city of work completion and readiness for final inspection by the city.

E. Requirements – Conditions. Except as otherwise provided under this section, all other applicable requirements of this chapter shall apply with respect to alternative annual utility right-of-way permits. Without limitation of the foregoing, the public works director may impose such reasonable conditions of approval upon any such permit as deemed necessary or appropriate by the director in order to protect the public health, safety and welfare. (Ord. 17-488 § 8).

12.06.100 Application.

Applications for utility right-of-way permits and alternative annual utility right-of-way permits shall be submitted to the Edgewood department of public works in the form approved by the public works director. (Ord. 17-488 § 9; Ord. 05-245 § 2).

12.06.110 Utility right-of-way permit fees.

All permit applications to perform work on any city-owned and maintained public road surface shall be accompanied by an application fee, as indicated within the most current version of the city's fee schedule. In addition, any excavation work on any city-owned and maintained public road surface shall be accompanied with a cash deposit as identified below:

On chip sealed surfaces where estimated pavement cuts are less than 180 square feet, a cash deposit toward the final fee of a sum equal to \$4.60 per square foot, times the estimated paved surface on each excavation to be made is required. For estimated pavement cuts greater than 180 square feet on chip sealed surfaces, the cash deposit shall be the sum equal to \$828.00, plus an additional \$828.00 per 100 lineal feet, or portion of trench length exceeding the first 100 feet.

On full depth asphalt or concrete surfaces where estimated pavement cuts are less than 960 square feet, a cash deposit is required toward the final fee of a sum equal to \$4.00 per square foot, times the estimated paved surface on each excavation to be made. For estimated pavement cuts greater than 960 square feet, the cash deposit shall be the sum equal to \$3,840 per 100 lineal feet or portion of the trench length exceeding the first 100 feet. (Ord. 17-488 § 10; Ord. 05-245 § 2).

12.06.120 Permit exception.

A. Any utility performing work as a result of a city construction or maintenance project shall be exempt from any applicable permit fee.

B. A right-of-way use permit shall not be required of utilities or franchised utilities when responding to emergencies that require work in the right-of-way, including without limitation water or sewer main breaks, gas leaks, downed power lines or similar emergencies; provided, that the department shall be notified by the responding utility or city contractor verbally or in writing, as soon as practicable following onset of an emergency. Nothing herein shall relieve a responding utility or city contractor from the requirement to apply for a right-of-way use permit within 48 hours after beginning emergency work in the right-of-way. (Ord. 17-488 § 11; Ord. 05-245 § 2).

12.06.130 Interference with the right-of-way.

No utility may locate or maintain its facilities so as to unreasonably interfere with the use of the right-of-way by the city, by the general public or other persons authorized to use or be present in or upon the right-of-way. All such facilities shall be moved by and at the expense of the utility, temporarily or permanently, as determined by the city.

The city of Edgewood promotes a coordinated planning effort between the department of public works and the franchised utility to minimize the need for cutting pavement that is less than 36 months old. Except as exempted in EMC 12.06.120, the fee for permission to cut pavement that is less than 36 months old is established at an additional \$2.00 per square foot of disturbed pavement. (Ord. 05-245 § 2).

12.06.140 Damage to property.

No utility or any person acting on a utility's behalf shall take any action or permit any action to be done that may impair or damage any right-of-way, specifically including city property, real or personal, or other property located in, on or adjacent thereto. (Ord. 05-245 § 2).

12.06.150 Relocation or removal of facilities.

Within 30 days from the date of written notice from the city engineer, or such longer period as may be specified following written notice from the city engineer, a utility shall, at its own expense, temporarily or permanently remove, relocate, change or alter the position of any facilities within the right-of-way whenever the city engineer shall have determined that such removal, relocation, change or alteration is reasonably necessary for:

A. The construction, repair, maintenance or installation of any city or other public improvement in or upon the right-of-way.

B. The operations of the city or other governmental entity in or upon the right-of-way. (Ord. 05-245 § 2).

12.06.160 Removal of unauthorized facilities.

Within 30 days from the date of written notice from the city engineer, any utility, or other person that owns, controls or maintains any unauthorized facility or related appurtenances within the rights-of-way shall, at its own expense, remove such facilities or appurtenances from the right-of-way. If such utility fails to remove such facilities or appurtenances, the city may cause the removal and charge the utility for the costs incurred. A facility is unauthorized and subject to removal in the following circumstances:

A. Upon expiration or termination of the grantee's franchise.

B. Upon abandonment of a facility within the right-of-way.

C. If the system or facility was constructed or installed without the prior grant of a franchise.

D. If the system or facility was constructed or installed without the prior issuance of a required utility right-of-way permit.

E. If the system or facility was constructed or installed at a location not permitted by the utility's franchise.

F. Any such other reasonable circumstances deemed necessary by the city engineer. (Ord. 05-245 § 2).

12.06.170 Failure to relocate.

If a utility is required to relocate, change or alter the facilities constructed, operated and/or maintained hereunder and fails to do so, the city may cause such to occur and charge the utility for the costs incurred. (Ord. 05-245 § 2).

12.06.180 Emergency removal or relocation of facilities.

The city retains the right and privilege to cut or move any facilities located within the right-of-way as the city may determine to be necessary, appropriate or useful in response to any public health or safety emergency. (Ord. 05-245 § 2).

12.06.190 Damage to utility's facilities.

Unless directly and proximately caused by the willful, intentional or malicious acts of the city, the city shall not be liable for any damage to or loss of any facility within right-of-way as a result of or in connection with any public works, public improvements, construction, excavation, grading, filling, or work of any kind in the right-of-way by or on behalf of the city. (Ord. 05-245 § 2).

12.06.200 Restoration of right-of-way or other private property.

A. When a utility, or any person acting on its behalf, does any work in or affecting any right-of-way, or any other property, it shall, at its own expense, promptly remove any obstructions from the area and restore such ways or property to the same condition that existed before the work was undertaken.

B. If weather or other conditions do not permit the complete restoration required hereunder, the utility shall temporarily restore the affected right-of-way or other property. Such temporary restoration shall be at the utility's sole expense and the utility shall promptly undertake and complete the required permanent restoration when the weather or other conditions no longer prevent such permanent restoration.

C. A utility or person acting on its behalf shall use suitable barricades, flags, flaggers, lights, flares and other measures as required for the safety of all members of the general public and to prevent injury or damage to any person, vehicle or property by reason of such work in or affecting right-of-way or any other property. (Ord. 05-245 § 2).

12.06.210 Duty to provide information.

Within 10 days of completion of the work, each utility shall furnish the city engineer with information sufficient to demonstrate:

A. That the utility has complied with all requirements of this chapter.

B. That all fees due the city in connection with the facilities provided by the utility have been properly collected and paid by the utility.

C. That all books, records, maps and other documents maintained by the utility with respect to its facilities within right-of-way shall be made available for inspection by the city engineer at reasonable times and intervals.

D. That "as-built" drawings of the work have been completed and are on file with the grantee. (Ord. 05-245 § 2).

12.06.215 Grantee insurance.

Unless otherwise conditioned, each utility or contractor shall, as a condition of the grant, secure and maintain the following liability insurance policies, insuring both the grantee and the city, and its elected and appointed officers, officials, agents, representatives, and employees as additional insureds:

A. Comprehensive general liability insurance with limits not less than:

1. Two million dollars for bodily injury or death to each person;
2. Two million dollars for property damage resulting from any one accident; and

3. Two million dollars for all other types of liability.

B. Automobile liability for owned, nonowned and hired vehicles with a limit of \$1,000,000 for each person and \$3,000,000 for each accident.

C. Worker's compensation within statutory limits and employer's liability insurance with limits of not less than \$1,000,000.

D. Comprehensive form premises-operations, explosions and collapse hazard, underground hazard and products completed operation hazard policies with limits of not less than \$2,000,000.

E. The liability insurance policies required by this section shall be maintained at all times by the grantee. Each such insurance policy shall contain the following endorsement:

It is hereby understood and agreed that this policy may not be canceled nor the intention not to renew be stated until 90 days after receipt by the City, by registered mail, of a written notice addressed to the City Risk Manager of such intent to cancel or not to renew.

F. Within 60 days after receipt by the city of said notice, and in no event later than 30 days prior to said cancellation, the grantee shall obtain and furnish to the city replacement insurance policies meeting the requirements of this chapter.

G. If the grantee can show to the city risk manager's satisfaction that an entity is financially able to self-insure the exposures, a substitution for insurance will be considered. (Ord. 05-245 § 2).

12.06.216 General indemnification.

In addition to and distinct from the insurance requirements of this chapter, each grantee shall agree in writing to defend, indemnify, and hold the city and its officers, officials, employees, agents, and representatives harmless from and against any and all damages, losses and expenses, including reasonable attorneys' fees and costs of suit or defense, arising out of, resulting from, or alleged to arise out of or result from the acts, omissions, failure to act, or misconduct of the grantee or its affiliates, officers, employees, agents, contractors, or subcontractors in the construction, operation, maintenance, repair, or removal of its facilities and in providing or offering services over the facilities or network, whether such acts or omissions are authorized, allowed, or prohibited by this chapter or by a grant agreement made or entered into pursuant to this chapter. (Ord. 05-245 § 2).

12.06.217 Performance and restoration surety.

Before a franchise granted pursuant to this chapter is effective, and as necessary thereafter, the grantee shall provide and deposit such monies, bonds, letters of credit, or other instruments in form and substance acceptable to the city as may be required by this chapter, or by an applicable franchise or other applicable code, ordinance, or rules and regulations of the city. (Ord. 05-245 § 2).

12.06.218 Restoration bond.

Unless otherwise provided in a franchise, each utility or contractor shall provide a restoration bond, written by a surety acceptable to the city, equal to at least 100 percent of the estimated cost of restoration as required as a result of constructing the grantee's facilities within rights-of-way, shall be deposited before construction commences.

A. The restoration bond shall remain in force until 60 days after substantial completion of the work, as determined by the city engineer or designee, including restoration of all rights-of-way and other property affected by the construction.

B. The restoration bond shall guarantee, to the satisfaction of the city:

1. Timely completion of restoration;
2. Restoration in compliance with applicable plans, permits, technical codes, and standards;
3. Proper restoration of the facilities as specified by the city; and

4. Restoration of the rights-of-way and any other property affected by the construction. (Ord. 05-245 § 2).

12.06.220 Penalties.

Any person found violating, disobeying, omitting, neglecting or refusing to comply with any of the provisions of this chapter is subject to a civil penalty pursuant to Chapter 1.10 EMC for each act. Each day constitutes a separate act. (Ord. 05-245 § 2).

12.06.230 Other remedies.

Nothing in this chapter shall be construed as limiting any judicial remedies that the city may have, at law or in equity, for enforcement of this chapter. (Ord. 05-245 § 2).

12.06.240 Severability.

If any section, subsection, sentence, clause, phrase, or other portion of this chapter, or its application to any person is, for any reason, declared invalid, in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof. (Ord. 05-245 § 2).

Chapter 12.12

NONMOTORIZED TRANSPORTATION SYSTEMS

Sections:

- 12.12.010 Purpose.
- 12.12.020 Scope.
- 12.12.030 General development standards.
- 12.12.040 Specific development standards.

12.12.010 Purpose.

The city requires motorized and nonmotorized transportation systems to move goods and people. Motorized transportation systems are those streets and roads that carry motorized vehicles. Nonmotorized systems are those involving trails, sidewalks, pathways and linear parks that handle pedestrians, bicycles and other nonmotorized modes of transportation. Within the city of Edgewood, proper pedestrian facilities are a community goal. (Ord. 06-269 § 3).

12.12.020 Scope.

The nonmotorized transportation system encompasses the entire community. These include adequate facilities for trails, pathways, sidewalks and linear parks that connect to all community, educational, recreational and commercial facilities. (Ord. 06-269 § 3).

12.12.030 General development standards.

New development shall provide adequate nonmotorized transportation systems in accordance with the following city standards:

- A. Provide internal pedestrian circulation by means of sidewalks and trails.
- B. Connect internal trails and sidewalks to other residential, community, recreational, educational or commercial areas via area trails.
- C. City standards for the pedestrian circulation are:
 - 1. Major citywide recreational trails to community facilities are to be no more than one-half mile apart.
 - 2. Provide trails and/or sidewalks that shall connect all residential areas to schools, parks and major commercial areas.

3. The city of Edgewood pedestrian safety study alternative strategies trail map, and other studies approved by the city council, shall be used as a guide.

4. The pedestrian safety study alternative strategies trail plan map and the interurban trail shall serve as the basis for developing and connecting the city's public trail system. (Ord. 06-269 § 3).

12.12.040 Specific development standards.

The development of pathways and trails shall be designed to meet the following criteria. These standards may be modified when, in the opinion of the city engineer, it would allow for better nonmotorized movement due to environmental constraints:

Type of Nonmotorized Improvement	Typical Width*	Required Surface	Development Criteria
On-street bicycle pathway	5 feet	Concrete, asphalt, or other all-weather surface materials	Striped lane within the street right-of-way
Off-street paved bicycle/pedestrian pathway	6 – 12 feet	Concrete, asphalt, or other all-weather surface materials	Reflect local site conditions
Off-street unpaved bicycle/pedestrian pathway	6 – 12 feet	Gravel, wood chip, natural earth or similar materials	Reflect local site conditions
On-street separated bicycle/pedestrian pathway	5 – 8 feet	Asphalt or other all-weather surface materials	Separated from the roadway by a 4-foot-wide buffer
Sidewalks	5 feet	According to street design standards set forth in Chapter 12.05 EMC	

*Lower number of the range is the minimum width unless modified by the city engineer.

(Ord. 06-269 § 3).

EXHIBIT B

City of Edgewood Trails Plan

By Functional
Classification



PEDESTRIAN STUDY APRIL 13, 2004

Chapter 12.14

STREET AND ALLEY VACATIONS

Sections:

- 12.14.010 Petition for vacation by property owners.
- 12.14.020 Vacation initiated by council resolution.
- 12.14.030 Appraisals.
- 12.14.040 Objections – Prohibition on further proceedings.
- 12.14.050 Processing of petition or council resolution.
- 12.14.060 Public hearing.
- 12.14.070 Compensation.
- 12.14.080 Vacation of waterfront streets.
- 12.14.090 Recording.
- 12.14.100 Use of proceeds.

12.14.010 Petition for vacation by property owners.

A. Who May File. The owners of an interest in real estate abutting upon any street, alley, public place or portion thereof created by easement may petition the city council for a vacation of such area.

B. Elements of Petition. The petition shall include a description of the property to be vacated, as prepared by a licensed surveyor. In addition, the petitioners shall provide evidence that the public has an easement upon such street or alley (and that the property is not owned in fee by the city). A nonrefundable fee, as established by the city council (in its fee resolution), must also be submitted for the purpose of defraying the administrative costs associated with the processing of the vacation petitions. This fee is also applicable to petitions under the nonuser statute (EMC 12.14.050(B)).

C. Where to File Petition. The petition shall be filed with the city clerk, who shall confirm that it is signed by the owners of more than two-thirds of the property abutting upon the part of the street or alley to be vacated.

D. Date Set for Hearing. If the petition meets the requirements of subsections (B) and (C) of this section, it shall be placed on the council agenda. The city council shall adopt a resolution fixing a time for a public hearing, when the petition will be considered by the council, as described in EMC 12.14.060. The date set for the public hearing shall not be more than 60 days nor less than 20 days after the date of the passage of the resolution.

E. Notice to Public of Public Hearing.

1. Posting of Notice. After the council passes the resolution, the city clerk shall post written notice of the public hearing on the city website and in three of the most public places in the city. In addition, this notice shall be posted in a conspicuous place on the street or alley sought to be vacated.

2. Content of Notice. The notice shall contain: (a) a statement that a petition has been filed to vacate the street or alley (or portion thereof) described in the notice; (b) a description of the part of the street or alley to be vacated; (c) identification of the petitioners; (d) a statement of the time and place fixed for the hearing of the petition; (e) a statement that public testimony is allowed at the hearing and that anyone objecting to the proposed vacation should attend the public hearing or submit written testimony to the city council indicating his or her objection prior to the hearing; (f) a statement that the vacation and hearing will proceed in the manner described in this chapter; and (g) a statement that the area proposed for vacation is public access. (Ord. 18-529 § 2).

12.14.020 Vacation initiated by council resolution.

A. Council Initiated.¹ The city council may propose a vacation of a street, alley, public place or portion thereof, by council resolution.

B. Elements of Resolution. The council's resolution shall describe the purpose for the proposed vacation and the date fixed for the public hearing on the proposed vacation, and shall state whether the abutting property owners shall be required to make payment to the city for the vacation.

C. Fees and Compensation. The council may initiate a vacation that does not require the abutting property owners to make payment to the city for the city's administrative costs and/or compensation for the area vacated, where:

1. The street, alley or public place was not acquired at public expense;
2. After a review of the transportation element of the city's comprehensive plan, the city council determines that the street, alley or public place is not needed for public travel now or in the foreseeable future; and
3. The city's maintenance or upkeep of the street, alley or public place is unrelated to any use of the street, alley, or public place for public travel.

D. Date of Public Hearing. The date set for the hearing on the proposed vacation shall not be more than 60 days nor less than 20 days after the date of the passage of the resolution.

E. Notice to Public of Public Hearing. After the council passes the resolution, the city clerk shall provide notice of the public hearing as described in EMC 12.14.010(D). In addition, the city clerk shall send out mailed notice at least 15 days prior to the date fixed for the hearing. This mailed notice shall be sent to the owners or reputed owners of all lots, tracts or parcels of land or other property abutting upon any street or alley or any part thereof sought to be vacated, as these property owners are identified and their addresses are shown on the rolls of the county treasurer. (Ord. 18-529 § 2).

12.14.030 Appraisals.

This section applies when the council passes a resolution under the circumstances described in EMC 12.14.010 and when the council initiates a street vacation by resolution under EMC 12.14.020 (and does not require the payment of fees or compensation, pursuant to EMC 12.14.020(C)). It does not apply to vacation petitions that have been determined to be subject to the nonuser statute (EMC 12.14.050(B) and 12.14.070(E)).

A. Appraisal Fee. After the city council passes the resolution setting the date for a public hearing, the petitioner(s) or abutting property owner(s) shall deposit sufficient funds to cover the city's estimated cost of a full appraisal of the street, alley, public place or portion thereof to be vacated. The appraisal shall determine the value of the property after vacation (or after the removal of the public's easement for travel, taking into account any easement that the city may require under EMC 12.14.060(B)(3) as a condition of the vacation).

B. Difference in Appraisal Cost. In the event that the appraisal cost is less than the amount deposited, the compensation paid by the petitioner to the city shall be reduced by the difference between the deposit and the actual cost, or, in the alternative, such difference shall be refunded. In the event the actual cost of the appraisal is more than the amount deposited, the compensation payable to the city by the petitioner shall be increased by the difference between the deposit and the actual appraisal cost.

C. Exchanges of Right-of-Way. The city is also authorized to obtain appraisals from qualified, independent real estate appraisers for the fair market value of alternate right-of-way land proposed by petitioners to be granted or dedicated to the city in lieu of a cash payment, as described in EMC 12.14.070. For appraisals of alternate right-of-way land, an additional appraisal deposit fee shall be paid for the appraisal of such property. (Ord. 18-529 § 2).

12.14.040 Objections – Prohibition on further proceedings.

If, prior to the public hearing, written objections are filed with the city by 50 percent of the owners of property abutting the street, alley, public place or portion thereof subject to the vacation petition or council resolution for vacation, the city is prohibited from proceeding with the vacation. (Ord. 18-529 § 2).

12.14.050 Processing of petition or council resolution.

A. Staff Report. Prior to the public hearing, the staff shall prepare a report and recommendation on the proposed vacation to the city council, which shall include:

1. The history of private and public use of the area sought to be vacated, including the type of use (pedestrian, vehicular, etc.) and length of time such use has occurred;
2. A description of the manner in which the area sought to be vacated was acquired (whether by dedication, public expense, etc.);
3. A physical description of the street or alley area sought to be vacated, whether the right-of-way is improved, whether there are sidewalks, curbs, gutters, etc.;
4. A description of all utilities or other public services that currently utilize the area sought to be vacated, whether by easement or otherwise;
5. The staff's recommendation on the functionality of the area sought to be vacated for public purposes;
6. Identification of any references to any planning document, such as the city's comprehensive plan, the transportation element of the comprehensive plan, the six-year road plan or the capital facilities element of the comprehensive plan that mention the area sought to be vacated for any purpose;
7. The staff's recommendation whether the area sought to be vacated will be needed in the future as part of the city's transportation system (pedestrian, bicycle or vehicular) or for utility access, and any other matters pertinent to future use;
8. The staff's recommendation on the compensation to be paid to the city, considering the factors identified in EMC 12.14.070; and
9. A statement that the street vacation is exempt from SEPA under WAC 197-11-800(2)(i).
10. If the area proposed to be vacated abuts a body of fresh or salt water, the procedures in EMC 12.14.080 shall be followed.

B. Nonuser Statute. For those petitions involving a vacation of a portion or all of a street or alley subject to 1889-90 Laws of Washington, Chapter 19, Section 32 (nonuser statute), the city staff report shall include an analysis of the pertinent facts to demonstrate that the street or alley is subject to the nonuser statute, as well as a description of the use(s) that has been made of the street or alley since operation of the statute. The city attorney shall identify any annexation, adverse possession or prescriptive easement issues that may prevent the council's granting of the proposed street vacation.

C. No Deadline for Council Decision. Pursuant to RCW 36.70B.140(1), street vacations are not subject to project permit processing requirements in RCW 36.70B.080, which imposes a deadline on the issuance of a final decision. (Ord. 18-529 § 2).

12.14.060 Public hearing.

A. City Clerk. The city clerk shall enter all of the written comments received on the proposed vacation into the record, and shall specifically identify any objections received from abutting property owners.

B. Council Action. The city council shall hold a public hearing on the proposed vacation and shall:

1. Consider the written recommendations of staff, abutters, the public and all testimony provided at the hearing;
2. Determine whether compensation must be paid to the city under the factors set forth in EMC 12.14.070, and the amount of such compensation;
3. Decide whether any conditions should be imposed on the vacation, such as the retention of an easement or the right to exercise and grant easements with respect to the vacated land for the construction, repair and maintenance of public utilities and services; and
4. Determine whether the public interest is served by such vacation.

C. Findings and Conclusions. The city council shall adopt written findings and conclusions in support of its decision to either grant the vacation, grant it with conditions or deny it.

D. Final Decision/Ordinance. If the city council decides to grant a vacation petition, the ordinance granting such vacation shall provide that it shall not become effective until the owners of property abutting upon the street or alley, or part thereof so vacated, shall compensate the city for such vacation as calculated under EMC 12.14.070 or 12.14.080(C). There is no administrative appeal of the city council's decision. (Ord. 18-529 § 2).

12.14.070 Compensation.

Ordinances vacating any street, alley, public place or portion thereof shall not be adopted by the city council until the council determines the amount of compensation to be paid to the city based on the factors set forth below:

A. If the street, alley, public place or portion thereof has not been part of a dedicated public right-of-way for 25 years or more, or if the subject property to be vacated was not acquired at public expense, the owners of property abutting the street shall compensate the city in an amount that does not exceed one-half of the appraised value of the street.

B. If the street, alley, public place or portion thereof has been part of a dedicated public right-of-way for 25 years or more, or if the subject property to be vacated was acquired at public expense, the city may require the owners of the property abutting the street to compensate the city in an amount that does not exceed the full appraised value of the area vacated.

C. The full fair market value, as shown on the appraisal, shall be paid upon vacation of any streets, alleys or public places abutting upon bodies of water, as provided in EMC 12.14.080.

D. In-Lieu Transfers of Property. Conveyances of other property acceptable to the city may be made in lieu of the payment required by this section, whether required to mitigate adverse impacts of the vacation or otherwise. When such a transfer is proposed for street purposes, the value of the property (as determined in subsection (A), (B) or (C) of this section) shall be credited to the required payment. When the value of the in-lieu parcel is less than the payment required by subsection (A), (B) or (C) of this section, the petitioner shall pay the difference to the city. When the value of the in-lieu parcel exceeds the payment required by subsection (A), (B) or (C) of this section, the city shall pay the difference to the petitioner. In addition, the petitioner shall be responsible for all costs associated with this transfer, in the same manner as a property purchase, including, but not limited to, title insurance, attorney review of the title, hazardous materials/waste testing, etc.

E. Vacations of Streets Subject to 1889-90 Laws of Washington, Chapter 19, Section 32 (nonuser statute). The city council's adoption of a vacation ordinance for those streets and alleys subject to RCW 36.87.090 (nonuser statute) shall not require compensation by the abutting owners. However, the property owners initiating such vacation shall pay the city's administrative fees relating to research and processing of the vacation request. (Ord. 18-529 § 2).

12.14.080 Vacation of waterfront streets.

A. The city shall not vacate any street or alley if any portion of the street or alley abuts a body of fresh or salt water unless:

1. The vacation is sought to enable the city to acquire the property for port purposes, beach or water access purposes, boat moorage or launching sites, park, public view, recreation, or educational purposes, or other public uses;
2. The city council adopts an ordinance which declares that the street or alley is not presently being used as a street or alley and that the street or alley is not suitable for any of the following purposes: port, beach or water access, boat moorage, launching sites, park, public view, recreation or education; or
3. The vacation is sought to enable the city to implement a plan, adopted by resolution or ordinance, that provides a comparable or improved public access to the same shoreline area which the streets or alleys sought to be vacated abut, had the properties included in the plan not been vacated.

B. Before adopting an ordinance vacating a street or alley under subsection (A)(2) of this section, the city shall:

1. Compile an inventory of all rights-of-way within the city that abut the same body of water that is abutted by the street or alley sought to be vacated;
2. Conduct a study to determine if the street or alley to be vacated is suitable for use by the city for any of the following purposes: port, boat moorage, launching sites, beach or water access, park, public view, recreation or education;
3. Notice the public hearing as required by EMC 12.14.010(E), and hold a public hearing on the proposed vacation in the manner required by EMC 12.14.060; and
4. Make a finding that the street or alley sought to be vacated is not suitable for any of the purposes listed under subsection (B)(2) of this section, and that the vacation is in the public interest.

C. No vacation shall be effective until the fair market value has been paid for the street or alley or portion thereof to be vacated. (Ord. 18-529 § 2).

12.14.090 Recording.

Posting and mailing of the notices described in this chapter shall be the responsibility of the city clerk. As required by RCW 35.79.030, a certified copy of the ordinance vacating the street, alley, public place or portion thereof shall be recorded by the city clerk with the Pierce County office of records and elections (or county auditor), after all fees and the compensation for the value of the property, as determined by the council in the vacation ordinance, have been paid to the city. (Ord. 18-529 § 2).

12.14.100 Use of proceeds.

A. Nonwaterfront Streets and Alleys. One-half of the revenue received by the city as compensation for the area vacated must be dedicated to the acquisition, improvement, development and related maintenance of public open space or transportation capital improvements in the city.

B. Waterfront Streets and Alleys. Monies received from the vacation may be used by the city only for acquiring additional beach or water access, acquiring additional public view sites to a body of water, or acquiring additional moorage or launching sites. (Ord. 18-529 § 2).

¹ RCW 35.79.020.

Chapter 12.16

STREET USE PERMITS

Sections:

- 12.16.010 Purpose.
- 12.16.020 Applicability.
- 12.16.030 Nuisances.
- 12.16.040 Exceptions.
- 12.16.050 Street use permits.
- 12.16.060 Processing of applications.
- 12.16.070 Criteria for approval.
- 12.16.080 Approval of street use permit.
- 12.16.090 Assurances required.
- 12.16.100 Indemnity deposit with finance department.
- 12.16.120 Surety bond.
- 12.16.130 Liability insurance.
- 12.16.140 Indemnification agreement.
- 12.16.150 Permit duration, revocation and restoration of the public place.
- 12.16.160 Permit fees.
- 12.16.170 Exception/waiver, fees and assurances.
- 12.16.180 Compliance with permit.
- 12.16.190 Newsstands.
- 12.16.200 Appeals.
- 12.16.210 Definitions.

12.16.010 Purpose.

The purpose of this chapter shall be:

- A. To maintain the use of city streets for travel, transportation and incidental authorized purposes and to retain the use of other public places for the purposes established;
- B. To consider the interests of owners and occupants of property adjacent to public places while respecting the rights of all users thereof;
- C. To preserve the appearance of city streets and public places, to carry out design controls in areas subject thereto, encourage improvements that make public places more pleasing; and
- D. To establish a process for the review, approval, denial and appeal of permits for uses of the public streets, alleys and other public places so as to ensure the protection of the public health, safety and welfare and the prevention of obstructions and/or public nuisances. (Ord. 19-550 § 1).

12.16.020 Applicability.

This chapter shall authorize, through a temporary, revocable permit, certain limited use of public alleys, places and streets by private individuals. Newsstands are regulated in EMC 12.16.190. This chapter shall not apply to the particular uses of city streets and sidewalks that are regulated by the other chapters of this title. This chapter shall require a permit for any existing use of any public right-of-way, street or other public place. Owners seeking a temporary use of city rights-of-way must obtain a permit before the use begins. (Ord. 19-550 § 1).

12.16.030 Nuisances.

A. Any structure built, or material placed or dumped in or on any public place by anyone without having first obtained and complied with a permit issued under this chapter may be declared a public nuisance and abated as set forth in Chapter 8.09 EMC or Chapter 7.48 RCW. Other equivalent proceedings may be taken as are authorized by law or city ordinances.

B. The director may declare that a street tree, or any portion of a privately owned tree extending into the right-of-way, is a public nuisance if it impacts the safe operations of the transportation system, including but not limited to: impeding signs and signals, or harbors a contagious disease or an insect infestation that threatens the health of other trees or vegetation. The city may follow the process in Chapter 8.15 EMC to eliminate overhanging vegetation. (Ord. 19-550 § 1).

12.16.040 Exceptions.

When required by the United States Constitution, Washington State Constitution, or a federal or state statute enacted thereunder, the director shall suspend the application of any particular section of this chapter or waive compliance with a requirement, including payment of fees, the provision of an indemnity deposit or contract, and the furnishing of insurance. The director shall maintain a record of all such granted waivers and suspensions. (Ord. 19-550 § 1).

12.16.050 Street use permits.

A. Permit Required. It is unlawful for anyone to make use, as defined in EMC 12.16.210, of any public place: (1) without first securing a written permit as authorized by this chapter; (2) without complying with all conditions of such permit; and (3) without complying with the city's public works standards and other applicable code provisions. The city public works department is not required to obtain a permit or comply with permit procedures for street maintenance/improvement work performed by the city.

B. Review Procedures. A street use permit is exempt from permit processing procedures in the city's land use development code, EMC Title 18 (pursuant to RCW 36.70B.140), unless otherwise specified within this chapter. The director makes a final decision on the street use permit application without a hearing, which can be administratively appealed as set forth in EMC 12.16.200. Issuance of a street use permit is not a quasi-judicial decision and the city is not required to hold an open record or closed record hearing (as defined in RCW 36.70B.020) on any decision.

C. Elements of a Complete Application. A complete street use permit application shall consist of the following:

1. Application Form. A completed street use permit application form, including the applicant's name, address, phone number and email address. If the applicant's designee is completing the application, then an affidavit signed by the applicant must be submitted, verifying that the applicant has given permission to the designee for the submission of the street use permit application;
2. Other Permit Applications. If the street use permit is associated with a proposed project, copies of the related permit applications must be submitted;
3. Identification of the Public Place. The public place or defined portion of the public place to be used must be identified in detail;
4. Identification of the Proposed Use. The application must specifically identify the proposed use of the public place and provide detail on the amount of space required for the proposed use and the dates proposed for such use;
5. Plans and Specifications. The plans and specifications for any utility or structure proposed in or on the public place;
6. Existing Structures. A plan identifying and locating any existing public improvements, utilities, or structures in the area to be used and any trees that may be affected by the proposed use;
7. Authorization of Property Owner. When the proposed use involves a structural building overhang, a retaining wall, or a permanent method of lateral support, the application shall also be accompanied by documentation showing the individual or entity that is the record owner of the premises served by the proposed use and showing the record owner of the premises consents to the premises being served by the proposed use;
8. Fees. The street use permit fee shall be billed at current staff hourly rates, unless otherwise established by the city in the adopted fee resolution.

D. Assurances. Before the city issues any street use permit, the applicant will be required to provide certain assurances (deposit of funds, surety bond, indemnification agreement, etc.), as needed, all as described in EMC 12.16.090 through 12.16.140. (Ord. 19-550 § 1).

12.16.060 Processing of applications.

A. The director shall review each application for a permit for compliance with any applicable codes.

B. The director may require additional information or material when he/she deems appropriate, including, but not limited to: a map, photographs, construction plans, or a survey of the site; the director may inspect the premises, solicit comments from other abutters or the public, post or require posting of notice at the site inviting comment to the authorized department, or give notice of the submission of a street use permit application according to requirements for an administrative review applicable to the notice of application procedure in EMC 18.40.180 (RCW 36.70B.110).

C. If an application for a street use permit requires a permit under any other chapter of the city's code, but the other permit application has not been filed with the appropriate department, then the street use permit application shall be sent to the appropriate director/department for review. The director/department with the authority to review the associated permit applications shall send his/her findings and comments to the director.

D. If the director determines that engineering or other studies should be prepared before a permit is approved, the applicant shall prepare the studies, or authorize the city to prepare the studies at the applicant's expense, before the application will be further processed. (Ord. 19-550 § 1).

12.16.070 Criteria for approval.

Factors for the director's consideration in evaluating an application for a permit include, but are not limited to:

A. The applicant's constitutional rights;

B. The impact of the proposed use on the following:

1. The paramount purpose of streets for travel and transportation;
2. Utilities; authorized secondary street uses; and any use being made by the public of the site;
3. Fire access and public safety;
4. Uses under permit; street trees; and other proposed or past uses of the site;
5. Rights of light, air, and access and lateral support of abutting properties and on access or easements of properties dependent upon the public place for access;
6. The environment, including but not limited to efforts to minimize impervious surface, loss of native vegetation, and stormwater runoff;
7. Drainage, surface and underground; springs and watercourses; and the stability of soils; and
8. Where applicable: city land use, transportation, open space, shoreline, and beautification policies;

C. The abutter's property rights;

D. The public and private benefits of the proposed use;

E. The site and its terrain;

F. In addition to the considerations listed above, where the following situations occur, factors for consideration include:

1. For public places used as parks or open space, the impact of the proposed use on their character as a park drive or boulevard, or as open space;
2. For environmentally critical areas, the requirements of EMC Titles 14 and 20. (Ord. 19-550 § 1).

12.16.080 Approval of street use permit.

A. If the application conforms to the requirements of this chapter, all other applicable codes and the proposed use is consistent with the rights of the public, the director may approve the application; fix the duration and the terms or conditions of the permit; and, when required, upon the applicant's furnishing of a deposit or surety bond, insurance, covenant, and indemnification (as required by EMC 12.16.090 through 12.16.140), and payment of all required fees, issue the permit. The original permit shall remain in the custody of the city, and a copy shall be given to the permittee and shall be posted or available at the site.

B. The permit shall specify the portion of the public place that may be occupied, the dates or days and hours of use, and the allowed use. The permit shall only be valid for the portion of the public place, the dates or days and hours of use, and the use as identified on the permit. Every permit shall include the language in EMC 12.16.150(A) on the face of the permit.

C. Every permit shall be conditioned to state that all activities in the public place shall implement stormwater best management practices (BMPs) in accordance with the city's current stormwater manual, as amended (Chapter 13.05 EMC). Failure to implement stormwater BMPs shall be a violation of this chapter and subject to enforcement. (Ord. 19-550 § 1).

12.16.090 Assurances required.

Before the city approves a street use permit, the director shall determine the appropriate assurances (as set forth in EMC 12.16.100 through 12.16.140) as necessary to assist the city in (1) the collection of expenses charged under this chapter and costs associated with a use under a permit; (2) assure performance of the requirements of this chapter and the covenants or conditions in a permit; (3) place on the permittee the risks associated with the use and provide a degree of financial responsibility in the event of an accident or injury; and (4) restoration of the public place when the permittee's use has been revoked or terminated to at least as good a condition as required by current applicable standards. The city's acceptance of an indemnity deposit/agreement, a surety bond, or insurance does not limit an applicant's or a permittee's liability to the amount deposited or stated in the instrument. The director, when required to do so by a constitutional provision, or state or federal law, may waive compliance with any of the conditions of EMC 12.16.100 through 12.16.140. (Ord. 19-550 § 1).

12.16.100 Indemnity deposit with finance department.

A. If the director determines that there is a substantial risk of injury, damage, or expense to the city or probable city expenditures arising from an applicant's proposed use of any public place, the director may require the applicant to make an indemnity deposit with the finance director in an amount based on the director's estimate of the injury, damage, or expense to the city, or cost of restoring the public place if a mishap or accident occurs.

B. The establishment of an indemnity deposit with the city shall provide a source of funds, held by the city, to pay probable city expenditures arising from: (1) a proposed use or restoration of the public place after the use; (2) reimbursement of the city for the time associated with city employees' inspection and code enforcement activities; and (3) ancillary city expenses relating to the permit. Annual street use permit fees are billed separately. A deposit establishes a balance with the city in favor of the applicant or permittee against which a city department may deduct fees and charges as they occur, including annual fees and deposits for particular permits.

C. The indemnity deposit shall also be used to pay the cost of: (1) restoring the public place; (2) removal of any earth or other debris; (3) replacing or repairing any damaged utility or trees in the public place; (4) completing any work left unfinished; (5) resetting any traffic control devices; (6) performing engineering and other studies required by the applicant's use of the public place; and (7) any other expense that the city may sustain in conjunction with the permitted work. The deposit shall also be used to pay the city's administrative expenses equal to the city's costs for services such as inspections, surveys, preparing plans, letting contracts, and contract administration or supervision. The balance of the cash indemnity deposit, if any, after all such deductions, shall be returned to the applicant or permittee. If the indemnity deposit is insufficient, the applicant or permittee shall be liable for the deficiency. (Ord. 19-550 § 1).

12.16.120 Surety bond.

A. A surety bond provides a promise by a licensed surety company, within the limits and according to the terms of the bond, to perform work or pay the city's expenses to perform the work in the event of the permittee's default. A surety bond is not a substitute for providing the city public liability insurance for any tortious injury. The director may authorize the filing of a surety bond consistent with the procedures in this chapter in lieu of making all or part of an indemnity deposit.

B. If required by the authorizing official, the applicant or permittee shall deliver to the director, in lieu of or in addition to the indemnity deposit, a sufficient surety bond executed by a surety company authorized and qualified to do business in the state of Washington and is approved as to surety and as to form by the city attorney. The bond shall: assume all the requirements provided in EMC 12.16.100 in relation to an indemnity deposit; run for the full period of the permit; be in an amount fixed by the director; be conditioned that the permittee shall comply with all the terms of the permit and all the provisions of this title and all other ordinances of the city; and to the extent permitted by law, indemnify and save the city harmless from any and all claims, actions, suits, liability, loss, costs, expense, or damages of every kind and description, excepting only damages that may result from the sole negligence of the city and that may accrue to, be asserted by, or be suffered by any person or property, including, without limitation, damage or injury to the permittee, its officers, agents, employees, contractors, invitees, tenants and tenants' invitees, or licensees, by reason of the use of any public place, as provided for in the application.

C. If the application proposes to construct, reconstruct, repair, maintain, or remove any pavement, utility, street lighting, or appurtenance, and/or perform any grading in the public place, the applicant shall file with the director a sufficient surety bond executed by a surety company authorized and qualified to do business in the state of Washington and is approved as to surety and as to form by the city attorney. The bond shall: be in an amount fixed by the director; be conditioned such that the permittee shall complete all portions of the work according to the city's standard plans and specifications and the special plans approved by the authorizing official; and be conditioned that the permittee shall comply with all the terms of the permit and all the provisions of this title and all other ordinances of the city; and to the extent permitted by law, indemnify and save the city harmless from any and all claims, actions, suits, liability, loss, costs, expense, or damages of every kind and description, excepting only damages that may result from the sole negligence of the city, that may accrue to, be asserted by, or be suffered by any person or property, including, without limitation, damage or injury to the permittee, its officers, agents, employees, contractors, invitees, tenants and tenants' invitees, or licensees, by reason of the use of any public place, as provided for in the application. The bond shall run for the full period of the permit plus two years after city acceptance of the permitted work. (Ord. 19-550 § 1).

12.16.130 Liability insurance.

A. Liability insurance protects the city as an additional insured from public liability as a result of an accident, injury, or damage arising from the use of a public place; and assists in making permittees financially responsible for meeting liabilities that may arise from their use of public places.

B. Every permittee, as a condition of every street use permit, shall obtain and maintain in full force and effect, at its own expense, public liability insurance in an amount sufficient to protect the city from all potential claims and risks of loss from perils in connection with any activity that may arise from or be related to the permittee's activity upon or the use or occupation of the public place allowed by the permit and claims and risks in connection with activities performed by the permittee by virtue of the permission granted by the permit. The insurance policy shall: (1) be in effect for the duration of the permit; name the city of Edgewood, its elected and appointed officers, officials, employees, and agents as additional insureds for primary and noncontributory limits of liability subject to a separation of insureds clause; (2) apply as primary insurance regardless of any insurance that the city may carry; and (3) obligate the insurance company to give notice to both the director and the city clerk at least 30 calendar days before any cancellation of the policy.

C. The director, in consultation with the city attorney, shall establish the amount of the insurance and, unless constitutional liberties prohibit it, shall require that the insurance be provided prior to issuance of the permit. The city requires insurance coverage to be placed with an insurer admitted and licensed to conduct business in Washington State or with a surplus lines carrier according to Chapter 48.15 RCW, except that if it is infeasible to obtain coverage with the required insurer, the city may approve an alternative insurer. Evidence of such insurance shall be provided before the city issues the street use permit. (Ord. 19-550 § 1).

12.16.140 Indemnification agreement.

A. The indemnification agreement holds the city harmless from all claims, actions, suits, liability, loss, costs, expense, or damages of every kind and description. The permittee shall agree to defend, indemnify, and hold harmless the city of Edgewood, its officials, officers, employees, and agents from and against:

1. Any liability, claims, actions, suits, loss, costs, expense judgments, attorneys' fees, or damages of every kind and description resulting directly or indirectly from any act or omission of the permittee, its subcontractors, anyone directly or indirectly employed by them, and anyone for whose acts or omissions they may be liable, arising out of the permittee's use or occupancy of the public place; and
2. All loss by the failure of the permittee to fully or adequately perform, in any respect, all authorizations of obligations under permit.

B. If the application is for a permit to use or occupy a public place with a bulkhead, steps, retaining wall, rockery, structure, or an extension or appurtenance to a structure or any facility with an anticipated continued occupancy of a public place of more than one year, the owner of the adjacent property, and any existing lessee, sublessee, tenant and subtenant using or occupying the part of the premises served or connected to the permitted use, shall, in the manner provided by law for the execution of deeds, execute and deliver to the city upon a form to be supplied by the authorizing official an agreement in writing: signed and acknowledged by the owners and by any existing lessee, sublessee, tenant and subtenant; containing an accurate legal description of the premises; covenanting on the part of the owner, lessee, sublessee, tenant and subtenant, for themselves and their heirs, executors, administrators, successors, assigns, lessees, sublessees, tenants and subtenants and forever defending, indemnifying, and holding harmless the city, its officials, officers, employees, and agents from and against any and all claims, actions, suits, liability, loss, costs, expense, attorneys' fees, or damages of every kind and description, excepting only damages that may result from the sole negligence of the city, that may accrue to, be asserted by, or be suffered by any person or property, including, without limitation, damage, death, or injury to members of the public or to the permittee's officers, agents, employees, contractors, invitees, tenants and tenants' invitees, licensees or its successors and assigns, arising out of or by reason of:

1. The existence, condition, construction, reconstruction, modification, maintenance, operation, use, or removal of the permitted area or any portion thereof, or the use, occupation, or restoration of the public place or any portion thereof by the owner, lessee, sublessee, tenant and subtenant, heirs, executors, administrators, successors, assigns, lessees, sublessees, tenants and subtenants;
2. Anything that has been done or may at any time be done by the owner, lessee, sublessee, tenant and subtenant, heirs, executors, administrators, successors, assigns, lessees, sublessees, tenants and subtenants by reason of the permit; or
3. The owner, lessee, sublessee, tenant and subtenant, heirs, executors, administrators, successors, assigns, lessees, sublessees, tenants and subtenants failing or refusing to strictly comply with every provision of the permit; or arising out of or by reason of the permit in any other way.

C. The director may require that the indemnification agreements for the types of structures identified in subsection (B) of this section shall be a covenant running with the land and shall be recorded against the property at the applicant's cost.

D. In addition, the agreement shall contain a provision which expressly states that the permit:

1. Is wholly of a temporary nature;
2. Vests no permanent right whatsoever;
3. May be revoked, the structures and obstructions removed, and public place restored to the condition that existed prior to use occurring in the public place upon 30 calendar days' notice, posted on the premises, or published in the official newspaper of the city; or without notice, if the permitted use is dangerous or the structures are insecure or unsafe, as determined by the director, or are not constructed, maintained, or used in accordance with this code.

E. An agreement after it has been received and recorded with the county auditor shall be retained by the city clerk in the files and records of the clerk's office.

F. The director may waive execution of the signature on an agreement by a tenant or subtenant on a month-to-month lease or on a tenancy at will. If the application is made by a condominium or cooperative apartment, the authorizing official may accept an agreement by the condominium or apartment association together with documentation showing its authority to execute the agreement in lieu of executing the agreement by all unit or apartment owners. (Ord. 19-550 § 1).

12.16.150 Permit duration, revocation and restoration of the public place.

A. Every street use permit approved under this chapter shall state on its face that the permit is of a temporary nature and shall vest no permanent right; and may in any case be revoked upon 30 calendar days' notice; or may be revoked without notice where the use or occupation is dangerous or any structure or obstruction permitted is insecure or unsafe, as determined by the director, or is not constructed, maintained, or used in accordance with the provisions of this code.

B. If a permit to use a public place is revoked, terminated or expired, the permittee/applicant shall restore the public place to the condition that existed prior to use occurring in the public place.

C. If any structure, obstruction, use, or occupancy is not discontinued after notice from the city to do so, the director, with respect to public places, may:

1. Prohibit its further use;
2. Remove it from the public place;
3. Make repairs to it as may be necessary to render it secure and safe at the expense of the permittee or the permittee's successor or user responsible for the structure, obstruction, use, or occupancy; and
4. Collect expenses incurred in rendering it secure and safe and restoring the public place in the manner provided by this chapter and other applicable law. (Ord. 19-550 § 1).

12.16.160 Permit fees.

A. From time to time, the director shall prepare and recommend for adoption by the city council a schedule of fees applicable to reviewing and administering all permits for public places.

1. Fees for using or occupying the public place may take into consideration the undesirability of the use or occupation relative to the rights of the public, such as the city policy of discouraging certain types of encroachments inconsistent with the public right of access, including access to the shorelines or other public places, and shall be included in the schedule of fees for use of public places under the jurisdiction of the director.
2. The director is authorized to collect a monetary deposit for services to be conducted related to the review or inspection of a permit prior to or at permit issuance.
3. The director is authorized to collect fees for other city departments that provide services related to the review of a permit for use of the public place.

B. The fee schedule, when adopted by ordinance, shall govern the fee for permits issued and reviewed. All permit and review fees shall be commensurate with the cost of administering, inspecting, and policing involved in issuing and continuing the permits and with the use and occupation granted by the permits. The fee shall be collected as a condition to issuing or continuing any permit or use. (Ord. 19-550 § 1).

12.16.170 Exception/waiver, fees and assurances.

A. The director may grant an exception from paying fees, making an indemnity deposit, posting a surety bond, or providing liability insurance from the United States of America.

B. The authorizing official may grant an exception from paying fees, making an indemnity deposit, posting a surety bond, or providing liability insurance when the primary purpose of the project is environmental remediation and the project is being conducted in compliance with 42 U.S.C. § 9621 and is subject to 42 U.S.C. § 9621(e).

C. The authorizing official may grant an exception from paying fees, making an indemnity deposit, posting a surety bond, or providing liability insurance when the use is for a public transportation-related infrastructure project, like light rail, and is authorized under a separate ordinance, or when the use is for a city transportation project.

D. An authorizing official may waive the requirement for an indemnity deposit or surety bond for a use by the state of Washington or a local government. (Ord. 19-550 § 1).

12.16.180 Compliance with permit.

A. Construction of a structure or improvement shall be in accord with the approved permit and plans accompanying the approved permit unless the director first approves a revised permit authorizing the change.

B. If a proposed change is substantial and objections or adverse comments are received before the permit authorizing the revision is issued, the director shall give notice to the persons making the objection or comments about the proposed change, or require the applicant or permittee to do so, and allow public comment before reaching a decision on the proposed change. (Ord. 19-550 § 1).

12.16.190 Newsstands.

A. This section shall be interpreted and implemented in a manner that will enable the public to acquire a wide variety of publications with a diversity of news, information, ideas and opinions, at convenient locations in public places. It shall also be interpreted and implemented in a way so as to facilitate the distribution of publications in public places as contemplated by the Constitution of the State of Washington and the First Amendment to the U.S. Constitution. In addition, the city shall implement this section by preserving the appearance of public places and carry out design controls in areas subject thereto, encourage improvements that will make public places more pleasing and promote the use of modern aesthetically pleasing newsstands in congested areas.

B. Newsstands in compliance with the following standards may be placed in public places without a street use permit:

1. All newsstands in a public place shall align parallel with the curb, allow at least five feet of clear sidewalk space for pedestrian passage, be detectable by pedestrians using canes for guidance, be maintained in a safe condition, be able to withstand strong winds and be in good repair at all times. The newsstand may not exceed the following dimensions: six feet by 12 feet;
2. No newsstand shall be placed or maintained so as to obstruct the use of any crosswalk, wheelchair ramp, driveway, hydrant, or city emergency facility, or be less than 18 inches from the curb;
3. No newsstand shall impair loading at any bus, taxi, passenger or truck loading zone; hinder egress to parked vehicles in marked parking stalls; obstruct sight lines of motorists at an intersection; orient toward the roadway; or obscure any regulatory sign; or
4. No newsstand shall be fastened to any bus shelter or any utility pole or tree.

C. A street use permit is required for the placement of a newsstand in a public place if the newsstand exceeds the size limitations in subsection (B)(1) of this section; or if the owner proposes to: (1) permanently affix the newsstand to the surface of the public place; or (2) the owner proposes to place a newsstand which conflicts with design guidelines adopted for historical or special review districts, or proposes to place the newsstand within 120 feet of the limits of a street improvement that provides for the integration of newsstands into structures located therein. The director may issue a street use permit to allow the placement of a newsstand under this subsection whenever the same constitutes a reasonable accommodation that furthers the public interest. (Ord. 19-550 § 1).

12.16.200 Appeals.

A. A person aggrieved by any of the following decisions of the director may timely request an appeal of the decision to the city council:

1. The approval or denial according to EMC 12.16.070 and 12.16.080 of a street use permit;
2. The revocation of any street use permit;
3. The approval or denial according to EMC 12.16.190 of a request for a permit for a newsstand location not generally permitted by EMC 12.16.190.

B. An aggrieved person may appeal the director's decision by paying the appeal fee and filing an appeal statement with the city clerk within 10 calendar days of the date of the decision. The appeal shall identify the decision for which review the objection(s) to the decision, and the specific alternative being proposed. The city clerk shall schedule the appeal with the city council on their regular meeting calendar. The director may, at his/her discretion, stay implementation of a decision pending the appeal. The city council shall consider the appeal during a public hearing, and issue written findings and conclusions at a subsequent meeting. The decision of the city council shall be final, binding and conclusive. (Ord. 19-550 § 1).

12.16.210 Definitions.

"Adjacent property" means and includes the property abutting the margin of and contiguous to the public place.

"Alley" means a public way not designed for general travel and used primarily as a means of access to the rear of residences and business establishments. (RCW 46.04.020.)

"Applicant" means the individual or entity that has applied for a permit to use the public place on their or another individual's or entity's behalf.

"Crosswalk" means the portion of the roadway between the intersection area and a prolongation or connection of the farthest sidewalk line or in the event there are no sidewalks then between the intersection area and a line 10 feet therefrom, except as modified by a marked crosswalk. (RCW 46.04.160.)

"Director" shall mean the director of public works or his/her designee.

"Driveway or private road" means every way or place in private ownership and used for travel of vehicles by the owner or those having express or implied permission from the owner, but not by other persons. (RCW 46.04.420.)

"Highway" means the entire width between the boundary lines of every way publicly maintained when any part thereof is open to the use of the public for purposes of vehicular travel. (RCW 46.04.197.)

"Newsstand" means any stand, box, structure, rack or other device that is designed or used for the sale or distribution of newspapers, periodicals, magazines, or other publications, or any combination of the above.

"Permittee" means a person or entity that has received a permit to use a public place.

"Public place" means public right-of-way and the space above or beneath its surface, whether or not opened or improved, including streets, avenues, ways, boulevards, drives, places, alleys, sidewalks, planting strips, squares, triangles and plazas that are not privately owned.

"Right-of-way" means the strip of land platted, dedicated, condemned, established by prescription or otherwise legally established for the use of vehicles, pedestrians or utilities.

"Roadway" means that portion of a highway or street improved, designed, or ordinarily used for vehicular travel, exclusive of the sidewalk or shoulder even though such sidewalk or shoulder is used by persons riding bicycles. (RCW 46.04.500.)

"Sidewalk" means that property between the curb lines or the lateral lines of a roadway and the adjacent property, set aside and intended for the use of pedestrians or such portion of private property parallel and in proximity to a public street and dedicated to use by pedestrians. (RCW 46.04.540.)

"State highway" means every highway or part thereof which has been designated as a state highway or branch thereof by legislative enactment. (RCW 46.04.560.)

“Street” means every public highway or part thereof located within the city limits except alleys. (RCW 46.04.120.)

“Unopened” means a city right-of-way that exists by dedication or deed, but within which there is no road, improved or unimproved, that has been opened and accepted for public use and maintenance by the city.

“Use” means exercising dominion or control over, or occupying all or part of, a public place with or without the right to do so. “Use” includes constructing, storing, erecting, placing upon, maintaining, or operating any inanimate thing or object in, upon, over or under any public place.

1. “Use” includes, but is not limited to, any of the following:

- a. Placement or installation of any marquee, awning, clock, newsstand, sign, banner, sidewalk elevator or door, fuel opening, sidewalk cafe, or other structure;
- b. Placement or installation of fencing, staging, scaffolding, an elevator or other structure or material, machinery or tools used or to be used in connection with excavating, erecting, altering, demolishing, repairing, maintaining, or painting any building;
- c. Moving any building along or across any public place;
- d. Storing or placing any material, equipment, inanimate object, or thing in any public place. But “use” shall not include placing an inanimate object in a location and for a limited duration of time that, under the circumstances, no reasonable person could conclude that the public’s right to use or enjoy the public place, in whole or in part, has been or potentially could be interfered with;
- e. Raising or lowering any safes, machinery, or other heavy articles;
- f. Making or having any fire on any public place;
- g. Doing any work in, or erecting any structure under, along or over, any public place, except when permitted by ordinance;
- h. Vending of goods, tickets, things or services of any kind other than publications in newsstands regulated under EMC 12.16.190;
- i. Using sound-amplifying equipment other than aids for the disabled; or
- j. Closing or altering the appearance of streets including filming, block parties or street fairs.

2. With respect to trees and plantings, “use” means planting, removing, injuring, destroying, topping, or major pruning of any tree in any public place; cutting or pruning of any tree planted or maintained by the city; and removing, injuring or destroying any flower, plant, or shrub in any public place. “Use” excludes cutting grass, trimming shrubs, planting flowers, seeding, weeding, edging and other gardening activities for the care of planting strips commonly performed by or for an owner or occupant of property adjacent to a public place; and it excludes berry-picking and recreational activities that may have an incidental impact upon grass or shrubbery.

3. “Use” excludes a customer’s temporary placement of the customer’s garbage and recyclables for curbside/alley collection, removing snow and ice, sweeping sidewalks and removing leaves and debris. (Ord. 19-550 § 1).

Title 14

CRITICAL AREAS

Chapters:

- 14.10 General Provisions**
- 14.20 Definitions**
- 14.30 Use and Activity Regulations**
- 14.40 Wetlands**
- 14.50 Critical Fish and Wildlife Habitat Areas**
- 14.60 Aquifer Recharge and Wellhead Protection Areas**
- 14.70 Volcanic Hazard Areas**
- 14.80 Flood Hazard Areas**
- 14.90 Landslide Hazard Areas**
- 14.100 Seismic (Earthquake) Hazard Areas**
- 14.110 Erosion Hazard Areas**
- 14.120 Natural Resource Lands**

Chapter 14.10

GENERAL PROVISIONS

Sections:

- 14.10.010 Authority.
- 14.10.020 Purpose.
- 14.10.030 Interpretation.
- 14.10.040 Applicability.
- 14.10.050 Administration.
- 14.10.060 Relationship to other regulations.
- 14.10.070 Critical area protective measures.
- 14.10.080 Critical areas reports.
- 14.10.090 Mitigation plans.
- 14.10.100 Variances to critical areas.
- 14.10.110 Reconsideration and appeal procedures.
- 14.10.120 Fees.
- 14.10.130 Compliance.
- 14.10.140 Warning and disclaimer of liability.
- 14.10.145 Enforcement.
- 14.10.150 Appendix.

14.10.010 Authority.

A. This title is established and adopted pursuant to the Growth Management Act (RCW 36.70A.060).

B. As provided herein, the director or their designee is given the authority to interpret, apply, and enforce this title. (Ord. 20-572 § 6 (Exh. F); Ord. 17-513 § 3 (Exh. A)).

14.10.020 Purpose.

A. The purpose of this title is to protect the critical areas of Edgewood from the impacts of development by establishing minimum standards for development activity on sites that contain or adjoin any critical area or its buffer(s). Further, the purpose of these regulations is to mitigate the potential hazard(s) to development in and near critical areas.

B. The purpose is further envisioned to promote the public health, safety, and welfare by:

1. Avoiding impacts to critical areas;
2. Mitigating unavoidable impacts of regulated activities;
3. Protecting critical areas from impacts of development;
4. Protecting the public against losses from:
 - a. Costs of public emergency rescue and relief operations where the causes are avoidable; and
 - b. Degradation of the natural environment and the expense associated with repair or replacement;
5. Preventing adverse impacts on water availability, water quality, wetlands, and streams;
6. Protecting unique, fragile, and valuable elements of the environment, including critical fish and wildlife habitat conservation areas;
7. Providing community development department (department) staff with sufficient information to adequately protect critical areas and proposed development activity when approving, conditioning, or denying public or private regulated activities;

8. Providing the public with sufficient information and notice of potential risks associated with development in critical areas; and

9. Implementing the goals and requirements of the Growth Management Act (RCW 36.70A.060), the State Environmental Policy Act (SEPA), the city's comprehensive plan, and all updates, amendments, functional plans, and other land use policies formally adopted or accepted by the city. (Ord. 17-513 § 3 (Exh. A)).

14.10.030 Interpretation.

A. In the interpretation and application of this title, all provisions shall be:

1. Considered the minimum necessary for compliance; and
2. Liberally construed to serve the purposes of this title.

B. Nothing contained herein shall be deemed to limit or repeal any other powers under state statute. (Ord. 17-513 § 3 (Exh. A)).

14.10.040 Applicability See attached Ordinance 17-0513, Exhibit A

14.10.050 Administration.

A. Critical Areas Permit or Approval Required. In order to conduct any development activity or regulated activity on any property located within 300 feet of a critical area, as each critical area is defined in this title or as shown on the city's critical areas map(s), a critical areas permit or an approval must be obtained from the city.

B. Critical Areas Approval.

1. If the city requires that another permit application be submitted under a different code chapter in order to allow the proposed development activity or regulated activity, then a separate critical areas permit is not required. Instead, the city shall review the underlying application, together with the application materials required herein, to determine compliance or noncompliance with this title. The determination on such compliance or noncompliance shall be incorporated within the decision on the underlying application.

2. In addition to the materials required to make the underlying application complete as required by the city's code outside of this title, the applicant shall also submit the materials set forth herein, where the subject property is within 300 feet of a critical area. The city shall not issue a determination that the underlying application is complete until all materials have been submitted.

3. The critical areas materials shall be reviewed following the same process as the underlying application.

C. Critical Areas Permit.

1. If the city does not require any other permit in order to allow the proposed development activity or regulated activity, the applicant shall be required to obtain a separate critical areas permit in order for the proposed development activity to proceed.

2. A complete application for a critical areas permit shall consist of the materials set forth in subsection (D) of this section.

3. The process for review of a critical area permit where there is no underlying application is the Type II process, as set forth within EMC 18.40.090.

D. Elements of a Complete Permit Application. A complete application for approval of a critical areas permit under this title shall consist of the following materials:

1. A completed permit application form, which must be signed by the record owner of the property (the person(s) whose name is on the most recently recorded deed or contract purchaser with written permission from the record owner). An application form may be signed by an agent for the record owner, as long as the

application is also accompanied by a verified statement signed by the record owner, which specifically authorizes the agent to submit the application on the record owner's behalf;

2. The subject site's street address, legal description, or both items if necessary for property identification;
3. A complete description of the proposed development activity;
4. All items identified in this title that are necessary to complete the application for the specific critical area; and
5. The required application fee.

E. Critical areas reports shall not be submitted without an accompanying permit application for an underlying action, such as, but not limited to, a building permit, subdivision or boundary line adjustment action, site development, TPCHD permit, or an administrative, conditional, or special use permit, with the exception of applications required by the department as a result of an enforcement action, reports required by TPCHD for septic design approval, or associated with a request under the Pierce County open space public benefit rating system tax program.

F. Modifications. The department may request an update of any required assessment, report, or delineation due to the potential for change in the existing environment that may have been caused by a natural event, e.g., seismic event, landslides, or flooding- or human-induced activity that degraded the existing conditions after the original document was submitted.

G. Public Notice. Public notice provisions for notice of application, public hearing, if applicable, and final decision pursuant to this title are outlined in EMC 18.40.190, Notice of public hearing.

H. Review.

1. Initial Review. The department shall conduct an initial review of any application in accordance with the provisions outlined in EMC 18.40.150, Determination of completeness.

2. Review Responsibilities.

- a. The department is responsible for administration, circulation, and review of any applications and approvals required by this title.
- b. Any reasonable use exception applications shall follow EMC 14.30.050.
- c. Other city or Pierce County departments and state agencies, as determined by the department, may review an application and forward their respective recommendations to the director or hearing examiner, as appropriate.

3. Review Process.

- a. The department shall perform a critical area review for any building or land use application submitted for a regulated activity. Reviews for multiple critical areas shall occur concurrently.
- b. The department shall, to the extent reasonable, consolidate the processing of related aspects of other city regulatory programs which affect activities in any regulated critical area.
- c. As part of the initial review of all related permit applications, the department shall review the information to:
 - i. Confirm the nature and type of the critical area and evaluate whether any assessments, reports, or studies are required;
 - ii. Determine whether the development proposal is consistent with this title;

- iii. Determine whether any proposed alterations to the site containing critical areas are necessary; and
 - iv. Determine if the mitigation and monitoring plans submitted by the applicant are sufficient to protect the public health, safety, and welfare consistent with the goals, purposes, objectives, and requirements of this title.
 - d. Regulated activities subject to SEPA shall also be reviewed with consideration for impacts on critical areas as identified in this title. Regulated activities that pose a significant adverse impact which are not addressed by the standards and criteria established in this title may be subject to additional mitigation measures as determined through the SEPA process. A threshold determination issued pursuant to EMC Title 20, SEPA, may not be made prior to the department's review of any special studies or technical reports required by this title, except where the applicant requests a declaration of significance so that environmental review is required.
 - e. Critical areas applications required under this title shall be approved prior to approval of any underlying permit action.
 - f. The department may waive the requirement to submit a critical area report when the proposed project area for a regulated activity is located in an area that has been the subject of a previously submitted and approved assessment or report, if all of the following conditions have been met:
 - i. The provisions of this title have been previously addressed as part of another approval;
 - ii. There has been no material change in the potential impact to the critical area or required buffer since the prior review;
 - iii. There is no new information available that is applicable to any critical review of the site or particular critical area;
 - iv. The permit or approval has not expired, or, if there is no expiration date, no more than five years have elapsed since the issuance of that permit or approval; and
 - v. Compliance with any standards or conditions placed upon the prior permit or approval has been achieved or secured.
- 4. Burden of Proof. The applicant has the burden of proving that a proposed application complies with the standards set forth in this title.
- 5. Final Decision.
 - a. The department may approve, approve with conditions, or deny any critical areas applications or underlying applications for development within any critical area. Approval of a development proposal does not discharge the obligation of the applicant to comply with the provisions of this title.
 - b. Applicants shall comply with the recommendations or mitigation measures contained in final approved assessments or reports and any final decision and conditions of approval.
 - c. Approval of an application required under this title must be given prior to the start of any development activity on a site.
- 6. Time Period for Final Decision. The provisions for issuing a notice of final decision on any application filed pursuant to this title is set forth in EMC 18.40.040, Coordination of development permit procedures.

I. Time Limitations.

- 1. Expiration of Approval.

a. Approvals granted under this title shall be valid for the same time period as the underlying permit. If the underlying permit does not contain a specified expiration date, then approvals granted under this title shall be valid for a period of three years from the date of issue, unless a longer or shorter period is specified in the final decision.

b. The approval shall be considered null and void upon expiration, unless a time extension is requested and granted as set forth in subsection (I)(2) of this section.

2. Time Extensions.

a. The applicant or owner(s) may request in writing a one-time, one-year extension of the original approval. To receive the extension, the applicant must demonstrate that circumstances beyond their control dictated the need for the extension. The extension would set a new expiration date one year later than the initial expiration.

b. Knowledge of the expiration date and initiation of a request for a time extension is the responsibility of the applicant or owner(s).

c. A written request for a time extension shall be filed with the department at least 60 days prior to the expiration of the approval.

d. Upon filing of a written request for a time extension, a copy shall be sent to each party of record together with governmental departments or agencies that were involved in the original approval process. By letter, the department shall request written comments be delivered to the department within 30 days of the date of the letter.

e. Prior to the granting of a time extension, the department may require a new application(s), updated study(ies), and fee(s) if:

i. The original intent of the approval is altered or enlarged by the renewal;

ii. The circumstances relevant to the review and issuance of the original approval have changed substantially; or

iii. The applicant failed to abide by the terms of the original approval.

J. Recording.

1. Approvals.

a. Approvals to modify a critical area or which otherwise require mitigation and or monitoring shall be recorded on the title of the project parcel(s) at the Pierce County auditor's office by city of Edgewood staff prior to issuance of any permit authorizing the project to proceed and at the sole expense of applicant.

b. EMC 14.10.070(F), Title and Land Division Notification, contains additional recording requirements.

c. Work within a recorded, existing utility easement is not required to meet subsection (J)(1)(a) of this section.

2. Right of Entry.

a. When an application has been submitted, the city shall have a right of entry to verify the submitted information is correct; to ensure any applicable condition(s) of approval were satisfied; to confirm any required monitoring is being performed; or to attest that all outstanding items subject to a performance bond were completed.

b. The right of entry shall extend until the last condition in the permit has been satisfied. (Ord. 17-513 § 3 (Exh. A)).

14.10.060 Relationship to other regulations.

A. This title shall apply in addition to zoning and other regulations adopted by the city and concurrently with review conducted under SEPA.

B. Compliance with the provisions of this title does not constitute compliance with other federal, state, and local regulations and permit requirements that may be required. The applicant is responsible for complying with all other requirements, apart from the process established in this title.

C. Regulated activities that may impact critical areas or their buffers, but do not require any other city permits or approvals, may be reviewed as a critical areas permit. (Ord. 17-513 § 3 (Exh. A)).

14.10.070 Critical area protective measures.

A. General. All critical area tracts, conservation easements, land trust dedications, and other similarly preserved areas shall remain undeveloped in perpetuity, except as they may be allowed to be altered pursuant to this title.

1. Conservation easements and other similarly preserved areas restrict both the current use as well as future uses of the land to some important conservation quality such as habitat preservation, open space, or scenic views.

2. A land trust or governmental entity that manages properties for long-term goals typically holds the conservation easement or other similarly preserved area.

B. Mitigation Sequence. Adverse impacts caused by new activities and developments shall be mitigated using the following action(s) in order of priority:

1. Avoiding the impact altogether by not taking a certain action or parts of an action;
2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps, such as project redesign, relocation, or timing, to avoid or reduce impacts;
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
4. Reducing or eliminating the impact over time by preservation and maintenance operations;
5. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and
6. Monitoring the impact and the compensation project and taking appropriate corrective measures.

C. Identification of Critical Areas and Required Buffers on Construction Plans. Critical areas and required buffers shall be clearly identified on all construction plans.

D. Building Setbacks.

1. Unless otherwise provided in this title, buildings and other structures shall be set back a distance of 15 feet from the edge of all critical area buffers or, where no buffers are required, the edge of the critical area.

2. The following uses and activities may be allowed in the building setback area:

- a. Landscaping;
- b. Uncovered decks;
- c. Building overhangs extending 18 inches or less into the setback area;
- d. Impervious ground surfaces, such as driveways, parking lots, roads, walkways, and patios; provided, that such improvements conform to the water quality standards set forth in the city's adopted stormwater

management manual and that construction equipment does not enter the buffer during the construction process;

e. Clearing and grading; or

f. Any combination of items in subsections (D)(2)(a) through (e) of this section.

3. All other uses and activities not listed in subsections (D)(2)(a) through (e) of this section are prohibited.

E. Financial Guarantees.

1. The city may require an applicant to submit one or more financial guarantees, e.g., surety bond, cash escrow, cash set aside, assignment of funds, or letter of credit, to guarantee any performance, mitigation, maintenance, or monitoring required as a condition of permit approval. The approval for the project will not be granted until the financial guarantee is received by the department. Projects where the city or one of its departments is the applicant shall not be required to post a financial guarantee.

2. Financial guarantee instruments required under this title shall be:

a. In addition to any other site development guarantees required for project approval;

b. Submitted on financial guarantee forms approved by the city;

c. In the amount of 125 percent of the city engineer's estimate of the cost of mitigation or monitoring to allow for inflation and administration should the city have to complete the mitigation or monitoring; and

d. Released by the city only when the applicant's appropriate technical professional has provided written confirmation that the performance, mitigation, or monitoring requirements have been met and the department or its agent inspected the site(s) for compliance.

3. Failure to complete any performance, mitigation, or monitoring may result in the forfeiture or release of the guarantee. Applicants who have previously defaulted will no longer be allowed to post a bond guarantee for improvements necessary for approval of a land use application. Applicants who have previously defaulted will be allowed to post cash guarantees for subsequent critical area mitigation work needed for approval of a land use application or permit, but the guarantee must be by cash guarantee only.

F. Title and Land Division Notification.

1. General.

a. Title or land division notice(s) shall be required to be recorded with the Pierce County auditor on each site that contains a critical area at the time of approval of any regulated activity on a site.

b. If more than one critical area subject to the provisions of this title exists on the site, then one notice which addresses all of the critical areas may be sufficient.

c. Title or land division notifications and notes shall be approved by the department and shall be consistent with EMC 14.10.150, Appendix.

d. Applicant shall be responsible for the recording costs of the notice.

e. Notice on title is not required for utility line easements on lands not owned by the jurisdiction conducting the regulated activity, e.g., gas pipelines.

2. Land Division Notification and Notes. As referenced in EMC 14.10.150, Appendix, there shall be notes included on the face of any final plat, final binding site plan, short plat, or boundary line adjustment that contain any critical areas or buffers. The critical area boundaries and the boundary of any associated buffers shall be identified on the face of these documents prior to submission to the city for approval.

G. Conservation Easements.

1. Prior to any final critical area approval, the part of the critical area and required buffer which is located on the site shall be protected with a conservation easement or other similar permanent deed restriction.
2. The conservation easement shall indicate allowable and prohibited uses within the critical area and required buffer.

H. Tracts. Critical area tracts must adhere to the provisions in EMC 16.01.100 and the face of the plat shall include the requirement that the owners of all lots shall be required to preserve, protect, and maintain the critical areas.

I. Homeowner's Covenants.

1. A description of the critical area and required buffer shall be placed in any required homeowner's covenants to provide notice to the homeowners of their responsibility to preserve, protect, and maintain the critical areas in perpetuity.
2. Such covenants shall contain a detailed description of the allowable uses within the critical area and, if applicable, associated buffer and long-term management and maintenance requirements of the critical area.

J. Markers, Fencing, and Signage.

1. Markers.

- a. Prior to final approval of any critical areas application, the outer edge of the critical areas boundaries or required buffer boundaries on the site shall be flagged by the qualified professional, as outlined in each chapter.
- b. The boundaries shall then be identified with rebar and cap permanent markers and flagged by a licensed surveyor, unless otherwise stated in this title. The permanent markers shall be clearly visible, durable, and permanently affixed to the ground.

2. Fencing.

a. Temporary Construction Fencing.

- i. Temporary fencing is required when vegetation is to be retained in an undisturbed condition within the critical area and required buffer.
- ii. When temporary fencing is required, the applicant shall construct silt fencing, construction fencing, or other city-approved method of temporary fencing at the edge of the critical area or the edge of the required buffer prior to beginning construction on the site.

b. Permanent Fencing. Where deemed necessary by the department to provide protection to the critical area, the applicant will be required to construct permanent, wildlife-passable fencing along the buffer boundary.

3. Signage.

- a. The department shall require permanent signage to be installed at the edge of the critical area or the edge of the required buffer.
- b. The sign shall indicate the type of critical area and if the area is to remain in a natural condition as permanent open space.
- c. Exact sign locations, wording, size, and design specifications shall be established by the department.
- d. Signage shall be clearly visible, durable, and permanently affixed to the ground.

e. Prior to final approval of any critical area application, the applicant shall submit an affidavit of posting to the department as proof that the required signs were posted on the site. (Ord. 17-513 § 3 (Exh. A)).

14.10.080 Critical areas reports.

A. The applicant shall submit a critical areas report as required per this title.

B. The critical areas report shall use scientifically valid methods and studies in the analysis of critical area data and field reconnaissance to evaluate the proposed development and all probable impacts to critical areas in accordance with the provisions of this title. The report shall reference the source(s) of science used in accordance with WAC 365-195-900 through 365-195-925.

C. At a minimum the report shall contain the following 10 items:

1. The name and contact information of the applicant;
2. A description of the proposal;
3. The site plan for the proposed development, including a map drawn to scale depicting critical areas, buffers, the proposed development, and any areas to be cleared or altered;
4. The date of the report and names and qualifications of the persons preparing the report;
5. Documentation of any fieldwork performed on the site;
6. Identification and characterization of all critical areas and buffers on and adjacent to the proposed development;
7. A statement specifying the accuracy of the report, and all assumptions made and relied upon;
8. A discussion of the performance standards applicable to the critical area and proposed development;
9. A mitigation plan in accordance with EMC 14.10.090, if mitigation is required; and
10. Any additional report information required for the critical area as specified herein. (Ord. 17-513 § 3 (Exh. A)).

14.10.090 Mitigation plans.

A. When mitigation is required, the applicant shall submit a mitigation plan.

B. The mitigation plan shall include all of the following details outlined in subsections (B)(1) through (6) of this section:

1. Mitigation Sequencing. A description of reasonable efforts made to apply mitigation sequencing pursuant to EMC 14.10.070(B) to avoid, minimize, and mitigate impacts to critical areas and buffers.
2. Mitigation Details.
 - a. A description of the anticipated impacts to the critical area and buffer, including impacts to critical area functions and values;
 - b. The type of mitigation proposed, e.g., on-site or off-site; site selection criteria; identification of compensation goals; and identification of critical area functions;
 - c. The environmental goals and objectives of the mitigation, together with specific measurable criteria and performance standards for evaluating whether or not the goals and objectives of the mitigation project have been successfully attained;
 - d. A review of the best available science supporting the proposed mitigation; and

e. An analysis of the likelihood of success of the mitigation project.

3. Construction Details. The mitigation plan shall include written specifications, descriptions, and drawings of the mitigation proposed, including:

- a. Construction sequence, timing, and duration;
- b. Grading and excavation details;
- c. Erosion and sediment control features; and
- d. Planting plan specifying plant species, quantities, locations, size, spacing, density, and measures to protect and maintain plants until established. All plant species must be native to the region.

4. Monitoring Details.

- a. A program for monitoring construction and assessing the outcome of the mitigation project, including the schedule for site monitoring, e.g., monitoring shall occur in year one, three, and five after site construction, and how the monitoring data will be evaluated to determine if the performance standards are being met. Monitoring reports shall be submitted to document milestones, successes, problems, and contingency actions of the compensation project. The mitigation project shall be monitored for a period necessary to establish that performance standards have been met, but not for a period of less than five years. For example, 10 years or more of monitoring are needed for forested and scrub-shrub communities. Mitigation monitoring shall be the responsibility of the applicant.
- b. A contingency plan with courses of action and corrective measures to be taken if monitoring or evaluation indicates project performance standards are not being met.

5. Mitigation Cost Estimate. A mitigation cost estimate for the entire compensatory mitigation project, per the requirements of EMC 14.10.070(E).

6. Other Requirements. The mitigation plan shall address any additional mitigation requirements relevant to the specific critical area as specified in the following chapters. (Ord. 17-513 § 3 (Exh. A)).

14.10.100 Variances to critical areas.

A. General. Variances are reviewed pursuant to the same permit process as a general variance, as outlined in Chapter 18.40 EMC and EMC 18.50.080. The criteria for approval for critical area variances are contained herein, and are not subject to the criteria for general variances contained in EMC 18.50.080(D)(2). Conditions may be attached to any critical area variance which will serve to meet the goals, objectives, and policies of this title.

B. Variance Criteria. A variance may be granted from the requirements of this chapter only if the decision maker makes written findings that the applicant has demonstrated that the requested action conforms to all of the criteria set forth as follows:

- 1. Special conditions and circumstances exist that are peculiar to the land, the lot, or something inherent in the land, and that are not applicable to other lands in the same district; and
- 2. The special conditions and circumstances do not result from the actions of the applicant; and
- 3. A literal interpretation of the provisions of this title would deprive the applicant of all reasonable economic uses and privileges permitted to other properties in the vicinity and zone of the subject property under the terms of this title, and the variance requested is the minimum necessary to provide the applicant with such rights; and
- 4. Granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, structures, or buildings under similar circumstances; and

5. The granting of the variance is consistent with the general purpose and intent of this title, and will not further degrade the functions or values of the associated critical areas or otherwise be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity of the subject property; and

6. The decision to grant the variance incorporates the best available science and gives special consideration to conservation or protection measures necessary to preserve or enhance anadromous fish habitat; and

7. The granting of the variance is consistent with the general purpose and intent of the Edgewood comprehensive plan and adopted development regulations.

C. Additional Criteria for Flood Hazard Area Variances. Refer to Chapter 14.80 EMC, Flood Hazard Areas, for specific criteria.

D. Should a variance be denied, the applicant may submit a reasonable use exception application. (Ord. 17-513 § 3 (Exh. A)).

14.10.110 Reconsideration and appeal procedures.

Procedures for appeal of a final decision on a critical areas permit, a decision relating to critical areas in the underlying permit, a critical areas variance, or a critical areas flood hazard variance are set forth in Chapter 18.40 EMC. (Ord. 17-513 § 3 (Exh. A)).

14.10.120 Fees.

A. Fees for applications or reviews of reports, studies, or plans filed pursuant to this title are set forth in the adopted fee schedule and as identified herein.

B. Fee Establishment. The city, by resolution, shall establish fees for filing of critical area review processing and other services provided by the city as required by this title.

C. Applicant Responsibilities. Unless otherwise indicated in this title, the applicant shall be responsible for the initiation, preparation, submission, and expense of all required reports, assessment(s), studies, plans, reconnaissance(s), peer review(s) by qualified consultants, and other work prepared in support of or necessary to review the application. For those items initiated by the city, e.g., peer review(s), the applicant is responsible for the expense and both the preparation and submission of the application materials, and not initiation of the review or preparation of the package submitted to the respective peer reviewer.

D. Payment. Fees established in accordance with this title shall be paid upon submission of a signed application or petition for appeal, or as otherwise provided by any fee ordinance or resolution adopted by the city council.

E. Investigation Fee. To investigate violations of this title, all city fees associated with investigation of violations of this title may be assessed at the adopted billable staff hour rate in addition to any required consultant costs, legal costs, and other expenses necessary to complete the investigation of the violation. The payment of such investigation fees shall not exempt any person from compliance with all other provisions of this title, nor from penalties prescribed by law. (Ord. 17-513 § 3 (Exh. A)).

14.10.130 Compliance.

A. The regulations for compliance with the provisions of this title are set forth in EMC 18.30.040, Scope and compliance.

B. When a critical area or its required buffer has been altered in violation of this title, the department shall require the property owner to bring the site into compliance. The property owner shall be required to submit the appropriate critical areas application, as applicable for each chapter of this title. In addition to any required site investigation, delineations, assessments, or reports, the property owner shall be required to submit a restoration plan that identifies the proposed mitigation to bring the subject property into compliance with the requirements of this title. (Ord. 17-513 § 3 (Exh. A)).

14.10.140 Warning and disclaimer of liability.

A. The degree of protection required through application of this title is deemed to be reasonable for regulatory purposes and is based on best available science; however, natural events that may exceed the geographic boundaries

regulated under this title can and will occur, e.g., flood heights that are higher than anticipated. This title does not imply that land outside designated hazard areas or uses permitted within such areas will be free from damages.

B. The express purpose of this title is to provide for the health, safety and welfare of the general public, and not to protect individuals or create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this title. The obligation of complying with the requirements of this title and the liability for failing to do so is hereby placed upon the property owner and/or persons responsible for the condition of the property, buildings or premises.

C. Nothing in this title is intended to be nor shall be construed to create or form the basis for any liability on the part of the city, its officers, officials, employees or agents for any injury or damage resulting from the failure of the owner of property or land to comply with the provisions of this title or by reason or in consequence of any inspection, notice, order, certificate, permission or approval, authorized or issued or done in connection with the implementation or enforcement of this title, or by reason of any action or inaction on the part of the city, related in any manner to the enforcement of the title by its officers, officials, employees or agents. (Ord. 17-513 § 3 (Exh. A)).

14.10.145 Enforcement.

Unless otherwise specified, violations of this title shall be deemed civil violations subject to enforcement pursuant to EMC Title 7, Code Enforcement. (Ord. 20-572 § 6 (Exh. F)).

14.10.150 Appendix.

A. Title and Plat Notification Forms.

APPENDIX A

TITLE AND PLAT NOTIFICATION FORMS

A. Notice for Title Notification.

1. Example:

Tax Parcel Number:

Address:

Legal Description:

Present Owner:

NOTICE: This property contains [identify Critical Area, e.g., Wetlands or Wetland Buffers] as defined by EMC Title 14. The site was the subject of a development proposal for application number [insert case file number] filed on [insert date]. Restrictions on use or alteration of the site may exist due to natural conditions of the property and resulting regulations. Review of such application has provided information on the location of the [identify Critical Area, e.g., Wetlands or Wetland Buffers] and any restriction on use.

Date _____

Signature of owner _____

Notary acknowledgment and notary seal

B. Additional Title Notification Statements.

1. Title notification for liquefaction and dynamic settlement hazard areas shall include a statement of the performance criteria, i.e., protection of life safety only, provision for minimal structural damage so that postearthquake functionality is substantially unchanged, no structural damage for the design earthquake.

2. Title notification for fault rupture hazard areas shall include a statement that a fault rupture hazard area or associated buffer exists on the site. The title notification shall include a site plan of the subject property with the fault rupture hazard area and associated buffer identified.

3. Properties that contain flood hazard areas pursuant to Chapter 14.80 EMC shall include the following statement:

Flood Elevation Certificates are kept on file by the Department.

C. Notice for Plat Notification/Plat Notes.

1. General. The following notice shall be placed on the face of the final plat, short plat, large lot, or binding site plan documents when said subdivision contains any critical area or buffer:

Notice: This site lies within a [insert type of Critical Area] as defined in EMC Title 14. Restrictions on use or alteration of the site may exist due to natural conditions of the site and resulting regulation.

2. Native Vegetation Preservation Areas. The following notice shall be placed on the face of the final plat, short plat, large lot, or binding site plan documents when said subdivision contains any critical area or buffer and when said critical area or buffers have been identified as native or natural vegetation preservation areas:

Notice: The Critical Areas appearing on this [final site plan/preliminary plat/final plat/short plat/large lot/engineering drawing] contain areas of Native Vegetation intended to Buffer the Critical Area from the adverse effects of development. These Critical Areas shall remain and be maintained in a natural, undeveloped, open space state. There shall be no Clearing and Grading or construction within the Critical Areas, except as shown on plans or documents approved by the City of Edgewood and contained in the official files for this development. Each Critical Area shall remain undisturbed except for periodic watering and hand weeding of plants designated as noxious by the State of Washington.

3. Plat Notes for Flood Hazard Areas. The following notes shall be placed on the face of any final plat, short plat, large lot, or binding site plan documents which lie within a flood hazard area:

a. Clearing and Grading within the limits of the 100-year Floodplain is prohibited, except for watercourse related construction, repair, or maintenance work that is done by the City for management operations.

b. If a higher frequency event occurs or if existing conditions upon which the Flood Hazard Area boundaries were based were to change or occur differently than depicted, then the level of protection afforded by the existing levee, if applicable, and Flood Hazard Area standards may not be adequate to prevent the subject site from flooding.

c. All purchasers, developers, and their agents of property within the subject development area or parcel shall take notice of the above conditions and hereby agree to defend, indemnify, and hold harmless the City from any and all claims, losses, costs, liabilities, or damages of any nature imposed upon or asserted against Edgewood arising out of or caused by the City's issuance of approval or by issuance of any other permits arising out of this approval.

d. All occupants or owners of property in the subject area assume the risk of flooding which may occur and waive any claims against the City arising out of damage or injury to person or property resulting therefrom.

(Ord. 17-513 § 3 (Exh. A)).

Chapter 14.20 DEFINITIONS

Sections:

14.20.010 Definitions. See attached Ordinance 17-0513 Section 3, Ex. A

Chapter 14.30

USE AND ACTIVITY REGULATIONS

Sections:

14.30.010 Permitted uses.
 14.30.020 Regulated uses and activities.
 14.30.030 Exemptions.
 14.30.040 Nonconforming uses and structures.
 14.30.050 Reasonable use exceptions.
 14.30.060 Current use assessment program.

14.30.010 Permitted uses.

Uses permitted on properties designated as critical areas shall be the same as those permitted in the zone classification shown in the city's official zoning map unless specifically prohibited by this title. (Ord. 17-513 § 3 (Exh. A)).

14.30.020 Regulated uses and activities.

A. Unless the requirements of this title are met, the department shall not grant any approval or permission to alter the condition of any land, water, or vegetation, or to construct or alter any structure or improvement regulated through the following: building permit, commercial or residential; binding site plan; franchise right-of-way construction permit; site development permit; right-of-way permit; short subdivision; large lots; use permits; subdivision; utility permits; or any subsequently adopted permit or required approval not expressly exempted by this chapter.

B. The following activities are regulated within any critical area and its buffer, unless exempted by EMC 14.30.030:

1. Removing, excavating, disturbing, or dredging soil, sand, gravel, minerals, organic matter, or materials of any kind;
2. Dumping, discharging, grading, or clearing and grading;
3. Draining, flooding, or disturbing the water level or water table. In addition, an activity which involves intentional draining, flooding, or disturbing the water level or water table in a wetland or stream in which the activity itself occurs outside the regulated area shall be considered a regulated activity;
4. Driving, piling, or placing obstructions, including placement of utilities;
5. Constructing, reconstructing, installing, demolishing, or altering the size of any structure or infrastructure, including manufactured and mobile homes;
6. Altering the character of a regulated area by destroying or altering vegetation through clearing, harvesting, cutting, intentional burning, shading, or planting;
7. The division of land;
8. The creation of hard surfaces; and

9. Any additional activities regulated in Chapter 14.80 EMC, Flood Hazard Areas. (Ord. 17-513 § 3 (Exh. A)).

14.30.030 Exemptions.

A. Individuals, organizations, or associated parties shall avoid potential impacts to critical areas and their buffers to the greatest degree feasible. To be exempt from this title does not give permission to degrade a critical area or its buffer or ignore risk from natural hazards. Any incidental damage to, or alteration of, a critical area or its buffer that is not a necessary outcome of the exempted activity shall be restored, rehabilitated, or replaced at the responsible party's expense.

B. The following activities are exempt from the provisions of this title:

1. Operation, maintenance, or repair of existing structures, infrastructure improvements, utilities, public or private roads, dikes, levees, or drainage systems that do not require construction permits, if the activity does not further alter or increase the impact to, or encroach further within, the critical area or buffer and there is no increased risk to life or property as a result of the proposed operation, maintenance, or repair. "Operation and maintenance" includes vegetation management performed in accordance with BMPs that are a part of ongoing maintenance of structures, infrastructure, or utilities; provided, that such management actions are part of ongoing maintenance, do not expand further into the critical area or buffer, are not the result of an expansion of the structure or utility, and do not directly impact an endangered or threatened species.

2. Normal maintenance or repair of existing structures or developments, including damage by accident, fire, or elements within the past three years. "Normal maintenance" includes those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition. "Normal repair" means to restore a development to a state comparable to its original condition including, but not limited to, its size, shape, configuration, location, and external appearance, within three years after decay or partial destruction, except where repair causes substantial adverse effects to critical areas or their buffers. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including, but not limited to, its size, shape, configuration, location, and external appearance and the replacement does not expand further into the critical area or buffer. Refer to EMC 14.30.040(A)(4) for requirements associated with repair of substantial damage of nonconforming structures.

3. Reconstruction, remodeling, or maintenance of existing single-family residential structures and accessory structures that are located outside a flood hazard area and active landslide hazard area; provided, that a one-time-only expansion of the building footprint does not increase by more than 25 percent and that the new construction or related activity does not further intrude into the critical area or related buffer. The exemption shall not apply to reconstruction which is proposed as a result of structural damage associated with a critical area.

4. Reconstruction, remodeling, or maintenance of structures other than single-family structures and accessory structures that are located outside a flood hazard area or active landslide hazard area; provided, that such reconstruction, remodeling, or maintenance does not increase the floor area nor extend beyond the existing ground coverage. The exemption shall not apply to reconstruction which is proposed as a result of site or structural damage associated with a critical area, such as slope failure in a landslide hazard area or flooding in a flood hazard area.

5. Site investigative work necessary for land use application submittals such as surveys, soil logs, percolation tests, and other related activities. Critical area impacts shall be minimized and disturbed areas shall be immediately restored.

6. Emergency actions necessary to prevent imminent threat or danger to public health or safety, or to public or private property, or serious environmental degradation.

- a. The department shall review all proposed emergency actions to determine the existence of the emergency and reasonableness of the proposed actions taken; however, post-emergency actions, such as submittal of permits, completion of city review, modification or removal of the emergency repair work, or mitigation shall be required by the department.

b. Erosion protection measures shall only be allowed as an emergency action when the owner can demonstrate that there is an imminent threat to an existing residential, commercial, industrial, or agricultural structure. The owner shall retain either city staff or an engineering geologist to conduct a site investigation and provide adequate documentation that the situation is actually an emergency. An emergency action is not warranted when the structure is located outside the active landslide area.

c. After the emergency, the person or agency undertaking the action shall fully fund and conduct necessary restoration or mitigation for any impacts to the critical area and buffers resulting from the emergency action in accordance with an approved critical area report and mitigation plan. The person or agency undertaking the action shall apply for review, and the alteration, critical area report, and mitigation shall be reviewed by the department in accordance with the review procedures contained herein. Restoration or mitigation activities must be initiated within 90 days of the date of the emergency activity and both must be fully completed within one year.

7. Installation, construction, replacement, repair, operation or alteration of natural gas, cable and telecommunication facilities, electric facilities and lines, water, sewer or storm lines, pipes, mains, equipment, or appurtenances in publicly owned right-of-way, which may be within or adjacent to any critical areas or buffers, subject to full review and approval of the department, including any mitigation or restoration requirements established by the department.

8. Removal by hand of manmade litter and control of noxious weeds that are included on the state noxious weed list (Chapter 16-750 WAC) or invasive plant species as identified by the city. Control may be conducted by clipping, pulling, or digging, or by an alternative nonmechanical method upon approval of a plan by the department.

9. Activities undertaken to comply with a United States Environmental Protection Agency superfund order, or a Washington Department of Ecology order, pursuant to the Model Toxics Control Act, including the following activities:

- a. Remediation or removal of hazardous or toxic substances;
- b. Source control; and
- c. Natural resource damage restoration.

10. Activities within a portion of a wetland buffer or fish and wildlife habitat conservation area buffer located landward of an existing, substantially developed area, such as a paved area, dike, levee, or permanent structure, which eliminates or greatly reduces the impact of the proposed activities on the wetland or fish and wildlife habitat conservation area. The department shall review the proposal to determine the likelihood of associated impacts.

11. Passive recreation such as hunting, hiking, fishing, and wildlife viewing that does not involve the construction of trails.

12. Enhancement actions that do not involve clearing, grading or construction activities, e.g., revegetation with native plants and installation of nest boxes. Enhancement activity proposals shall be reviewed by the department.

13. Forest practices conducted in accordance with the requirements of the Forest Practices Act (Chapter 76.09 RCW) and its rules, with the exception of the conversion of forest land to a use other than commercial forestry (Class IV conversions).

14. Existing and ongoing agricultural activities; provided, that they comply with the provisions of Chapter 14.80 EMC, Flood Hazard Areas, and implement the applicable BMP contained in the latest editions of the USDA Natural Resources Conservation Service Field Official Technical Guide; or develop a farm conservation plan in coordination with the local conservation district. The BMPs or farm plans should address potential impacts to critical areas from livestock, nutrient and farm chemicals, soil erosion and sediment control, and

agricultural drainage infrastructure. The BMPs or farm plans should ensure that ongoing agricultural activities minimize their effects on water quality, riparian ecology, salmonid populations, and wildlife habitat. (Ord. 17-513 § 3 (Exh. A)).

14.30.040 Nonconforming uses and structures.

A. An established use or existing structure located in a wetland, fish and wildlife habitat conservation area, landslide or erosion hazard area, flood hazard area, and their associated buffers that was lawfully permitted prior to the effective date of this title, but which is not currently in compliance with this title, may continue subject to the following:

1. Nonconforming Use Expansion. Nonconforming uses shall not be expanded or changed in any way that increases the nonconformity without a permit issued pursuant to the provisions of this title.
2. Nonconforming Structure Expansion. Existing structures shall not be expanded or altered in any manner that will increase the nonconformity without a permit issued pursuant to the provisions of this title, except as provided in EMC 14.30.030(B).
3. Discontinued Uses. Activities or uses which are discontinued for 12 consecutive months shall be allowed to resume only if they are in compliance with this title.
4. Substantial Damage. Nonconforming structures, except for structures located in a flood hazard area or active landslide hazard area, which are damaged or destroyed by fire, explosion, flood, or other casualty may be restored or replaced if reconstruction is commenced within one year of such damage and is substantially completed within 18 months of the date such damage occurred. The reconstruction or restoration shall not serve to expand, enlarge, or increase the nonconformity except as allowed through the provisions in EMC 14.30.030(B). Structures in a floodway or active landslide hazard area may be allowed to be restored only up to the limits of substantial improvement, as set forth in each chapter.

B. The provisions of EMC 18.90.110 may also apply to nonconformities not expressly described in this chapter. (Ord. 17-513 § 3 (Exh. A)).

14.30.050 Reasonable use exceptions.

A. If the application of this chapter would deny all reasonable use of the property, the applicant may apply for a reasonable use exception pursuant to this section. The hearing examiner may approve alterations to a critical area or its buffers to allow a reasonable use not otherwise allowed by this chapter when the following criteria are met:

1. The application of this chapter would deny all reasonable use of the property;
2. There is no other reasonable use with less impact on the critical area;
3. The proposed development does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site and is consistent with the general purposes of this title and the public interest; and
4. Any alterations permitted to the critical area or its buffer shall be the minimum necessary to allow for reasonable use of the property; and any authorized alteration of a critical area under this subsection shall be subject to conditions established by the department including, but not limited to, mitigation under an approved mitigation plan.

B. Application Requirements. A complete application for a reasonable use exception shall include the following nine items:

1. A description of the areas of the site that contain a critical area, buffers, or are within setbacks required under this title;
2. A description of the amount of the site that is within setbacks required by other standards of the zoning code;
3. A description of the proposed development, including a site plan;

4. An analysis of the impact that the amount of development described in subsection (B)(3) of this section would have on the critical area;
5. An analysis of whether any other reasonable use with less impact on the critical area and associated buffer(s) is possible;
6. A design of the proposal so that the amount of development proposed as reasonable use will have the least impact practicable on the critical area;
7. An analysis of the modifications needed to the standards of this title to accommodate the proposed development;
8. A description of any modifications needed to the required front, side, and rear setbacks, building height, and buffer widths to provide for a reasonable use while providing greater protection to the critical area;
9. Such other information the department determines is reasonably necessary to evaluate the issue of reasonable use as it relates to the proposed development, such as but not limited to a wetland analysis report, mitigation plan, habitat evaluation study, or a buffer enhancement plan.

C. Review. A reasonable use exception shall be processed according to the procedures in EMC 18.40.080.

D. Findings and Determinations. A reasonable use exception may be approved if all of the findings are made in writing and are supported by the record. (Ord. 17-513 § 3 (Exh. A)).

14.30.060 Current use assessment program.

A. An owner of agricultural land, timberland, or open space desiring current use classification under Chapter 84.34 RCW may file for such current use classification with the Pierce County assessor-treasurer's office.

B. The department shall notify the assessor-treasurer's office when restrictions on development occur on a particular site.

C. The assessor-treasurer's office shall consider the critical areas and buffering requirements of this title in determining the fair market value of land. Any owner of an undeveloped buffer which has been placed in a separate tract or tracts, protective easement, public or private land trust dedication, or other similarly preserved area shall have that portion of land assessed consistent with those restrictions. (Ord. 17-513 § 3 (Exh. A)).

Chapter 14.40

WETLANDS

Sections:

- 14.40.010 Purpose.
- 14.40.020 Identification, delineation, mapping, and rating.
- 14.40.030 Buffer standards – Wetlands.
- 14.40.040 Wetland review procedures.
- 14.40.050 Allowed activities.
- 14.40.060 Mitigation requirements.
- 14.40.070 Appendices.

14.40.010 Purpose.

A. The purpose of this chapter is to avoid or, in appropriate circumstances, to minimize, rectify, reduce, or compensate for impacts arising from land development and other activities affecting wetlands, and to maintain and enhance the biological and physical functions and values of wetlands with respect to water quality maintenance, stormwater and floodwater storage and conveyance, fish and wildlife habitat, primary productivity, recreation, education, and historic and cultural preservation. When wetland impacts occur, mitigation will be required to achieve no net loss of wetlands in terms of acreage, function, and value.

B. This chapter is intended to be consistent with the requirements of Chapter 36.70A RCW and to implement the goals and policies of the city's comprehensive plan for protecting wetlands. (Ord. 17-513 § 3 (Exh. A)).

14.40.020 Identification, delineation, mapping, and rating.

A. Designation. All areas within the city meeting the definition of "wetland" in Chapter 14.20 EMC are hereby designated as critical areas.

B. Identification and Delineation.

1. Wetlands shall be identified and delineated by a qualified wetland specialist in accordance with the approved federal wetland delineation manual and applicable regional supplements.
2. A wetland delineation is valid for five years, after which date the city shall require verification that the wetland boundaries and prior conditions have not changed to determine whether a revision or additional assessment is needed.

C. Mapping.

1. The approximate location and extent of wetlands are shown on maps maintained by the city.
2. These maps are useful as a guide for project applicants and property owners, but the maps do not provide a conclusive or definitive indication of a wetland presence or its extent.
3. Wetlands may exist that do not appear on the maps and some wetlands that appear on the maps may not meet all of the wetland designation criteria.

D. Rating. Wetlands shall be rated according to the Washington Department of Ecology Wetland Rating System, as set forth in the Washington State Wetland Rating System for Western Washington: 2014 Update (Ecology Publication No. 14-06-029, or as revised and approved by the Department of Ecology).

E. Illegal Modifications. Wetland rating categories shall not change due to illegal modifications made by the applicant or with the applicant's knowledge. (Ord. 17-513 § 3 (Exh. A)).

14.40.030 Buffer standards – Wetlands.

A. Determining Buffer Widths. Buffer widths shall be measured horizontally from the perpendicular line established at the wetland edge as shown in Table 14.40.030.1. Note that Table 14.40.030.1 is reduced wetland buffers with minimization of impacts. See Table 14.40.030.3 for buffers that apply without minimization techniques.

B. The following buffer widths have been established in accordance with the best available science. They are based on the category of wetland and the habitat score as determined by a qualified wetland professional using the Washington State Wetland Rating System for Western Washington: 2014 Update (Ecology Publication No. 14-06-029, or as revised and approved by Ecology). The adjacent land use intensity is assumed to be high.

1. For wetlands that score five points or more for habitat function, the buffers in Table 14.40.030.1 can be used if both of the following criteria are met:

a. A relatively undisturbed, vegetated corridor at least 100 feet wide is protected between the wetland and any other priority habitats as defined by the Washington Department of Fish and Wildlife.

i. The latest definitions of priority habitats and their locations are available on the WDFW website at: <http://wdfw.wa.gov/hab/phshabs.htm>.

ii. The corridor must be protected for the entire distance between the wetland and the priority habitat by some type of legal protection such as a conservation easement.

iii. Presence or absence of a nearby habitat must be confirmed by a qualified biologist. If no option for providing a corridor is available, Table 14.40.030.1 may be used with the required measures in Table 14.40.030.2 alone.

b. The measures in Table 14.40.030.2 are implemented, where applicable, to minimize the impacts of the adjacent land uses.

2. For wetlands that score three to four habitat points, only the measures in Table 14.40.030.2 are required for the use of Table 14.40.030.1

Table 14.40.030.1

Buffer Standards – Wetlands

Wetland Category	Buffer Width (Wetland scores 3-4 habitat points)	Buffer Width (Wetland scores 5 habitat points)	Buffer Width (Wetland scores 6-7 habitat points)	Buffer Width (Wetland scores 8-9 habitat points)
Category I: Based on total score	75 ft.	105 ft.	165 ft.	225 ft.
Category I: Bogs and wetlands of high conservation value	190 ft.	190 ft.	190 ft.	225 ft.
Category I: Forested	75 ft.	105 ft.	165 ft.	225 ft.
Category II (all)	75 ft.	105 ft.	165 ft.	225 ft.
Category III (all)	60 ft.	105 ft.	165 ft.	225 ft.
Category IV (all)	40 ft.	40 ft.	40 ft.	40 ft.

C. Required Measures to Minimize Impacts to Wetlands. Measures to minimize the impacts of the land use adjacent to wetlands shall be applied as shown in Table 14.40.030.2.

Table 14.40.030.2

Wetland Impact Minimization Measures

Disturbance	Required Measures to Minimize Impacts
Lights	• Direct lights away from any wetland
Noise	• Locate activity that generates noise away from any wetland • For activities that generate relatively continuous, potentially disruptive noise, such as certain heavy industry or mining, establish an additional 10-foot heavily vegetated buffer strip immediately adjacent to the outer buffer
Toxic runoff	• Route all new, untreated runoff away from any wetland while ensuring the wetland is not dewatered • Establish covenants limiting use of pesticides within 150 feet of wetlands • Apply integrated pest management
Stormwater runoff	• Retrofit stormwater detention and treatment for roads and existing adjacent development • Prevent channelized flow from lawns that directly enters the buffer • Use low impact development techniques
Change in water regime	• Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns
Pets and human disturbance	• Use privacy fencing or plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion • Place wetland and its buffer in a separate tract or protect with a conservation easement
Dust	• Use BMPs to control dust

D. Modification of Buffer Widths. The standard buffer widths of subsection (A) of this section may be modified by averaging or increasing.

1. Buffer Averaging. Buffer width averaging may be allowed only where the applicant demonstrates all of the following through the submittal of a wetland report that is prepared by a qualified professional:

- a. Buffer encroachment is unavoidable;
- b. The wetland contains variations in sensitivity due to existing physical characteristics;
- c. Width averaging will provide equal or greater protection of current wetland functions and values;
- d. The total buffer area after averaging is no less than the buffer area prior to averaging;
- e. The width of the buffer at any given point after averaging shall be no smaller than 75 percent of the standard buffer;
- f. The averaging is accomplished within the project boundaries; and
- g. Measures will be taken to ensure that there is no loss of wetland function due to the buffer averaging.

2. Buffer Increases.

- a. The department may require increased buffer width(s) when any of the following are identified:
 - i. A larger buffer is necessary to maintain viable populations of existing species;
 - ii. The wetland is used by, or associated with, species listed by the federal government or the state as endangered, threatened, sensitive, or as documented priority species or habitats, or essential or outstanding potential sites such as heron rookeries or raptor nesting areas;

- iii. The adjacent land is susceptible to severe erosion and erosion control measures will not effectively prevent adverse wetland impacts;
 - iv. The adjacent land has minimal vegetative cover, or slopes greater than 20 percent.
- b. If an applicant chooses not to apply the wetland impact minimization measures identified in Table 14.40.030.2, then the wetland buffers applicable to the site shall be per Table 14.40.030.3.

Table 14.40.030.3**Wetland Buffers without Minimization of Impacts**

Wetland Category	Buffer Width (Wetland scores 3-4 habitat points)	Buffer Width (Wetland scores 5 habitat points)	Buffer Width (Wetland scores 6-7 habitat points)	Buffer Width (Wetland scores 8-9 habitat points)
Category I: Based on total score	100 ft.	140 ft.	220 ft.	300 ft.
Category I: Bogs and wetlands of high conservation value	250 ft.			300 ft.
Category I: Forested	100 ft.	140 ft.	220 ft.	300 ft.
Category II (all)	100 ft.	140 ft.	220 ft.	300 ft.
Category III (all)	80 ft.	140 ft.	220 ft.	300 ft.
Category IV (all)	50 ft.			

(Ord. 17-513 § 3 (Exh. A)).

14.40.040 Wetland review procedures.

A. Wetland Report Requirements. If the department's maps indicate that a proposed project may be located within 300 feet of a wetland, the applicant shall submit a wetland critical areas report prepared by a qualified wetland specialist. The report requirement may be waived if the department determines that there are no potential direct or indirect impacts on the wetland or its buffers that would result from the proposed development. Wetland critical areas reports shall comply with the requirements of this chapter.

B. Single-Family Dwelling Wetland Review. Construction of a single-family dwelling and regulated activities accessory to a single-family dwelling, such as driveways, gardens, fences, walls, lawns, or on-site septic systems, may utilize an alternative wetland review procedure, subject to the following:

1. Prior to issuance of a building permit, site development permit, or on-site sewage system permit, the applicant shall submit a single-family wetland certification form completed by a wetland specialist that certifies either:
 - a. No regulated wetlands are present within 300 feet of the project area; or
 - b. Wetlands are present within 300 feet of the project area, but the buffer does not extend onto the project site.
2. The single-family certification form may be used only to authorize single-family dwellings and accessory structures. It may not be used for new agricultural activities, expansion of existing agricultural activities, forest practices activities, commercial projects, land divisions, or buffer width modifications. (Ord. 17-513 § 3 (Exh. A)).

14.40.050 Allowed activities.

A. The three types of wetlands identified in subsections (A)(1) through (3) of this section are exempt from the requirement to avoid impacts in EMC 14.10.070(B) and may be altered if the impacts are fully mitigated based on the remaining mitigation sequencing actions in EMC 14.10.070(B). In order to verify the following conditions, a wetland critical areas report meeting the requirements of EMC 14.40.070, Appendices, must be submitted:

1. All isolated Category IV wetlands less than 4,000 square feet that:
 - a. Are not associated with riparian areas or their buffers;
 - b. Are not part of a wetland mosaic;
 - c. Are not associated with shorelines of the state or their associated buffers;
 - d. Do not score five or more points for habitat functions based on current version of the Washington State Wetland Rating System for Western Washington (Ecology, 2014);
 - e. Do not contain a priority habitat or a priority area for a priority species identified by the Washington Department of Fish and Wildlife, federally listed species or their critical habitat, or habitats of and species of local importance as identified in Chapter 14.50 EMC.
2. Wetlands less than 1,000 square feet that meet the criteria specified in subsection (A)(1) of this section.
3. Utility projects within the outer 25 percent of any wetland buffers which have minor or short-duration impacts, as determined by the department in accordance with the criteria below, and which do not significantly impact the function or values of wetlands; provided, that such projects are constructed with BMPs and additional restoration measures are provided. Minor activities shall not result in the transport of sediment or increased stormwater. Such allowed minor utility projects shall meet the following criteria:
 - a. There is no practical alternative to the proposed activity with less impact on wetlands;
 - b. The activity involves the placement of a utility pole, street signs, anchor, or vault or other small component of a utility facility; and
 - c. The activity involves disturbance of an area less than 75 square feet.

B. The activities listed below are allowed in wetlands and their buffers, except where such activities would result in a loss of the functions and values of a wetland or wetland buffer. A critical areas report must be submitted to the department to determine if function or value will be lost. These activities include:

1. Activities in wetlands in areas managed according to a special area management plan or other plan adopted by the department and specifically designed to protect wetland resources.
2. Trimming of vegetation for purposes of providing a view corridor will be allowed. The trimming is limited to a maximum 20-foot width and the benefit to fish and wildlife habitat may not be reduced. No more than 30 percent of the live crown of a tree may be removed. Trimming shall be limited to hand pruning of branches and vegetation and does not include felling, topping, or the removal of trees.
 - a. Trimming and limbing of vegetation for the creation and maintenance of view corridors shall occur in accordance with the pruning standards of the International Society of Arboriculture. (See articles published by the International Society of Arboriculture, Consumer Information Program, updated July 2005.)
 - b. The activity will not increase the risk of landslide or erosion.
3. Drilling for utilities or utility corridors under a wetland, with an entrance or exit portal located completely outside of the wetland buffer; provided, that the drilling does not interrupt the groundwater connection to the wetland or percolation of surface water down through the soil column. Specified studies by a hydrologist are

necessary to determine whether the groundwater connection to the wetland or percolation of surface water down through the soil column will be disturbed. (Ord. 17-513 § 3 (Exh. A)).

14.40.060 Mitigation requirements.

A. Mitigation. Compensatory mitigation is required for all unavoidable alterations to wetlands or their buffers, except for buffer averaging when done in accordance with this chapter. Compensatory mitigation actions shall replace functions affected by the alteration and shall provide equal or greater functions compared to the impacted wetland. All projects must first demonstrate compliance with EMC 14.10.070(B) prior to development of compensatory mitigation plans.

B. Preference of Mitigation Actions. Compensatory mitigation of wetland areas shall occur in the following order of preference:

1. Restoration. The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former or degraded wetland. For the purpose of tracking net gains in wetland acres, restoration is divided into:
 - a. Reestablishment. The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former wetland. The reestablishment must result in a gain in wetland acres and functions. Activities could include removing fill material, plugging ditches, or breaking drain tiles.
 - b. Rehabilitation. The manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural or historic functions of a degraded wetland. The rehabilitation must result in a gain in wetland function but does not result in a gain in wetland acres. Activities could involve breaching a dike to reconnect wetlands to a floodplain or return tidal influence to a wetland
2. Creation. The manipulation of the physical, chemical, or biological characteristics of a site to develop a wetland on an upland or deep water site where a wetland did not previously exist. Creation results in a gain in wetland acres. Activities typically involve excavation of upland soils to elevations that will produce a wetland hydroperiod, create hydric soils, and support the growth of hydrophytic plant species.
3. Enhancement. The manipulation of the physical, chemical, or biological characteristics of a wetland site to heighten, intensify, or improve specific function(s) or to change the growth stage or composition of the vegetation present. Enhancement is undertaken for specified purposes such as water quality improvement, floodwater retention, or wildlife habitat. Enhancement results in a change in some wetland functions and can lead to a decline in other wetland functions, but does not result in a gain in wetland acres. Activities typically consist of planting vegetation, controlling nonnative or invasive species, modifying site elevations or the proportion of open water to influence hydroperiods, or some combination of these activities.

C. Approaches to Compensatory Mitigation. Mitigation for alterations to wetland and their buffers shall rely on the approaches listed below:

1. Wetland Mitigation Banks. Credits from a certified wetland mitigation bank may be used to compensate for impacts within the service area specified in the mitigation bank instrument. Use of credits from a wetland mitigation bank certified under Chapter 173-700 WAC is allowed if:
 - a. The department determines that it would provide appropriate compensation for the proposed impacts;
 - b. The impact site is located in the service area of the bank;
 - c. The proposed use of credits is consistent with the terms and conditions of the certified bank instrument; and
 - d. Replacement ratios for projects using bank credits is consistent with replacement ratios specified in the certified mitigation bank instrument.

2. In-Lieu Fee Mitigation. Credits from an approved in-lieu fee program may be used when all the following apply:

- a. The approval authority determines that it would provide environmentally appropriate compensation for the proposed impacts.
- b. The proposed use of credits is consistent with the terms and conditions of the approved in-lieu fee program instrument.
- c. Projects using in-lieu fee credits shall have debits associated with the proposed impacts calculated by the applicant's qualified wetland specialist using the credit assessment method specified in the approved instrument for the in-lieu fee program.
- d. The impacts are located within the service area specified in the approved in-lieu fee instrument.

3. Permittee-Responsible Mitigation. In this situation, the permittee performs the mitigation after the permit is issued and is ultimately responsible for implementation and success of the mitigation. Permittee-responsible mitigation may occur at the site of the permitted impacts or at an off-site location within the same watershed. If available, the use of wetland mitigation banks and in-lieu fee programs are preferable to permittee-responsible mitigation.

D. Wetland Mitigation Ratios. The ratios listed in Table 14.40.060 apply to permittee-responsible mitigation. The first number specifies the acreage of replacement wetlands required, and the second number specifies the acreage of wetlands altered or relocated.

Table 14.40.060

Wetland Mitigation Ratios

Category and Type of Wetland	Creation or Reestablishment	Rehabilitation	Enhancement
Category I: High conservation value/bog	Not considered possible	Not considered possible	Not considered possible
Category I: Mature and old growth forest	6:1	12:1	24:1
Category I: Based on functions	4:1	8:1	16:1
Category II	3:1	6:1	12:1
Category III	2:1	4:1	8:1
Category IV	1.5:1	3:1	6:1

The director may increase the ratios under the following circumstances:

1. Uncertainty as to the probable success of the proposed restoration or creation;
2. Significant period of time between destruction and replication of wetland values;
3. Projected losses in functional value; or
4. The compensatory mitigation is off site.

E. Wetland Buffer Mitigation. To mitigate unavoidable impacts to functions and values of wetland buffers, a minimum buffer ratio of 1:1 (alteration area: mitigation area) is required. This ratio assumes that creation or restoration of a wetland buffer with appropriate native vegetation is sufficient to compensate for the wetland buffer functions and values affected by alteration of an existing wetland buffer. If enhancement of an existing buffer is proposed as mitigation, a higher mitigation ratio may be required. For any proposed buffer activities, the applicant must demonstrate that the functions and values of the altered buffer will be fully replaced by the proposed mitigation. The department may increase the buffer mitigation ratios under the following circumstances:

1. The replacement ratio needed to recover the lost functions and values of buffer area is greater than 1:1 based upon the existing type of vegetative cover of either the impact site or the proposed mitigation site;
2. Uncertainty exists as to the probable success of the proposed restoration or creation;
3. A significant period of time will elapse between impact and replication of wetland functions; or
4. The impact was an unauthorized impact.

F. Wetland and Buffer Mitigation Plans. Compensatory wetland mitigation plans shall be consistent with Wetland Mitigation in Washington State – Part 2: Developing Mitigation Plans (Ecology, 2006); and Selecting Wetland Mitigation Sites Using a Watershed Approach (Ecology, 2009), or as revised. Mitigation plans shall comply with the requirements established in EMC 14.40.070(B). (Ord. 17-513 § 3 (Exh. A)).

14.40.070 Appendices.

A. Wetland Report.

B. Wetland Mitigation Plan.

APPENDIX A

WETLAND REPORT

A. A wetland critical areas report shall, at a minimum, include the following:

1. The general critical areas report requirements in EMC 14.10.080;
2. Map showing the location of all wetlands and required buffers within 300 feet of the proposed development;
3. An analysis of the on-site wetland(s) include the following site- and proposal-related information:
 - a. Documentation of any fieldwork performed on the site, including, but not limited to, field delineation data sheets for delineations and wetland rating forms;
 - b. Wetland acreage;
 - c. Wetland category;
 - d. A discussion of the water sources supplying the wetland and documentation of hydrologic regime (locations of inlet and outlet features, water depths throughout the wetland, evidence of recharge or discharge);
 - e. A discussion of the functions of existing wetlands, including vegetative, faunal, and hydrologic conditions; and
 - f. A description of the methodologies used to conduct the wetland delineations;
4. A discussion of measures, including avoidance, minimization, and mitigation, proposed to preserve existing wetlands;
5. A detailed discussion of the direct and/or indirect potential impacts on the wetland by the project; and
6. The wetland mitigation plan requirements of Appendix B of this section, if the activity will result in unavoidable impacts to wetlands or their buffers.

APPENDIX B

WETLAND MITIGATION PLAN

A. A wetland mitigation plan shall, at a minimum, include the general mitigation plan requirements in EMC 14.10.090 and the following information:

1. Existing and proposed wetland acreage;
2. Vegetative and faunal conditions;
3. Surface and subsurface hydrologic conditions including an analysis of existing and future hydrologic regime and proposed hydrologic regime for enhanced, created, or restored mitigation areas;
4. Relationship within watershed and to existing water bodies;
5. Soils and substrate conditions, topographic elevations;
6. Existing and proposed adjacent site conditions;
7. Required wetland buffers (including any buffer reduction or averaging and mitigation proposed to enhance buffers);
8. Property ownership;
9. A discussion of ongoing management practices that will protect wetlands after the project site has been developed, including proposed monitoring and maintenance programs;

10. A bond estimate for the installation, site preparation, plant materials and installation, fertilizers, mulch, and the proposed monitoring and maintenance work for the required number of years, pursuant to EMC 14.10.070(E). (Ord. 17-513 § 3 (Exh. A)).

Chapter 14.50

CRITICAL FISH AND WILDLIFE HABITAT AREAS

Sections:

- 14.50.010 Purpose.
- 14.50.020 Fish and wildlife habitat conservation area identification and classification.
- 14.50.030 Buffer standards – Fish and wildlife habitat conservation areas.
- 14.50.040 Fish and wildlife habitat conservation area review procedures.
- 14.50.050 Allowed activities.
- 14.50.060 Alteration of watercourses.
- 14.50.070 Mitigation requirements.
- 14.50.080 Appendix.

14.50.010 Purpose.

Many land use activities can impact the habitats of fish and wildlife. Special care must be taken in the management of lands that support fish and wildlife species to ensure that development occurs in a manner that is sensitive to their habitat needs. The purpose of this chapter is to identify fish and wildlife habitat conservation areas and establish habitat protection procedures and mitigation measures that are designed to result in no net loss of habitat functions and values. These areas are necessary for maintaining species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created as designated by WAC 365-190-080(5). (Ord. 17-513 § 3 (Exh. A)).

14.50.020 Fish and wildlife habitat conservation area identification and classification.

A. Designation. Fish and wildlife habitat conservation areas include:

1. Waters of the State. Waters of the state include lakes, rivers, ponds, streams, and all other surface waters and watercourses within jurisdiction of the state of Washington, as classified in WAC 222-16-030.
2. Areas with which federally designated endangered, threatened, and sensitive species have a primary association. The U.S. Fish and Wildlife Service and the National Marine Fisheries Service should be consulted for current federal listing status.
3. Areas with which state designated endangered, threatened, and sensitive species have a primary association. The Washington Department of Fish and Wildlife should be consulted for current state listing status.
4. State priority habitats and areas associated with state priority species. The Washington Department of Fish and Wildlife should be consulted for current listing of priority habitats and species.
5. Habitats of and Species of Local Importance. The following fish and wildlife species and their associated habitat areas shall be regulated under this chapter:
 - a. Fish. Coho salmon (*Oncorhynchus kisutch*), pink salmon (*Oncorhynchus gorbuscha*), chum salmon (*Oncorhynchus keta*), cutthroat trout (*Oncorhynchus clarkia*), and steelhead (*Oncorhynchus mykiss*).
 - b. Birds. Great blue heron (*Ardea herodias*) and green heron (*Butorides virescens*).
 - c. Areas with which state-listed monitor or candidate fish or wildlife species or federally listed candidate fish or wildlife species have a primary association, and which if altered may reduce the likelihood that the species will survive and reproduce over the long term.
 - d. Heron rookeries.
6. Areas Not Included. Fish and wildlife habitat conservation areas do not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company.

B. Habitat Boundary Survey. If the department determines that a regulated habitat conservation area may be present within the project vicinity, the department may require the habitat area to be delineated and/or mapped by a qualified fisheries biologist or wildlife biologist who is knowledgeable of fish and wildlife habitat within western Washington, or by the Washington Department of Fish and Wildlife. The boundary of aquatic habitats shall be the ordinary high water mark of the water body. The management recommendations for Washington's priority habitats and species or federal equivalent should be used as a tool for identifying and delineating wildlife habitat boundaries. The city may waive this requirement if there is adequate information available on the area proposed for development to determine the impacts of the proposed development and appropriate mitigating measures.

C. Mapping. The approximate location and extent of waters of the state and fish presence within the city are shown on maps maintained by the city. The city shall update the maps periodically as new information becomes available. The approximate location and extent of other fish and wildlife habitat conservation areas are shown on maps maintained by the Washington Department of Fish and Wildlife and other state and federal agencies. These maps are to be used as a guide and do not provide definitive information about fish and wildlife habitat conservation area size or presence. Fish and wildlife habitat conservation areas may exist that do not appear on the maps.

D. Waters of the State Classification. The city hereby adopts the water typing system specified in WAC 222-16-030, as described below:

1. Type S. All waters, within their ordinary high water mark, meeting the criteria as "shorelines of the state" and "shorelines of statewide significance" under Chapter 90.58 RCW. As of the effective date of this title, there are no Type S streams within the city's jurisdiction.
2. Type F. Segments of natural waters other than Type S waters, which are within the bankfull widths of defined channels and periodically inundated area of their associated wetlands, or within lakes, ponds, or impoundments having a surface area of 0.5 acre or greater at seasonal low water and which in any case contain fish habitat.
3. Type Np. All segments of natural waters within the bankfull width of defined channels that are perennial non-fish-habitat stream. Perennial stream waters do not go dry any time of a year of normal rainfall. However, for the purpose of water typing, Type Np waters include the intermittent dry portions of the perennial channel below the uppermost point of perennial flow.
4. Type Ns. All segments of natural waters within the bankfull width of the defined channels that are not Type S, F, or Np waters. These are seasonal, non-fish-habitat streams in which surface flow is not present for at least some portion of a year of normal rainfall and are not located downstream from any stream reach that is a Type Np water. Ns waters must be physically connected by an aboveground channel system to Type S, F, or Np waters. (Ord. 17-513 § 3 (Exh. A)).

14.50.030 Buffer standards – Fish and wildlife habitat conservation areas.

A. Determining Buffer Widths. Buffers shall be required as set forth for each habitat type. The required buffers shall be delineated, both on a site plan or plat, and on the property prior to approval of any regulated activity.

1. Aquatic Habitat Conservation Areas.

- a. Buffers for aquatic habitat conservation areas shall be based upon the water type classification of the water body as specified in WAC 22-16-030. Refer to Table 14.50.030 for the water types and the associated buffer requirements.
- b. The required buffer width shall be measured in all directions from the ordinary high water mark.
- c. The required buffer shall be extended to include any adjacent regulated wetland, landslide hazard area, or erosion hazard area and their respective buffers.

2. Nonaquatic Habitat Conservation Areas. Appropriate buffers for critical habitat areas and species not listed in Table 14.50.030 shall be determined by the Washington Department of Fish and Wildlife or by a qualified wildlife biologist and documented in an approved habitat management plan.

**Table 14.50.030
Buffer Standards**

Water Type	Buffer Width¹
Type S	150 ft. ²
Type F	100 ft.
Type Np	60 ft.
Type Ns	35 ft.

¹ In the event that buffers for any habitat conservation area or other critical area are contiguous or overlapping, the landward-most edge of all such buffers shall apply.

² As of the effective date of this title, there are no Type S streams within the city's jurisdiction.

B. Modification to Buffer Width Requirements. The standard buffer widths of subsection (A) of this section may be modified as follows:

1. **Buffer Width Reductions.** A buffer width reduction may be proposed through submittal of a habitat management plan. Buffer reductions of up to a maximum of 25 percent may be allowed when the applicant demonstrates the following circumstances:

- a. Buffer encroachment is unavoidable.
- b. The existing buffer is predominately unvegetated, composed of nuisance species, or is in an otherwise highly disturbed condition.
- c. Buffer reduction with enhancement will provide equal or greater protection of current habitat functions and values and will not adversely affect salmon habitat.
- d. The buffer reduction will not increase the risk of slope failure or downslope stormwater drainage impacts.
- e. The minimum width of the buffer at any given point shall be at least 75 percent of the standard width, or 25 feet, whichever is greater.
- f. The project includes a buffer enhancement plan as part of the mitigation required by EMC 14.50.070. The buffer enhancement plan shall use native plant species.

2. **Buffer Width Increases.** The department may require increased buffer width(s) when any of the following are identified:

- a. A larger buffer is necessary to maintain viable populations of existing species or protect the existing functions of the habitat area;
- b. The adjacent land is susceptible to severe erosion and erosion control measures will not effectively prevent adverse habitat impacts;
- c. The adjacent land has minimal vegetative cover or slopes greater than 20 percent; or
- d. The habitat area is in an area of high tree blow-down potential. In these cases the habitat area may be expanded an additional 50 feet on the windward side. (Ord. 17-513 § 3 (Exh. A)).

14.50.040 Fish and wildlife habitat conservation area review procedures.

A. Habitat Management Plan. If the department's maps, sources, or field investigations indicate that the proposed project area is located within 300 feet of a known or suspected fish or wildlife habitat conservation area, then the applicant shall submit a habitat management plan prepared by a qualified fisheries biologist or wildlife biologist.

The requirement to provide a habitat conservation plan for habitat conservation areas may be waived if the department determines that there are no potential direct or indirect impacts on designated species or habitats that would result from the proposed development activity. Habitat management plans shall comply with the requirements established in EMC 14.50.080, Appendix. (Ord. 17-513 § 3 (Exh. A)).

14.50.050 Allowed activities.

A. The following activities may be permitted in habitat conservation areas and/or their buffers when all reasonable measures have been taken to avoid and mitigate adverse effects on species and habitats and a net loss of habitat functions will not occur. In order to verify the following conditions, a habitat management plan meeting the requirements of EMC 14.50.080, Appendix, must be submitted.

1. Stream Erosion Control Measures. New or replacement stream erosion control measures shall be subject to the following standards:
 - a. The proposal complies with the provisions set forth in Chapter 14.110 EMC.
 - b. The required habitat management plan demonstrates the following:
 - i. Natural stream processes will be maintained. The project will not result in increased beach erosion or alterations to, or loss of, stream substrate within one-quarter mile of the site.
 - ii. The stream erosion control measure will not adversely impact fish or wildlife habitat conservation areas or associated wetlands.
2. Docks and Launching Ramps. Construction, reconstruction, repair, and maintenance of docks and public or private launching ramps are subject to all of the following:
 - a. The dock or ramp is located and oriented and constructed in a manner that minimizes adverse effects on water quality, movement of aquatic and terrestrial life, ecological processes, spawning habitat, and wetlands.
 - b. Docks and ramps shall meet or exceed all relevant state and federal permit requirements.
3. Roads, Trails, Bridges, and Rights-of-Way. Construction of trails, roadways, bridges, and culverts may be allowed subject to the following standards:
 - a. There is no other feasible alternative route with less impact on the environment.
 - b. The crossing minimizes interruption of downstream movement of wood, ice and gravel and the movement of all fish and wildlife.
 - c. Stream crossings, where necessary, shall only occur as near to the perpendicular with the stream as possible and be limited to the minimum width necessary.
 - d. Road bridges and culverts are designed according to the latest versions of the Washington Department of Fish and Wildlife Water Crossing Design Guidelines (Washington Department of Fish and Wildlife) and the Anadromous Salmonid Passage Facility Design guidelines (National Marine Fisheries Service).
 - e. Trails and associated viewing platforms shall be made of pervious materials.
4. Utility Facilities. New utility lines and facilities are permitted to cross habitat conservation areas if they comply with the following standards:
 - a. Avoid fish and wildlife habitat conservation areas to the maximum extent possible.
 - b. Cross at an angle greater than 60 degrees to the centerline of the channel in streams or perpendicular to the channel centerline whenever boring under the channel is not feasible.

- c. Crossings are contained within the footprint of an existing road or utility crossing where possible.
- d. Avoid paralleling the stream or following a down-valley course near the channel.
- e. Do not increase or decrease the natural rate of shore migration or channel migration.
- f. Bore beneath the scour depth and hyporheic zone of the water body and channel migration zone (CMZ) where feasible.

5. Public Flood Protection Measures. New public flood protection measures and expansion of existing facilities may be approved, subject to the department's review and approval of a habitat management plan.

6. Instream Structures. New instream structures (such as, but not limited to, high flow bypass, sediment ponds, instream ponds, retention and detention facilities, dams, weirs, etc.) shall be allowed only as part of an approved mitigation or restoration project or watershed basin plan approved by the department and upon acquisition of any required state or federal permits. The structure shall be designed to avoid modifying flows and water quality in ways that may adversely affect critical fish species. Proposals for placement of water quality, water quantity, or other instruments or structures within a stream to gather data, or as a mitigation measure, shall be exempt from the provisions of this title upon review and approval by the department.

7. Stormwater Conveyance Facilities. Conveyance structures whose sole purpose is to convey stormwater already treated for quality, or water bypassed around water quality treatment facilities pursuant to an approved stormwater plan, may be constructed subject to the following standards:

- a. No other feasible alternatives with less impact exist;
- b. Mitigation for impacts is provided;
- c. Stormwater conveyance facilities shall incorporate fish habitat features;
- d. Vegetation shall be maintained and, if necessary, added adjacent to all open channels and ponds in order to retard erosion, filter out sediments, and shade the water.

8. On-Site Sewage Systems and Wells.

- a. New on-site sewage systems and individual wells are permitted if accessory to an approved structure.
- b. Repairs to failing on-site sewage systems associated with an existing structure shall be accomplished by utilizing one of the following methods that result in the least impact:
 - i. Connection to an available public sewer system;
 - ii. Replacement with a new on-site sewage system located in a portion of the site that has already been disturbed by development and is located landward as far as possible, provided the proposed sewage system is in compliance with the provisions in Chapter 14.80 EMC; or
 - iii. Repair to the existing on-site septic system.

B. The activities listed below are allowed in habitat conservation areas and their buffers and do not require submission of a habitat management plan, except where such activities would result in a loss of the functions and values of habitat conservation areas or buffers.

1. Vegetation Removal, Disturbance, and Introduction. Limited vegetation removal shall be allowed subject to EMC 18.90.180, Tree preservation, and the following standards:

- a. Hazard trees may be cut; provided, that:

- i. The applicant submits a report from a certified arborist, licensed architect, or professional forester that documents the hazard and provides a replanting schedule for the replacement trees and receives written approval from the city authorizing the tree removal;
 - ii. Tree cutting shall be limited to limbing and crown thinning, unless otherwise justified by the landowner's expert. Where limbing or crown thinning is not sufficient to address the hazard, trees should be topped to remove the hazard rather than cut at or near the base of the tree. All vegetation cuttings (tree stems, branches, tops, etc.) shall be left within the habitat area or buffer unless removal is warranted due to the potential for disease transmittal to other healthy vegetation;
 - iii. The landowner shall replace any trees that are felled or topped with new trees at a ratio of two replacement trees for each tree felled or topped. Tree species that are native and indigenous to the site shall be used;
 - iv. Hazard trees determined to pose an imminent threat or danger to public health or safety, or to public or private property, or serious environmental degradation may be removed or topped by the landowner prior to receiving written approval from the department; provided, that within 14 days following such action, the landowner shall submit the necessary report and replanting schedule demonstrating compliance with subsections (B)(1)(a)(i) through (iii) of this section.
- b. Trimming of vegetation for purposes of providing a view corridor will be allowed. The trimming is limited to a maximum 20-foot width and the benefit to fish and wildlife habitat may not be reduced. No more than 30 percent of the live crown may be removed. Trimming shall be limited to hand pruning of branches and vegetation and does not include felling, topping, or the removal of trees.
2. Fencing. Fencing shall be placed in such a manner as to maintain wildlife movement corridors and not create any fish passage blockages. The department shall approve the location, type, and height of any proposed fencing. (Ord. 17-513 § 3 (Exh. A)).

14.50.060 Alteration of watercourses.

Any alteration of a watercourse shall comply with the following standards:

- A. The city will notify adjacent communities and the Washington State Department of Ecology prior to any alteration or relocation of a watercourse proposed by the applicant and submit evidence of such notification to the Federal Insurance Administration.
- B. The city shall require that maintenance be provided within the altered or relocated portion of said watercourse, so that the flood-carrying capacity is not diminished. Therefore, if the maintenance program calls for future cutting of planted native vegetation used in performing the alteration, the system shall be oversized at the time of construction to compensate for said vegetation growth or any other natural factor that may need future maintenance.
- C. Alterations and relocations, including stabilization projects, shall not degrade fish habitat and shall be subject to the following provisions:
 - 1. Structures that cross all watercourses and water bodies shall meet fish habitat requirements of the Washington Department of Fish and Wildlife.
 - 2. Any culverts that are used on fish-bearing watercourses shall be arch/bottomless culverts or equivalent that provide comparable fish protection, and must meet fish habitat requirements of the latest edition of Washington Department of Fish and Wildlife's Design Manual for Culverts.
 - 3. Bridges or other crossings shall allow for uninterrupted downstream movement of wood and gravel, be as close to perpendicular to the watercourse as possible, and be designed to minimize fill and to pass the base flood flows.
 - 4. Watercourse alterations shall maintain natural meander patterns, channel complexity, and floodplain connectivity. Where feasible, such characteristics shall be restored as part of the watercourse alteration.

5. The applicant shall identify the channel migration zone for the watercourse at the project site and for a reasonable reach upstream and downstream of the site, and shall not undertake actions as part of the alteration that would in any way inhibit movement of the channel.

6. Existing culverts that do not meet fish habitat requirements shall be removed or replaced as part of the approved watercourse alteration project.

7. Watercourse alteration projects shall not result in a fish blockage of side channels. Known fish barriers into side channels shall be removed as part of the approved watercourse alteration project.

8. For any watercourse alteration of a Type S or F water pursuant to EMC 14.50.020(D) whose channel is subject to migration, bioengineered (soft) armoring of stream banks is required to allow for woody debris recruitment, gravels for spawning, and creation of side channels. The bioengineering technique used must be designed in accordance with the latest edition of Washington Department of Fish and Wildlife's Integrated Streambank Protection Guidelines.

D. The project engineer shall design the watercourse alteration so the activity does not increase the water surface elevation (zero-rise); decrease the capacity, storage, and conveyance of the watercourse; or cause an adverse impact to adjacent, cross-channel, or upstream or downstream properties. (Ord. 17-513 § 3 (Exh. A)).

14.50.070 Mitigation requirements.

A. Mitigation. Compensatory mitigation is required for all unavoidable alterations to fish and wildlife habitat conservation areas or their buffers. Mitigation of alteration to habitat areas shall achieve equivalent or greater biological functions. Mitigation shall address each functional attribute affected by the alteration to achieve functional equivalency or improvement on a per function basis. Mitigation elements to be addressed may include, but are not limited to: restoration of previously degraded areas and key habitat features, restoration of riparian vegetation communities to provide shade and large woody debris, addition of large woody debris, and installation of upland habitat features. All projects must first demonstrate compliance with EMC 14.10.070(B) prior to development of compensatory mitigation plans.

B. Type of Mitigation Required. In determining the extent and type of mitigation required, the department may consider all of the following:

1. The ecological processes that affect and influence habitat structure and function within the watershed or sub-basin;
2. The individual and cumulative effects of the action upon the functions of the critical area and associated watershed;
3. Observed or predicted trends regarding the gains or losses of specific habitats or species in the watershed, in light of natural and human processes;
4. The likely success of the proposed mitigation measures;
5. Effects of the mitigation actions on neighboring properties; and
6. Opportunities to implement restoration actions formally identified by an adopted shoreline restoration plan, watershed planning document prepared and adopted pursuant to Chapter 90.82 RCW, a salmonid recovery plan or project that has been identified on the Salmon Recovery Board habitat project list or by the Washington Department of Fish and Wildlife as essential for fish and wildlife habitat enhancement.

C. Location. Compensatory mitigation shall be provided on site or off site in the location that will provide the greatest ecological benefit to the species or habitats affected and have the greatest likelihood of success. Mitigation shall occur as close to the impact site as possible, within the same sub-basin, and in a similar habitat type as the permitted alteration. If the applicant submits a watershed- or landscape-based analysis that demonstrates mitigation within an alternative sub-basin of the same watershed would have greater ecological benefit, then the director may approve the demonstrated alternate mitigation.

D. Mitigation Plans. When required by this chapter, the applicant shall submit a fish and wildlife habitat conservation area mitigation plan meeting the requirements of this chapter. (Ord. 17-513 § 3 (Exh. A)).

14.50.080 Appendix.

APPENDIX A

HABITAT MANAGEMENT PLAN

A. A habitat management plan shall, at a minimum, include the following:

1. The general critical areas report requirements;
2. Identification of any endangered, threatened, sensitive, or candidate species that have a primary association with habitat on the project area;
3. Map showing the location of the ordinary high water mark and locations of wildlife habitat conservation area(s) and their buffers;
4. The vegetative, faunal, topographic, and hydrologic characteristics of the habitat conservation area;
5. A discussion of any federal, state, or local special management recommendations, including Washington Department of Fish and Wildlife habitat management recommendations, that have been developed for species or habitat located on or adjacent to the project area;
6. A detailed discussion of the direct and/or indirect potential impacts on the habitat conservation area by the project. Such discussion shall include a discussion of the ongoing management practices that will protect habitat after the project site has been developed;
7. Mitigation plan, if the activity will result in unavoidable impacts to habitat conservation areas. Mitigation measures may include:
 - a. Prohibition or limitation of use and development activities within the habitat conservation area;
 - b. Retention of vegetation and/or revegetation of areas/habitats critically important to species;
 - c. Special construction techniques;
 - d. Implementation of erosion and sediment control measures;
 - e. Habitat restoration or enhancement, i.e., fish passage barrier removal;
 - f. Seasonal restrictions on construction activities on the subject property;
 - g. Clustering of development activities on the subject property; and/or
 - h. Any other requirements and/or recommendations from federal, state, or local special management recommendations, including the Washington Department of Fish and Wildlife's habitat management guidelines. (Ord. 17-513 § 3 (Exh. A)).

Chapter 14.60

AQUIFER RECHARGE AND WELLHEAD PROTECTION AREAS

Sections:

- 14.60.010 Purpose.
- 14.60.020 Critical aquifer recharge areas identification.
- 14.60.030 Critical aquifer recharge areas review procedures.
- 14.60.040 Critical aquifer recharge areas standards.

14.60.010 Purpose.

The purpose of this chapter is to protect critical aquifer recharge areas from degradation or depletion resulting from new or changed land use activities. Due to the exceptional susceptibility and vulnerability of groundwater underlying aquifer recharge areas to contamination and the importance of such groundwater as sources of public water supply, it is the intent of this chapter to safeguard groundwater resources and wellhead protection areas by mitigating or precluding future discharges of any contaminant from new land use activities. (Ord. 17-513 § 3 (Exh. A)).

14.60.020 Critical aquifer recharge areas identification.

A. General. Critical aquifer recharge areas are areas that have a critical recharging effect on groundwater used for potable water supplies and/or that demonstrate a high level of susceptibility or vulnerability to groundwater contamination from land use activities. These areas include the following:

1. Aquifer recharge areas, which are the boundaries of the two highest DRASTIC zones that are rated 180 and above on the DRASTIC index range, as identified in Map of Groundwater Pollution Potential, Edgewood, Washington, National Water Well Association, U.S. Environmental Protection Agency (EPA);
2. Wellhead protection areas, as defined in Chapter 14.20 EMC; and
3. Sole source aquifers, which are areas that have been designated by the EPA pursuant to the Federal Safe Drinking Water Act. As of the effective date of this title, there are no designated sole source aquifers within city limits. (Ord. 17-513 § 3 (Exh. A)).

14.60.030 Critical aquifer recharge areas review procedures.

A. General Requirements.

1. The city's critical aquifer recharge areas map provides an indication of where critical aquifer recharge areas are located within the city and the map is updated as necessary.
2. Any proposed development located within critical aquifer recharge areas shall comply with the standards set forth in this chapter.
3. Any hazardous uses shall require the submittal of a hydrogeologic assessment, as set forth in subsection (B) of this section.
4. The department may waive critical area protective measure provisions contained in Chapter 14.10 EMC, as deemed appropriate by the director and can be shown to meet the requirements associated with best available science, if required.

B. Hydrogeologic Assessment.

1. The hydrogeologic assessment shall be prepared, signed, and dated by a state licensed geologist or hydrogeologist.
2. The hydrogeologic assessment shall be submitted in the form of a report detailing the subsurface conditions, the design of a proposed land use action, and the facilities operation which indicates the susceptibility and

potential for contamination of groundwater supplies. The hydrogeologic assessment shall, at a minimum, include the general critical area report requirements of Chapter 14.10 EMC in addition to the following 15 items:

- a. Information sources;
- b. Geologic setting – includes well logs or borings used to identify information;
- c. Background water quality;
- d. Groundwater elevations;
- e. Location and depth to perched water tables;
- f. Recharge potential of a facility site, i.e., the permeability and transmissivity;
- g. Groundwater flow direction and gradient;
- h. Current available data on wells located within one-quarter mile of the site;
- i. Current available data on any spring within one-quarter mile of the site;
- j. Surface water location and recharge potential;
- k. Water source supply to a facility, e.g., a high capacity well;
- l. Any sampling schedules necessary;
- m. Discussion of the effects of the proposed project on the groundwater resource;
- n. Discussion of potential mitigation measures, should it be determined that the proposed project will have an adverse impact on groundwater resources; and
- o. Any other information as required by the TPCHD, including information required under Washington Department of Ecology Publication No. 97-30.

C. Storage Tank Permits. In addition to the requirements set forth in this title, the following agencies also have the authority to regulate the installation, repair, replacement, or removal of any UST:

1. The Pierce County fire prevention bureau regulates and authorizes permits for all USTs, pursuant to the International Fire Code (Article 79) and this chapter.
2. The Washington Department of Ecology regulates and authorizes permits for all USTs (Chapter 173-360 WAC).
3. The TPCHD regulates and authorizes permits for the removal of any UST (Pierce County Code, Chapter 8.34). (Ord. 17-513 § 3 (Exh. A)).

14.60.040 Critical aquifer recharge areas standards.

A. General. All regulated activities that are not exempt or prohibited under the provisions of this chapter shall ensure sufficient groundwater recharge. In order to achieve sufficient groundwater recharge, the applicant shall comply with the city's adopted stormwater manual, Chapter 13.05 EMC, and demonstrate that the total post-development infiltration rate for the project area will be equal to or better than the predevelopment rate.

B. Prohibited Uses. Landfills (other than inert and demolition landfills), Class I, III, and IV underground injection wells, metals mining, wood treatment facilities, pesticide manufacturing, petroleum refining facilities (including distilled petroleum facilities), the storage of large volumes of petroleum products, and other uses or activities determined by the department to have a significant adverse impact on groundwater are prohibited within critical aquifer recharge areas.

C. Exemptions. In addition to the general exemptions listed in EMC 14.30.030, the following uses or activities are exempt from the requirements of this chapter:

1. Sewer lines and appurtenances;
2. Biosolids and sludge land application sites; provided, that these activities comply with the requirements established in Chapters 173-200, 173-216, and 173-304 WAC; and
3. Single-family and two-family dwellings and associated accessory structures.

D. Agricultural Activities. New agricultural activities that do not involve hazardous substance handling or application are allowed within an aquifer recharge or wellhead protection area subject to the following:

1. The applicant is required to submit a farm management plan prepared by the USDA, NRCS, Pierce County Conservation District, or Washington State University Cooperative Extension Office, that certifies that water quality and quantity within the aquifer recharge area is maintained. The farm management plan shall at a minimum address the following:
 - a. The limits of the proposed agricultural activities.
 - b. The proposed scope of agricultural activities, including the use of any pesticides, fertilizers, or other chemicals.
 - c. The existing nitrate levels on the site and any proposed increases in nitrate levels.
2. Integrated pest management (IPM) practices for pest control and BMPs for the use of fertilizers, as described by the Washington State University Pierce County Cooperative Extension Office, shall be utilized.
3. Nitrate levels at down-gradient property line shall not exceed 2.5 mg/L or, if the background nitrate concentration exceeds 2.5 mg/L, the concentration will not be increased more than 0.1 mg/L.
4. Additional protective measures may be required if deemed necessary by the department or TPCHD to protect public health or safety.

E. Nonhazardous Uses. Subdivision of land as defined in EMC Title 16, residential structures housing three or more units, and all commercial and industrial sites or activities that do not include or involve hazardous substance processing or handling in critical aquifer recharge areas are allowed subject to the following standards:

1. Stormwater quality treatment and flow control shall be provided in conformance with the city's adopted stormwater management manual.
2. Floor drains shall not be allowed to drain to the stormwater system and must be designed and installed to meet the Uniform Plumbing Code (UPC) Section 303.
3. If any roof venting carries a contaminant, then the portion of the roof draining from this area must go through pretreatment pursuant to UPC Section 304(b).
4. All nonresidential vehicle washing must be self-contained or be discharged to a sanitary sewer system, if approved by the sewer utility, and is subject to UPC Sections 708 and 711.
5. Integrated pest management (IPM) practices for pest control and BMPs for the use of fertilizers, as described by the Washington State University Pierce County Cooperative Extension Office, shall be utilized.
6. For new or changes in regulated activities served by on-site sewage systems, the applicant must demonstrate to the TPCHD that nitrate levels at the down-gradient property line will not exceed 2.5 mg/L or that if the background nitrate concentration exceeds 2.5 mg/L the concentration will not be increased more than 0.1 mg/L.

7. Additional protective measures may be required if deemed necessary by the department or TPCHD to protect public health or safety.

F. Hazardous Uses – General. Hazardous substance processing or handling, hazardous waste treatment and storage facilities, animal containment areas, and solid waste facilities that require a solid waste handling permit from the TPCHD, requiring approval from the city, shall be allowed only in critical aquifer recharge areas subject to review and approval of a hydrogeologic assessment by the department and review by the TPCHD. The department has the authority to apply whatever standards deemed necessary to mitigate any negative impacts that may be associated with the proposed development and will consider comments by TPCHD.

G. Hazardous Uses – Storage Tanks. In addition to the requirement to submit a hydrogeologic assessment, the following standards apply to storage tanks in critical aquifer recharge areas:

1. Underground Tanks. All new underground storage facilities used or to be used for the underground storage of hazardous substances or hazardous wastes shall be designed and constructed so as to:

- a. Prevent releases due to corrosion or structural failure for the operational life of the tank;
- b. Be protected against corrosion, constructed of noncorrosive material, steel clad with a noncorrosive material, or designed to include a secondary containment system to prevent the release or threatened release of any stored substance;
- c. Use material in the construction or lining of the tank which is compatible with the substance to be stored; and
- d. The installation of any UST shall also be subject to other state and local permit requirements.

2. Aboveground Tanks.

- a. No new aboveground storage facility or part thereof shall be fabricated, constructed, installed, used, or maintained in any manner which may allow the release of a hazardous substance to the ground, groundwater, or surface water within any critical aquifer recharge areas.
- b. A new aboveground tank that will contain a hazardous substance will require both a double-walled tank and a secondary containment system separate from the tank that will hold 110 percent of the tank's capacity. The secondary containment system or dike system must be designed and constructed to contain material stored in the tank(s). (Ord. 17-513 § 3 (Exh. A)).

Chapter 14.70

VOLCANIC HAZARD AREAS

Sections:

- 14.70.010 Purpose.
- 14.70.020 Volcanic hazard areas.
- 14.70.030 Volcanic hazard area review procedures.
- 14.70.040 Volcanic hazard area standards.

14.70.010 Purpose.

At over 14,411 feet high, Mount Rainier dominates the skyline of the southern Puget Sound region. This glacier-clad mountain is a dormant volcano capable of generating large floods and lahars which have historically reached the floors of the lowlands south of the city of Seattle and out to Commencement Bay in the Port of Tacoma, spewing ash from pyroclastic eruptions. The purpose of this chapter is to promote the public health, safety, and general welfare of the citizens of Edgewood by providing standards that minimize the loss of life that may occur as a result of volcanic events emanating from Mount Rainier. (Ord. 17-513 § 3 (Exh. A)).

14.70.020 Volcanic hazard areas.

A. General. Volcanic hazard areas are areas subject to pyroclastic flows, lava flows, and inundation by debris flows, mudflows, or related flooding resulting from geologic and volcanic events on Mount Rainier.

B. Volcanic Hazard Area Categories. Volcanic hazard areas are areas that have been historically inundated by Case I, Case II, or Case III lahars or other types of debris flow; affected by pyroclastic flows, pyroclastic surges, lava flows, or ballistic projectiles in future eruptions; or are located in other drainages expected to be inundated by a future Case I, Case II, or Case III debris flow. Volcanic hazard areas are classified into the following categories:

1. Inundation Zone for Case I Lahars. Areas that could be affected by cohesive lahars that originate as enormous avalanches of weak chemically altered rock from the volcano. Case I lahars can occur with or without eruptive activity. The average reoccurrence rate for Case I lahars on Mount Rainier is about 500 to 1,000 years.
2. Inundation Zone for Case II Lahars. Areas that could be affected by relatively large noncohesive lahars, which most commonly are caused by the melting of snow and glacier ice by hot rock fragments during an eruption, but which can also have a noneruptive origin. The average time interval between Case II lahars from Mount Rainier is near the lower end of the 100- to 500-year range, making these flows analogous to the so-called “100-year flood” commonly considered in engineering practice.
3. Inundation Zone for Case III Lahars. Areas that could be affected by moderately large debris avalanches or small noncohesive lahars, glacial outburst floods, or other types of debris flow, all of noneruptive origin. The average time interval between Case III lahars at Mount Rainier is about one to 100 years.
4. Pyroclastic Flow Hazard Zone. Areas that could be affected by pyroclastic flows, pyroclastic surges, lava flows, and ballistic projectiles in future eruptions. During any single eruption, some drainages may be unaffected by any of these phenomena, while other drainages are affected by some or all phenomena. The average time interval between eruptions of Mount Rainier is about 100 to 1,000 years.

C. Travel Time Zones. The ability to evacuate people from within a volcanic hazard area correlates to the distance from the source of an event, i.e., those areas closest to the event will have less time to evacuate than those areas farther away from the source of an event. The amount of time that is anticipated for a debris flow, lahar, flood, or avalanche to travel geographically has been classified into the following travel time zones:

1. Time Zone A. Time Zone A is an estimated one-hour travel distance from the source of the event.
2. Time Zone B. Time Zone B is an estimated one-and-one-half-hour travel distance from the source of the event.

3. Time Zone C. Time Zone C is an estimated two-hour travel distance from the source of the event.
4. Time Zone D. Time Zone D is an estimated two-hour or greater travel distance from the source of the event. (Ord. 17-513 § 3 (Exh. A)).

14.70.030 Volcanic hazard area review procedures.

A. The city's Critical Areas Atlas – Volcanic Hazard Area Map provides an indication of where volcanic hazard areas are located within the city.

B. The department will complete a review of the volcanic hazard area maps for any development proposal to determine whether the proposed project area for a regulated activity falls within a volcanic hazard area.

C. When the department's maps or sources indicate that the proposed project area for a regulated activity is located within a volcanic hazard area, the department shall apply the standards for regulated activities in volcanic hazard areas, as set forth in EMC 14.70.040. (Ord. 17-513 § 3 (Exh. A)).

14.70.040 Volcanic hazard area standards.

The following standards apply within the inundation zones for Case I, II, and III lahars and within the pyroclastic flow hazard zone (refer to Table 14.70.040):

A. Bonus densities, as set forth in EMC 18.90.080, Housing incentives program, shall be prohibited.

B. All critical facilities shall be prohibited, except sewer collection facilities and any other utilities that are located underground or not likely to cause harm to people or the environment if inundated by a lahar.

C. Special occupancy structures, as defined in Chapter 14.20 EMC, are subject to the following:

1. Travel Time Zone A. Special occupancy structures located within the Travel Time Zone A area shall be limited to a maximum 100-person occupancy.
2. Travel Time Zone B. Special occupancy structures located within the Travel Time Zone B area shall be limited to a maximum 500-person occupancy.
3. Travel Time Zone C. Special occupancy structures located within the Travel Time Zone C area shall be limited to a maximum 1,000-person occupancy.
4. Travel Time Zone D. Special occupancy structures located within the Travel Time Zone D area shall be limited to a maximum 5,000-person occupancy.

**Table 14.70.040
Volcanic Hazard Area Standards**

Facility/Occupancy List	Case I Lahar Inundation Zone	Case II Lahar Inundation Zone	Case III Lahar Inundation Zone	Pyroclastic Flow Hazard Zone
Bonus Densities ⁽¹⁾	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Critical Facilities ⁽²⁾	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Special Occupancies ⁽³⁾	In Time Travel Zone A - Limited to 100-person occupant load. In Time Travel Zone B - Limited to 500-person occupant load. In Time Travel Zone C - Limited to 1,000-person occupant load. In Time Travel Zone D - Limited to 5,000-person occupant load.			
Other Occupancies	No Limitation	No Limitation	No Limitation	No Limitation

(1) Bonus density as set forth in EMC 18.90.080, Housing incentives program.

- (2) Critical facility as defined in Chapter 14.20 EMC.
 - (3) Special occupancy structures as defined in Chapter 14.20 EMC.
- (Ord. 17-513 § 3 (Exh. A)).

Chapter 14.80

FLOOD HAZARD AREAS

See the attached Ordinance No. 17-0513, Section 3, Ex. A, for all sections listed below.

Sections:

- 14.80.010 Purpose and applicability.
- 14.80.011 Abrogation and greater restrictions.
- 14.80.012 Interpretation.
- 14.80.013 Methods of reducing flood losses.
- 14.80.014 Designation of the floodplain administrator.
- 14.80.015 Duties and responsibilities of the floodplain administrator.
- 14.80.020 Basis for establishing the areas of special flood hazard.
- 14.80.030 Definitions.
- 14.80.040 Additional special flood hazard areas.
- 14.80.045 Establishment of development permit.
- 14.80.050 Flood hazard area review procedures.
- 14.80.060 Provisions for flood hazard reduction.
- 14.80.070 Variances to flood hazard areas.
- 14.80.075 Penalties for noncompliance.
- 14.80.080 Appendices.

Chapter 14.90

LANDSLIDE HAZARD AREAS

Sections:

- 14.90.010 Purpose.
- 14.90.020 Landslide hazard areas.
- 14.90.030 Landslide hazard area review procedures.
- 14.90.040 Landslide and erosion hazard area standards.
- 14.90.050 Buffer requirements.
- 14.90.060 Appendices.

14.90.010 Purpose.

The purpose of this chapter is to:

A. Protect human life and health.

B. Regulate uses of land in order to avoid damage to structures and property being developed and damage to neighboring land and structures.

C. Identify and map active landslide hazard areas.

D. Minimize the ill effects on wetlands and critical fish and wildlife habitat that can result from landslides.

E. Establish permit requirement and review procedures for development proposals in areas with potential landslides. (Ord. 17-513 § 3 (Exh. A)).

14.90.020 Landslide hazard areas.

A. Landslide Hazard Areas. Landslide hazard areas are areas potentially subject to mass movement due to a combination of geologic, seismic, topographic, hydrologic, or manmade factors. Landslide hazard areas are identified by the presence of any of the following five indicators.

1. Areas of historic failures, including areas of unstable, old and recent landslides or landslide debris within a head scarp.
2. Areas with all three of the following characteristics:
 - a. Slopes steeper than 15 percent with a vertical relief of 20 feet or more; and
 - b. Hillside that intersect geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; and
 - c. Springs or groundwater seepage.
3. Areas exhibiting geomorphological features indicative of past slope failure within the last 10,000 years, such as hummocky ground, back-rotated benches on slopes, tension cracks, etc.
4. Any area with a slope of 40 percent or steeper and with a vertical relief of 15 or more feet.
 - a. Slopes may be exempted from the requirements of this section; provided, that it can be demonstrated by a qualified geotechnical professional that such an exemption does not result in an increased risk of landsliding or damage to the subject site, nearby properties, and existing structures. Any associated hazards to proposed structures must be suitably mitigated.
 - b. For the purposes of determining whether a slope is considered to be a landslide hazard area, the horizontal and vertical distance between the top of slope and toe of slope are utilized.
5. Areas that are at risk of mass movement due to seismic events.

B. Potential Landslide Hazard Areas. Potential landslide hazard areas, as depicted on the geologically hazardous areas map, are those areas where the suspected risk of slope instability and landslide is sufficient to require a geological assessment to assess the potential for active landslide activity. Potential landslide hazard areas are determined by using the following criteria:

1. Areas that possess one or more of the landslide hazard area indicators (stratigraphy, topography, emergent groundwater seepage, etc.) as set forth in subsection (A) of this section and any adjacent area within a distance of 65 feet. These areas include, but are not necessarily limited to, those areas designated on the city's geologically hazardous areas map as moderate or steep slope areas. (Ord. 17-513 § 3 (Exh. A)).

14.90.030 Landslide hazard area review procedures.

A. General Requirements.

1. The city's geologically hazardous areas map provides an indication of where potential landslide hazard areas are located within the city. The actual presence or location of landslide hazard areas that have not been mapped, but may be present on or adjacent to a site, shall be determined using the geological assessment procedures established in this chapter.

2. The department will complete a review of the geologically hazardous areas map and other source documents for any proposed regulated activity to determine whether the site is, or may be, located within a landslide hazard area or potential landslide hazard area. Identification of a landslide hazard area or potential landslide hazard area may also occur as a result of field investigations conducted by department staff.
3. When the department's maps or sources indicate that the site for a proposed regulated activity is or may be located within a landslide hazard area or potential landslide hazard area, the department shall require the submittal of a geological assessment as outlined in subsection (B) of this section.
4. Unless otherwise stated in this chapter, the critical protective measure provisions contained in Chapter 14.10 EMC shall apply.

B. Geological Assessment. A geological assessment is a site investigation process to evaluate the on-site geology affecting a subject property. The findings of the geological assessment shall be presented in a landslide hazard geotechnical verification or geotechnical report.

1. Geological assessments shall be submitted to the department for review and approval together with a landslide hazard area application and associated fee.
2. A geological assessment shall include a field investigation and may include the use of historical air photo analysis, LiDAR mapping, review of regional geologic mapping, review of public records and documentation, and interviews with adjacent property owners, etc.
3. The geological assessment shall include the following information and analysis:
 - a. A determination of which areas on the site or within the vicinity of the site meet the criteria for a landslide hazard area as set forth herein.
 - b. Consider the run-out hazard of landslide debris to the proposed development that starts upslope (whether part of the subject property or on a neighboring property) and/or the impacts of landslide run-out on downslope properties.
 - c. The geological assessment shall include a detailed review of the field investigations, published data and references, data and conclusions from past geological assessments, or geotechnical investigations of the site, site-specific measurements, tests, investigations, or studies, as well as the methods of data analysis and calculations that support the results, conclusions, and recommendations.
 - d. All of the information required per EMC 14.10.080(C).
4. Geological assessments shall be prepared, signed, and dated by a geotechnical professional. The format shall be pre-approved by the department.
5. A geotechnical professional shall complete a field investigation and geological assessment to determine whether or not a landslide hazard area is likely to exist within 300 feet of the site. Where access to off-site properties is not available to the geotechnical professional, evaluation of off-site landslide hazards must include review of regional geologic mapping and LiDAR based topographic mapping.
 - a. The geological assessment shall be submitted in the form of geotechnical verification when the geotechnical professional finds that no landslide hazard area exists within 300 feet of the project area.
 - b. The geological assessment shall be submitted in the form of a geotechnical report when the geotechnical professional finds that a landslide hazard area exists within 300 feet of the proposed project area or when a geotechnical professional determines that mitigation measures are necessary in order to construct or develop within a potential landslide hazard area.
6. Geological assessments that do not contain the required information will be returned to the geotechnical professional for revision.

7. The department shall review the geological assessment and either:

- a. Accept the geological assessment; or
- b. Reject the geological assessment and require revisions or additional information.

8. A geological assessment for a specific site may be valid for a period of up to five years when the proposed land use activity and surrounding site conditions are unchanged. However, if any environmental conditions associated with the site change during that five-year period, the applicant may be required to submit an amendment to the geological assessment. (Ord. 17-513 § 3 (Exh. A)).

14.90.040 Landslide and erosion hazard area standards.

A. Landslide Hazard Areas. Any development, encroachment, clearing and grading, building structures, impervious surfaces, or vegetation removal shall be prohibited within landslide hazard areas and associated buffers except as specified in the following standards:

1. Stormwater Conveyance. Stormwater conveyance shall be allowed when it is conveyed through a high-density polyethylene stormwater pipe with fuse-welded joints and when no other stormwater conveyance alternative is available. The pipe shall be located on the surface of the ground and be properly anchored so that it will continue to function in the event of an underlying slide.
2. Utility Lines. Utility lines will be permitted when no other conveyance alternative is available. The line shall be located above ground and properly anchored and/or designed so that it will continue to function in the event of an underlying slide.
3. Roads, Bridges, and Trails. Roads, bridges, and trails shall be allowed when all of the following conditions have been met:
 - a. Mitigation measures are provided that ensure the roadway prism and/or bridge structure will not be susceptible to damage from landslide-induced ground deformation or impact/coverage by landslide debris. Mitigation measures shall be designed for static and seismic loading conditions in accordance with the most recent version of the American Association of State Highway and Transportation Officials (AASHTO) Manual.
 - b. The road is not a sole access for a development.
 - c. The removal or disturbance of vegetation and grading activities shall be prohibited during the wet season from November 1st until May 1st.

B. Landslide Hazard Management Areas. All regulated activities may be allowed in areas located within 300 feet of a landslide hazard area subject to the following standards:

1. The department reviews and approves a geological assessment – geotechnical report and determines that the potential landslide hazard area is stable.
2. The proposed development is located outside of a landslide hazard area and any required buffer.
3. The proposed recommendations and mitigation measures contained within the geotechnical report are adequate to reduce or mitigate risks to health and safety.
4. The proposed development shall not decrease the factor of safety for landslide occurrence below the limits of 1.5 for static conditions and 1.1 for dynamic conditions. Analysis of dynamic (seismic) conditions shall be based on a minimum horizontal acceleration as established by the current version of the International Building Code.
5. The removal and disturbance of vegetation and grading activities shall be limited to the area of the approved development and shall not be allowed during the wet season from November 1st until May 1st unless adequate

provisions for wet season erosion have been addressed in the geotechnical report and approved by the department.

6. Surface drainage from developed areas, including downspouts and runoff from paved or unpaved surfaces upslope, shall not be directed through a landslide hazard area or its associated buffer unless it is conveyed in conformance with the provisions in EMC 14.90.030.

7. Stormwater retention facilities, including infiltration systems utilizing perforated pipe, are prohibited unless the slope stability impacts of such systems have been analyzed and mitigated by a geotechnical professional and the impacts have been determined to be negligible.

8. The proposed development shall not create a need for larger landslide hazard area buffers and setbacks on neighboring properties unless approved through a notarized written agreement with the affected property owner(s).

9. The proposed development shall be sited far enough from regressing slope faces to project 120 years of useful life for the proposed structure(s) or infrastructure.

10. Any proposed lots must be completely located outside any identified landslide hazard areas or their associated buffers.

11. Landslide hazard areas that are directly adjacent to any riparian areas, or wetlands, may be subject to additional buffer requirements and standards. See Chapter 14.50 EMC, Critical Fish and Wildlife Habitat Areas, and Chapter 14.40 EMC, Wetlands, for additional details. (Ord. 17-513 § 3 (Exh. A)).

14.90.050 Buffer requirements.

A. Determining Buffer Widths.

1. The buffer width shall be measured on a horizontal plane from a perpendicular line established at the edge of the landslide hazard area limits, both from the top and toe of the slope.

2. A buffer of undisturbed vegetation shall be required for a landslide hazard area. The required buffer width is the greater amount of the distances described in this chapter:

a. Fifty feet from all edges of the active landslide hazard area limits; or

b. A distance of one-third the height of the slope at the top of the active landslide hazard area and a distance of one-half the height of the slope at the bottom of an active landslide hazard area.

B. Modification of Buffer Widths. The department may require a larger buffer width than the buffer distance, as determined in subsection (A) of this section, if any of the following are identified:

1. The adjacent land is susceptible to severe erosion and erosion control measures will not effectively prevent adverse impacts.

2. The area has a severe risk of slope failure or downslope stormwater drainage impacts. (Ord. 17-513 § 3 (Exh. A)).

14.90.060 Appendices.

A. Geological Assessment – Landslide Hazard Geotechnical Verification.

B. Geological Assessment – Landslide Hazard Geotechnical Report.

APPENDIX A

GEOLOGICAL ASSESSMENT – LANDSLIDE HAZARD GEOTECHNICAL VERIFICATION

A. A geotechnical verification shall include the following:

1. The general critical areas report requirements.
2. A description of the surface and subsurface geology, hydrology, soils, and vegetation at the site and a list of the landslide hazard area indicators that were found on or in the vicinity of the site.
3. A summary of the results, conclusions, and recommendations resulting from the geological assessment of the landslide hazards on or in the vicinity of the site.
4. An accurate site plan drawn at a scale of one inch equals 20 feet, one inch equals 30 feet, one inch equals 50 feet (or other scale deemed appropriate by the department) is required. The department may require that the site plan information listed below be based on a field survey by a licensed surveyor. The site plan shall include:
 - a. The limits and location of any active landslide hazard area.
 - b. The limits and location of the required landslide hazard buffer.
 - c. The location of any existing and proposed structures, utilities, on-site septic systems, wells, and stormwater management facilities.
 - d. The full geographical limits of the proposed project area or area to be developed.
 - e. A dimension of the closest distance between the identified active landslide hazard area boundary and the project area.
 - f. Existing topography on the site presented in two-foot contours.
 - g. Property lines for the site.
 - h. North arrow and plan scale.

B. The geotechnical professional who prepared the verification document shall stamp the verification with their license stamp or seal.

C. Geotechnical verifications shall be in conformance with a format that is pre-approved by the department.

APPENDIX B

GEOLOGICAL ASSESSMENT – LANDSLIDE HAZARD GEOTECHNICAL REPORT

A. At a minimum, a geotechnical report shall include the following:

1. The general critical areas report requirements.
2. A description of the surface and subsurface geology, hydrology, soils, and vegetation of the site and a list of the landslide hazard area indicators that were found on or in the vicinity of the site.
3. A summary of the results, conclusions, and recommendations resulting from the geological assessment of the landslide hazards on or in the vicinity of the site.
4. An accurate site plan drawn at a scale of one inch equals 20 feet, one inch equals 30 feet, one inch equals 50 feet (or other scale deemed appropriate by the department) is required. The department may require that the site plan information listed below be based on a field survey by a licensed surveyor. The site plan shall include:
 - a. The limits and location of any landslide hazard area within the site. Delineation of the landslide hazard area limits shall identify any areas of historic landslide activity.
 - b. The limits and location of the required landslide hazard buffer.

- c. The location of any existing and proposed structures, utilities, on-site septic systems, wells, and stormwater management facilities.
- d. The full geographical limits of the proposed project area or area to be developed.
- e. Location and unique identifier of geotechnical borings, CPT soundings, or other surveys or explorations used to characterize subsurface conditions.
- f. Extent of cross-section(s) used to evaluate the three-dimensional subsurface geologic and groundwater conditions at the site.
- g. Extent of cross-section(s) used in the evaluation of slope instability.
- h. Existing topography on the site presented in two-foot contours.
- i. Property lines for the site.
- j. North arrow and plan scale.

5. Subsurface characterization data must be provided. The data shall be based on both existing and new information that may include soil borings, test pits, geophysical surveys, or other appropriate subsurface exploration methods, development of site-specific soil and/or rock stratigraphy, and measurement of groundwater levels including variability resulting from seasonal changes, alterations to the site, etc.

- a. Geotechnical borings or CPT soundings will be advanced to a depth sufficient to characterize geologic conditions within and below the existing or potential landslide mass.
- b. Other methods used for subsurface characterization shall be assigned a unique identifier, and the basic data presented in appropriate graphical and/or tabular format.
- c. The three-dimensional subsurface conditions at the site shall be presented using one or more cross-sections showing location and depth penetration of geotechnical borings, CPT soundings, or other subsurface characterization methods, interpretation of the geometry of major soil units, and projected location of the static groundwater surface determined from the subsurface exploration. The cross-sections shall be presented at a scale of one inch equals 20 feet, one inch equals 30 feet, one inch equals 50 feet (or other scale deemed appropriate by the department). Each cross-section shall have a legend with a description of the various major soil units.

6. A detailed description of any prior grading activity, soil instability, or slope failure.

7. Where deemed appropriate by the geotechnical professional, assessments and conclusions regarding slope stability for both the existing and developed conditions shall be presented and documented. These assessments and conclusions shall include the information provided below in this appendix. The project geotechnical professional must provide justification for not including a slope stability analysis if one is excluded. The city's geotechnical professional reserves the right to request a slope stability analysis based on site conditions. If a dispute arises between the project geotechnical professional and the city's geotechnical professional regarding the need for a slope stability analysis, then the city reserves the right to require an independent, third party review to be paid for by the applicant to resolve the dispute.

- a. Determination of the potential type(s) of landslide failure mechanisms, debris flow, rotational slump, or translational slip that may affect the site.
- b. Quantitative stability evaluation of slope conditions of the various failure mechanisms using state-of-the-practice modeling techniques. Limiting equilibrium methods of analysis shall state the stability conditions as a factor of safety. The most unstable failure geometry(ies) shall be presented in the form of a cross-section(s), with the least stable failure geometry for each failure mechanism clearly indicated. The stability evaluation shall also consider dynamic (earthquake) loading, and shall use a minimum horizontal acceleration as established by the current version of the International Building Code.

c. An analysis of slope regression rate shall be presented in those cases where stability is impacted or influenced by erosional processes (e.g., wave cutting, stream meandering, etc.) acting on the toe of the slope.

8. Mitigation recommendations using engineered measures to protect the proposed structure(s) and any adjacent structures, infrastructure, adjacent wetlands, or critical fish and wildlife habitat from damage or destruction as a result of proposed construction activities shall be designed by a professional engineer. Design plans and detailed geotechnical recommendations may be provided in a document separate from the geotechnical report. When appropriate, such recommendations/plans may include, but are not necessarily limited to:

a. Design plans and associated design calculations for engineered structures or drainage systems (e.g., structural foundation requirements, retaining wall design, etc.).

b. Recommendations and requirements pertaining to the handling of surface and subsurface runoff in the developed condition.

c. Identification of necessary geotechnical inspections to assure conformance with the report mitigation and recommendations.

d. Proposed angles of cut and fill slopes, site grading requirements, final site topography shown as two-foot contours, and the location of any proposed structures, on-site septic systems, wells, stormwater management features, or facilities associated with the development detailed within the body of the report and shown on a site map at the same scale as that required in subsection (A)(4) of this appendix.

e. Soil compaction criteria and compaction inspection requirements.

f. An analysis that indicates how the proposal meets the standards outlined in this chapter.

g. Structural foundation requirements and estimated foundation settlement shall be provided if structures are proposed.

h. Lateral earth pressures.

i. Suitability of on-site soil for use as fill.

j. Mitigation measures for building construction on each lot for short plats, large lots, or formal plats such that additional geotechnical professional involvement is minimized during building construction.

B. The geotechnical report shall be prepared by an engineering geologist and shall be co-written by both an engineering geologist and professional engineer where both geological interpretations and engineering analyses and designs are necessary or prudent in the mitigation of the landslide hazard.

C. The geotechnical professional(s) who prepared the geotechnical report shall stamp the report with their license stamp or seal.

D. The department may request a geotechnical professional to provide additional information in the geotechnical report based upon existing conditions, changed conditions, or unique circumstances occurring on a case-by-case basis.

E. Geotechnical reports shall be in conformance with a format that is pre-approved by the department. (Ord. 17-513 § 3 (Exh. A)).

Chapter 14.100

SEISMIC (EARTHQUAKE) HAZARD AREAS

Sections:

- 14.100.010 Purpose.
- 14.100.020 Seismic hazard areas.
- 14.100.030 Seismic hazard area review procedures.
- 14.100.040 Seismic hazard area standards.
- 14.100.050 Buffer requirements.
- 14.100.060 Appendices.

14.100.010 Purpose.

Earthquakes have historically occurred throughout the Puget Sound region. Large earthquakes have caused loss of life and over a billion dollars in property damage. The purpose of this chapter is to protect the public health, safety, and general welfare of the citizens of Edgewood from the damaging effects of earthquakes. This chapter provides standards to ensure life safety and minimize public and private losses that may occur within a seismic hazard area. (Ord. 17-513 § 3 (Exh. A)).

14.100.020 Seismic hazard areas.

A. General. Seismic hazard areas are areas subject to severe risk of damage as a result of earthquake induced landsliding, seismic ground shaking, dynamic settlement, fault rupture, or soil liquefaction.

B. Potential Seismic Hazard Areas. Potential seismic hazard areas are those areas where the suspected risk of earthquake induced landsliding, dynamic settlement, fault rupture, ground deformation caused by soil liquefaction, or flooding is sufficient to require a further seismic hazard area review. These potential seismic hazard areas are determined using the following criteria:

1. Earthquake Induced Landslide Hazard Areas. Areas identified as potential landslide hazard areas in EMC 14.90.020.
2. Liquefaction or Dynamic Settlement Hazard Areas. Areas identified as high and moderate liquefaction and dynamic settlement hazard areas on the geologically hazardous areas map.
3. Fault rupture hazard areas.

C. Seismic Hazard Area Categories.

1. Earthquake Induced Landslide Hazard Areas. Earthquake induced landslide hazard areas include slopes that can become unstable as a result of strong ground shaking, even though these areas may be stable under nonseismic conditions.
2. Liquefaction and/or Dynamic Settlement Hazard Areas.
 - a. Liquefaction hazard areas are areas underlain by unconsolidated (corrected Standard Penetration Test blow counts, $[(N_1)_{60}]$ less than 30) sandy or silt soils (Unified Soil Classification System S or M soil types) and a shallow groundwater table (static groundwater depth less than 30 feet) capable of liquefying in response to earthquake shaking.
 - b. Dynamic settlement hazard areas are areas underlain by a significant thickness (more than 10 feet) of loose or soft soil not susceptible to liquefaction (e.g., peats or organic silts and clays, unsaturated loose sands or silts), but that could result in vertical settlement of the ground surface in response to earthquake shaking.
3. Fault Rupture Hazard Areas. Fault rupture hazard areas include:

- a. Active fault rupture hazard areas are areas where displacement (movement up, down, or laterally) of the ground surface has occurred during past earthquake(s) in the Holocene epoch; and
- b. Areas adjacent to the active fault rupture hazard area that may be potentially subject to ground surface displacement in a future earthquake. (Ord. 17-513 § 3 (Exh. A)).

14.100.030 Seismic hazard area review procedures.

A. General Requirements.

1. The city's geologically hazardous areas map provides an indication of where potential seismic hazard areas are located within the city.
2. The department will complete a review of the Critical Areas Atlas – Seismic Hazard Area Map for any regulated activity to determine whether the site for a proposed regulated activity is located within a seismic hazard area.
3. When the department's maps indicate that the site for a proposed regulated activity is located within a potential liquefaction or dynamic settlement hazard area, the department shall require the submittal of a geological assessment as outlined in subsection (B) of this section.
4. When the department's maps indicate that the site for a proposed regulated activity is located within a potential fault rupture hazard area, the department shall require the submittal of a geological assessment as outlined in subsection (B) of this section. The requirement to submit a geological assessment may be waived at the department's discretion when it is determined that the proposed project area for the regulated activity is located outside the potential fault rupture hazard area.
5. When the department's maps indicate that the site for a proposed regulated activity is or may be located within a potential earthquake induced landslide hazard area, the department shall conduct a review pursuant to the requirements set forth in Chapter 14.90 EMC.
6. Unless otherwise stated in this chapter, the critical area protective measure provisions contained in Chapter 14.10 EMC shall apply.

B. Geological Assessments. A geological assessment is a site investigation process to evaluate the on-site geology affecting a subject property and define the extent and severity of potential seismic hazards.

1. A geological assessment shall be required when the department's maps, sources, or field investigation indicate a site contains a potential liquefaction, dynamic settlement, or fault rupture hazard area. Geological assessments shall be submitted to the department for review and approval together with a seismic hazard area application.
2. A geotechnical professional(s) shall complete a field investigation and geological assessment to determine whether or not the site for a proposed regulated activity is located within a liquefaction or dynamic settlement hazard area.
 - a. The geological assessment shall be submitted in the form of a geotechnical verification when the geotechnical professional(s) finds that no liquefaction or dynamic settlement hazard area exists within the proposed project area.
 - b. The geological assessment shall be submitted in the form of a geotechnical report when the geotechnical professional(s) finds that a liquefaction or dynamic settlement hazard area exists within the proposed project area.
3. A geotechnical professional shall complete a field investigation and geological assessment presented in the form of a geotechnical report to determine whether or not the site for a proposed regulated activity is located within a fault rupture hazard area. Any structural recommendations proposed to mitigate the fault rupture hazard that are included in the geotechnical report shall be prepared by an engineer.

4. All geological assessments for seismic hazards submitted under this chapter shall include, at a minimum, the following items identified in subsections (B)(4)(a) through (i):

- a. All of the items required per EMC 14.10.080(C).
- b. The parcel number(s) of the subject property.
- c. Site address, if the city has assigned one.
- d. A brief description of the project (including the proposed land use) and the area to be developed.
- e. A map showing the property lines for the site, existing two-foot contours of the existing site topography, and the location of any existing structures, utilities, wells, stormwater or septic systems, or other developments.
- f. A site plan delineating the limits of the proposed development and the location of all areas of the site subject to potential seismic hazards based on the geologically hazardous areas map and, if applicable, limits of associated buffers.
- g. A description of the surface and subsurface geology, hydrology, soils, and vegetation of the site.
- h. A detailed overview of the field investigations, published data and references, data and conclusions from past geological assessments or geotechnical investigations of the site, site-specific measurements, tests, investigations, or studies, as well as the methods of data analysis and calculations that support the determination regarding whether liquefaction and/or dynamic settlement hazards are present on the site.
- i. The results, conclusions, and recommendations resulting from the geological assessment of the liquefaction and/or dynamic settlement hazards on the subject property as prepared by a geotechnical professional(s).

5. Geological assessments shall be prepared, signed, stamped, and dated by the appropriate geotechnical professional(s) and the format shall be pre-approved by the department.

6. Geological assessments that do not contain the minimum required information will be returned to the geotechnical professional(s) for revision.

7. The department shall review the geological assessment and either:

- a. Accept the geological assessment and approve the application; or
- b. Reject the geological assessment and require revisions or additional information.

8. A geological assessment for a specific site may be valid for a period of up to five years when the proposed land use activity and surrounding site conditions are unchanged. However, if any environmental conditions associated with the site change during that five-year period, the applicant may be required to submit an amendment to the geological assessment. (Ord. 17-513 § 3 (Exh. A)).

14.100.040 Seismic hazard area standards.

A. Earthquake Induced Landslide Hazard Areas. All standards set forth in Chapter 14.90 EMC shall apply to earthquake induced landslide hazard areas.

B. Liquefaction or Dynamic Settlement Hazard Areas.

- 1. All building structures shall conform to the standards set forth in EMC Title 15, Buildings and Construction.
- 2. Utility Lines. Utility lines, except for gas pipelines, which are prohibited, will be permitted when no other conveyance alternative is available. The line shall be located above ground and properly anchored and/or

designed so that it will continue to function in the event of seismically induced ground deformation. Provision for automatic shutoff of utilities in a ground-rupturing event will be required.

3. Roads, Bridges, and Trails. Roads, bridges, and trails shall be allowed when mitigation measures are provided that ensure the roadway prism or bridge structure will not be susceptible to damage from seismic induced ground deformation. Mitigation measures shall be designed for static and seismic loading conditions in accordance with the most recent version of the American Association of State Highway and Transportation Officials (AASHTO) Manual and also for an estimated range of ground surface offset presented in the geotechnical report.

C. Fault Rupture Hazard Areas. Any development, encroachment, clearing and grading, or building structures shall be prohibited within fault rupture hazard areas and associated buffers except as specified in the following standards:

1. Utility Lines. Utility lines, except for gas pipelines, which are prohibited, will be permitted when no other conveyance alternative is available. The line shall be located above ground and properly anchored and/or designed so that it will continue to function in the event of seismically induced ground deformation. Provision for automatic shutoff of utilities in a ground-rupturing event will be required.

2. Roads, Bridges, and Trails. Roads, bridges, and trails shall be allowed when all of the following conditions have been met:

a. Mitigation measures are provided that ensure the roadway prism and/or bridge structure will not be susceptible to damage from seismically induced ground deformation. Mitigation measures shall be designed for static and seismic loading conditions in accordance with the most recent version of the American Association of State Highway and Transportation Officials (AASHTO) Manual and also for an estimated range of ground surface offset presented in the geotechnical report.

b. The road is not a sole access for a development. (Ord. 17-513 § 3 (Exh. A)).

14.100.050 Buffer requirements.

A. Determining Buffer Widths.

1. The buffer width shall be measured on a horizontal plane from a perpendicular line established at the edge of the fault rupture hazard area limits.

2. A buffer is an area that is adjacent to a fault rupture hazard area that may be potentially subject to ground surface displacement in a future earthquake. No development shall be permitted within a fault rupture hazard area and its associated buffer. The required buffer width is the greater amount of the following distances:

a. Fifty feet from all edges of a fault rupture hazard area, except for high occupancy or essential facilities, where the minimum buffer distance shall be 100 feet; or

b. The required buffer width is the minimum distance recommended by the geotechnical professional(s).

B. Modification of Buffer Widths. The department may require a larger buffer width than the buffer distance, as determined in subsection (A) of this section, if the department determines the standard or proposed buffer is not adequate to protect the health, safety, or welfare of any proposed development. (Ord. 17-513 § 3 (Exh. A)).

14.100.060 Appendices.

A. Geological Assessments – Liquefaction or Dynamic Settlement Hazard Areas.

B. Geological Assessments – Fault Rupture Hazard Area Geotechnical Report.

APPENDIX A

GEOLOGICAL ASSESSMENTS – LIQUEFACTION OR DYNAMIC SETTLEMENT HAZARD AREAS

Article I. Geotechnical Verification

A. A geotechnical verification shall, at a minimum, include the following:

1. The general critical areas report requirements.
2. The geotechnical verification shall include all mandatory items listed in this chapter.
3. The geological assessment must include a determination that no liquefaction or dynamic settlement hazard exists within the proposed project area.
4. The verification shall include an accurate site plan drawn at a scale of either one inch equals 20 feet, 30 feet, or 50 feet, unless otherwise approved by the department. The department may require that the site plan information be based on a field survey by a licensed surveyor. The site plan shall include:
 - a. Property lines for the site, and the location of any existing structures.
 - b. The full geographical limits of the proposed project area or conceptual project area (i.e., area to be developed) and the location of any proposed structures, on-site septic systems, wells, and stormwater management features or facilities associated with the development, if known.

B. The geotechnical professional(s) who prepared the geotechnical verification shall stamp the verification with their license stamp or seal.

C. Hold harmless clauses, disclaimers, and limitations are not allowed within a geotechnical verification.

Article II. Geotechnical Report

A. A geotechnical report shall, at a minimum, include the following:

1. The general critical areas report requirements.
2. The document shall include all mandatory items listed in this chapter. The report shall be prepared by an engineer and shall be co-written by an engineering geologist where geological interpretations and conclusions critical to the assessment of liquefaction and/or dynamic settlement hazard and potential effects are necessary or prudent. The report shall specify the desired performance level of the structures and other development facilities, e.g., safety to building occupants, minimal damage to structure, post-earthquake serviceability for pre-earthquake operations, or no damage.
3. The results, conclusions, and recommendations resulting from the geological assessment of the liquefaction or dynamic settlement hazards on the subject property as prepared by the geotechnical professional(s).
4. The geological assessment geotechnical report shall include:
 - a. A statement that the proposed project area falls within a liquefaction and/or dynamic settlement hazard area.
 - b. A detailed engineering evaluation of expected ground displacements or other liquefaction or dynamic settlement effects, e.g., bearing failures, flotation of buried tanks, or similar, and proposed mitigation measures to ensure an acceptable level of risk for the proposed structure type or other development facilities, as well as the proposed land use type or occupancy category. The minimum level of acceptable risk for any proposed structure or development facility shall ensure the life safety of any occupant. Where appropriate, a range of mitigation options should be considered depending on site conditions, the intended use of the structures, and acceptable levels of settlement.
5. The report shall include a site plan drawn to scale. The department may require that the site plan information be based on a field survey by a licensed surveyor. The site plan shall include:
 - a. Property lines for the site and the location of any existing structures.

- b. The limits or location of any liquefaction or dynamic settlement hazard area(s).
 - c. The full geographical limits of the proposed project area or conceptual project area (i.e., area to be developed) and the location of any proposed structures, on-site septic systems, wells, and stormwater management features or facilities associated with the development, if known.
 - d. Location and unique identifier of geotechnical explorations used to characterize subsurface conditions.
6. The geotechnical study shall include field exploration sufficient to assess the potential for liquefaction or dynamic settlement hazards and options for mitigation of those hazards. Copies of the exploration logs shall be provided in the report. The geotechnical study shall include field exploration sufficient to assess the potential for liquefaction or dynamic settlement hazards and options for mitigation of those hazards. Copies of the exploration logs shall be included in the report. The project geotechnical professional must provide justification for the scope of the field exploration program. The city's geotechnical professional reserves the right to request additional exploration if deemed appropriate. If a dispute arises between the city's geotechnical professional and the project geotechnical professional regarding the scope of the field exploration, the city reserves the right to require an independent, third party review to be paid for by the applicant to resolve the dispute.
7. If beneficial to the assessment of seismic hazards for the project, the three-dimensional subsurface conditions at the site shall be presented using one or more cross-sections showing location and depth penetration of borings or CPT soundings, interpretation of the geometry of major soil units, and projected location of the static groundwater surface determined from the subsurface exploration. The cross-sections shall be presented at a scale of one inch equals 20 feet, one inch equals 30 feet, one inch equals 50 feet (or other scale deemed appropriate by the department). Each cross-section shall have a legend with a description of the various major soil units. The city's geotechnical professional reserves the right to request inclusion of one or more cross-sections in the geotechnical report. If a dispute arises between the project geotechnical professional and the city's geotechnical professional regarding this issue, then the city reserves the right to require an independent, third party review to be paid for by the applicant to resolve the dispute.
8. All assessments of liquefaction or dynamic settlement hazards and effects will be based on a design earthquake using ground motion parameters consistent and equivalent to those specified in the most current version of the International Building Code. These assessments shall use the shallowest groundwater table observed during or inferred from subsurface exploration and characterization, e.g., the measured depth of static groundwater immediately prior to abandonment of borings, or observation of iron oxide mottling of soils samples.
9. Results of laboratory testing of samples retrieved during drilling and sampling shall be presented in order to support the values of fines contents used in subsequent analysis of liquefaction and/or dynamic settlement hazard. Where only CPT methods are used in site assessment, the correlation between fines content and CPT measurements will be discussed and documented. This documentation will require rigorous correlation of CPT and fines content measurements from similar geological deposits within the Puget Sound region.
10. The geotechnical report shall include a detailed assessment of the liquefaction and/or dynamic settlement hazard based on analysis of available subsurface data using state-of-the-practice methodologies. The results of the analysis shall be documented, and all results of intermediate and final calculations and results, including factors of safety, shall be included.
11. When appropriate, the geotechnical report shall include an assessment of the potential for large lateral spreads or flow failures, bearing failures, settlement, limited lateral displacement, and flotation of buried facilities. The methodologies used must be, at a minimum, state-of-the-practice, and the conclusions regarding the potential and severity of the possible liquefaction and/or dynamic settlement induced failure modes shall be presented.
12. Alternative mitigative measures including structural and foundation design options and/or soil improvement techniques shall be evaluated and compared for their effectiveness in reaching the level of performance specified in the report introduction. Effectiveness of soil improvement techniques shall be specified in terms of post-treatment densification or strength improvement as measured by appropriate subsurface investigation and

testing. The extent of the post-treatment verification testing shall be provided on a site map at the same scale as the map presented in Article I. Geotechnical review of all final plans is required and the findings of the review shall be documented in writing.

B. The geotechnical professional(s) who prepared the geotechnical report shall stamp the report with their license stamp or seal.

C. Hold harmless clauses, disclaimers, and limitations are not allowed within a geotechnical report.

APPENDIX B

GEOLOGICAL ASSESSMENTS – FAULT RUPTURE HAZARD AREA GEOTECHNICAL REPORT

A. A geotechnical report shall, at a minimum, include the following:

1. The general critical areas report requirements contained herein.
2. The report shall be prepared by an engineer and shall be co-written by an engineering geologist where geological interpretations and conclusions critical to the assessment of liquefaction and/or dynamic settlement hazard and potential effects are necessary or prudent.
3. The following topics should be considered and addressed in detail where essential to support opinions, conclusions, and recommendations in any geologic report on faults. It is not expected that all the topics or investigative methods would be necessary in a single investigation. In specific cases, it may be necessary to extend some of the investigative methods well beyond the site or property being investigated.
 - a. Purpose and scope of investigation; description of proposed development.
 - b. Geologic and tectonic setting. Include seismicity and earthquake history.
 - c. Site description and conditions, including dates of site visits and observations. Include information on geologic units, graded and filled areas, vegetation, existing structures, and other factors that may affect the choice of investigative methods and interpretation of data.
 - d. Methods of Investigation.
 - i. Review of published and unpublished literature, maps, and records concerning geologic units, faults, groundwater barriers, and other factors.
 - ii. Stereoscopic interpretation of aerial photographs, review of LiDAR based topography, and other remotely sensed images to detect fault-related topography (geomorphic features), vegetation and soil contrasts, and other lineaments of possible fault origin. The area interpreted usually should extend beyond the site boundaries.
 - iii. Surface observations, including mapping of geologic and soil units, geologic structures, geomorphic features and surfaces, springs, deformation of engineered structures due to fault creep, both on and beyond the site.
 - iv. Subsurface Investigations.
 - (A) Trenching and other excavations to permit detailed and direct observation of continuously exposed geologic units, soils, and structures; must be of adequate depth and be carefully logged (Taylor & Cluff 1973, Hatheway & Leighton 1979, McCalpin 1996b).
 - (B) Borings and test pits to permit collection of data on geologic units and groundwater at specific locations. Data points must be sufficient in number and spaced adequately to permit valid correlations and interpretations.

(C) Cone penetrometer testing (CPT) (Grant et al., 1997, Edelman et al., 1996). CPT must be done in conjunction with continuously logged borings to correlate CPT results with on-site materials. The number of borings and spacing of CPT soundings should be sufficient to adequately image site stratigraphy. The existence and location of a fault based on CPT data are interpretative.

v. Geophysical Investigations. These are indirect methods that require a knowledge of specific geologic conditions for reliable interpretations. They should seldom, if ever, be employed alone without knowledge of the geology (Chase & Chapman 1976). Geophysical methods alone never prove the absence of a fault nor do they identify the recency of activity. The types of equipment and techniques used should be described and supporting data presented (California Board of Registration for Geologists and Geophysicists, 1993).

(A) High-resolution seismic reflection (Stephenson et al., 1995, McCalpin, 1996b).

(B) Ground penetrating radar (Cai et al., 1996).

(C) Other methods include: seismic refraction, magnetic profiling, electrical resistivity, and gravity (McCalpin, 1996b).

vi. Age-dating techniques are essential for determining the ages of geologic units, soils, and surfaces that bracket the time(s) of faulting (Pierce, 1986, Birkeland et al., 1991, Rutter & Catto, 1995, McCalpin, 1996a).

(A) Radiometric dating (especially ¹⁴C).

(B) Soil profile development.

(C) Rock and mineral weathering.

(D) Landform development.

(E) Stratigraphic correlation of rocks, minerals, and fossils.

(F) Other methods: artifacts, historical records, tephrochronology, fault scarp modeling, thermoluminescence, lichenometry, paleomagnetism, dendrochronology, etc.

vii. Other methods should be included when special conditions permit or requirements for critical structures demand a more intensive investigation.

(A) Aerial reconnaissance overflights.

(B) Geodetic and strain measurements.

(C) Microseismicity monitoring.

e. Conclusions.

i. Location and existence (or absence) of hazardous faults on or adjacent to the site; ages of past rupture events.

ii. Type of faults and nature of anticipated offset, including sense and magnitude of displacement, if possible.

iii. Distribution of primary and secondary faulting (fault zone width) and fault-related deformation.

- iv. Probability of, or relative potential for, future surface displacement. The likelihood of future ground rupture seldom can be stated mathematically, but may be stated in semiquantitative terms such as low, moderate, or high, or in terms of slip rates determined for specific fault segments.
 - v. Degree of confidence in, and limitations of data and conclusions.
- f. Recommendations.
- i. The recommended increase from the standard buffer distance (50 feet) of proposed structures from fault rupture hazard areas. The recommended buffer distance generally will depend on the quality of data and type and complexity of fault(s) encountered at the site and the proposed land use type (i.e., occupancy). In order to establish an appropriate buffer distance from a fault located by indirect or interpretative methods (e.g., borings or cone penetrometer testing), the area between data points also should be considered underlain by a fault unless additional data are used to more precisely locate the fault. Additional measures (e.g., strengthened foundations, engineering design, and flexible utility connections) to accommodate warping and distributive deformation associated with faulting (Lazarte and others, 1994).
 - ii. Risk evaluation relative to the proposed development.
 - iii. Limitations of the investigation; need for additional studies.
- g. References.
- i. Literature and records cited or reviewed; citations should be complete.
 - ii. Aerial photographs or images interpreted: list type, data, scale, source, and index numbers.
 - iii. Other sources of information, including well records, personal communications, and other data sources.
- h. Illustrations. The following illustrations should be provided:
- i. A location map that identifies site locality, significant faults, geographic features, regional geology, seismic epicenters, and other pertinent data; 1:24,000 scale is recommended.
 - ii. A site development map that shows site boundaries, existing and proposed structures and limits of the proposed project area, graded areas, streets, exploratory trenches, borings geophysical traverses, locations of faults, and other data; recommended scale is 1:2,400 (one inch equals 200 feet), or larger.
 - iii. A geologic map that shows the distribution of geologic units (if more than one), faults and other structures, geomorphic features, aerial photographic lineaments, and springs; on topographic map 1:24,000 scale or larger; can be combined with subsection (A)(3)(h)(i) or (ii) of this appendix.
 - iv. Geologic cross-sections, if needed, to provide three-dimensional picture.
 - v. Logs of exploratory trenches and borings that show details of observed features and conditions (note: these should not be generalized or diagrammatic). Trench logs should show topographic profile and geologic structure at a 1:1 horizontal-to-vertical scale; scale should be 1:60 (one inch equals five feet) or larger.
 - vi. Geophysical data and geologic interpretations.
- i. Appendix. Attach any supporting data not included above, e.g., water well data, photographs, and aerial photographs.
4. The geotechnical professional who prepared the geotechnical report shall stamp the report with their license stamp or seal.

5. The department may request a geotechnical professional to provide additional information in the geotechnical report based upon existing conditions, changed conditions, or unique circumstances occurring on a case-by-case basis.

6. Hold harmless clauses, disclaimers, and limitations are not allowed to be included, neither expressly nor implied, within a geological assessment. (Ord. 17-513 § 3 (Exh. A)).

Chapter 14.110

EROSION HAZARD AREAS

Sections:

- 14.110.010 Purpose.
- 14.110.020 Erosion hazard area.
- 14.110.030 Erosion hazard area review procedures.
- 14.110.040 Erosion hazard area standards.
- 14.110.050 Buffer requirements.
- 14.110.060 Appendices.

14.110.010 Purpose.

The following statements describe the purpose of this chapter:

- A. Protect human life and health;
- B. Regulate uses of land in order to avoid damage to structures and property being developed and damage to neighboring land and structures;
- C. Identify and map any erosion hazard area;
- D. Minimize impacts on wetlands and critical fish and wildlife species and their associated habitat that can result from erosion;
- E. Establish a permit requirement and review procedures for development proposals in areas with potential erosion hazards;
- F. Strike a balance between the need to maintain natural shoreline erosion/regression processes and the need to protect existing and proposed development. (Ord. 17-513 § 3 (Exh. A)).

14.110.020 Erosion hazard area.

A. Erosion Hazard Area Indicators. Erosion hazard areas are areas potentially subject to land regression or retreat due to a combination of geologic, seismic, hydrologic, or manmade factors. Erosion hazard areas can be identified by indicators of active land retreat as a result of fluvial processes.

B. Erosion Hazard Area Categories.

1. Potential Erosion Hazard Areas. Potential erosion hazard areas, as depicted on the geologically hazardous areas map, are those areas where the suspected risk of erosion through either loss of soil, slope instability, or land regression is sufficient to require additional review to assess the potential for active erosion activity or apply additional standards. These potential erosion hazard areas are determined using the following criteria:

- a. Shoreline Erosion Hazard Areas. Areas within 200 feet of a freshwater lake, pond, or shoreline. The distance shall be measured landward perpendicularly from the edge of the ordinary high water mark.
- b. Riverine Erosion Hazard Areas. The rivers subject to regulation as a CMZ listed in EMC 14.80.040(B)(4).

c. Soil Erosion Hazard Areas. Areas identified as having slopes of 20 percent or greater and that are classified as having severe or very severe erosion potential by the Soil Conservation Service, United States Department of Agriculture (USDA).

2. Active Shoreline Erosion Hazard Areas. Land areas located directly adjacent to surface water bodies that, through the geological assessment process, are identified as regressing, retreating, or potentially unstable as a result of undercutting by wave action or bluff erosion. The limits of the active shoreline erosion hazard area shall extend landward to include that land area that is calculated, based on the rate of regression, to be subject to erosion processes within the next 10-year time period.

3. Riverine Erosion Hazard Areas or CMZs. Riverine erosion hazard areas are located within the lateral extent of likely watercourse channel movement due to bank destabilization and erosion, rapid incision, and shifts in location of watercourse channels. Rivers and streams subject to erosion are regulated as a CMZ.

4. Soil Erosion Hazard Areas. Soil erosion hazard areas are identified by the presence or absence of natural vegetative cover, soil texture condition, slope, and rainfall patterns, or man-induced changes to such characteristics that create site conditions which are vulnerable to erosion of the upper soil horizon. Soil erosion hazard areas include those areas with slopes of 20 percent or greater and that are classified as having severe or very severe erosion potential by the USDA Natural Resources Conservation Service. (Ord. 17-513 § 3 (Exh. A)).

14.110.030 Erosion hazard area review procedures.

A. General Requirements.

1. The city's geologically hazardous areas map provides an indication of where potential erosion hazard areas are located. The actual presence or location of an erosion hazard area or additional potential erosion hazard area that has not been mapped, but may be present on or adjacent to a site, shall be determined using the procedures and criteria established in this chapter.
2. The department will complete a review of the geologically hazardous areas map, and any other source documents for any proposed regulated activity, to determine whether the site for the regulated activity is located within a potential erosion hazard area.
3. When the department's maps, sources, or field investigations indicate that the site for a proposed regulated activity is located within a potential shoreline erosion hazard area, the department shall require a geological assessment as outlined in subsection (B) of this section.
4. When the department's maps, sources, or field investigations indicate that the proposed project area for a regulated activity is located within a potential riverine erosion hazard area or CMZ, the department shall conduct a review pursuant to Chapter 14.80 EMC.
5. When the department's maps, sources, or field investigations indicate that the proposed project area for a regulated activity is located within a potential soil erosion hazard area, the department shall require submittal of an erosion control plan pursuant to the requirements set forth in EMC Title 15.
6. Applicants requesting to develop a bulkhead along a shoreline shall be required to submit a geotechnical report.

B. Geological Assessment. A geological assessment is a site investigation process to evaluate the on-site geology affecting a subject property and proposed development.

1. Geological assessments shall be submitted to the department for review and approval together with a shoreline erosion hazard area application.
2. The geological assessment shall include a field investigation and may also include review of public records and documentation, analysis of historical air photos, LiDAR mapping, published data and references, etc.
3. The geological assessment shall include the following information and analysis:

- a. An analysis of the shoreline erosion processes on and in the vicinity of the site including an evaluation of erosion and shoreline retreat that has occurred over the past decade and an estimated probable rate of erosion based upon the historic rate of erosion that has occurred on the site.
 - b. A determination of which areas on the site meet the criteria for an active shoreline erosion hazard area.
 - c. A determination of the area on the site or in the vicinity of the site that will experience regression in the next 120 years given natural processes.
 - d. All of the information required per EMC 14.10.080(C).
4. Geological assessments shall be prepared, signed, and dated by a geotechnical professional and the format shall be pre-approved by the department.
5. A geotechnical professional shall complete a field investigation and geological assessment to determine whether or not an active shoreline erosion hazard area exists within 200 feet of the site.
- a. The geological assessment shall be submitted in the form of a geotechnical letter when the geotechnical professional finds that no active shoreline erosion hazard area exists within 200 feet of the site.
 - b. The geological assessment shall be submitted in the form of geotechnical verification when the geotechnical professional finds that an active shoreline erosion hazard area exists but is located more than 200 feet away from the proposed project area.
 - c. The geological assessment shall be submitted in the form of a geotechnical report when the geotechnical professional finds that an active shoreline erosion hazard area exists within 200 feet of the proposed project area or when a geotechnical professional determines that mitigation measures, such as a bulkhead, are necessary in order to construct or develop within a potential shoreline erosion hazard area.
6. The department shall review the geological assessment and either:
- a. Accept the geological assessment and approve the application; or
 - b. Reject the geological assessment and require revisions or additional information.
7. A geological assessment for a specific site may be valid for a period of up to five years when the proposed land use activity and surrounding site conditions are unchanged. However, if any environmental conditions associated with the site change during that five-year period, the applicant may be required to submit an amendment to the geological assessment.

C. Riverine Erosion Hazard Area (Channel Migration Zones) Review. Riverine erosion hazard areas shall be reviewed pursuant to the requirements set forth in Chapter 14.80 EMC.

D. Soil Erosion Hazard Area Review. Soil erosion hazard areas shall be reviewed pursuant to the requirements set forth in EMC Title 15, Buildings and Construction. (Ord. 17-513 § 3 (Exh. A)).

14.110.040 Erosion hazard area standards.

A. Active Shoreline Erosion Hazard Areas. Any development, encroachment, clearing and grading, timber harvest, building structures, impervious surfaces, and vegetation removal shall be prohibited within active shoreline erosion hazard areas and associated buffers except as specified in the following standards:

1. Shoreline Erosion Protection Measures. Shoreline erosion protection measures located within or adjacent to freshwater or marine shorelines shall be allowed subject to the following:
 - a. The proposed shoreline protection measure shall comply with the standards set forth in Chapter 14.50 EMC, Critical Fish and Wildlife Habitat Areas.

- b. A geological assessment geotechnical report that indicates that the shoreline is currently experiencing active erosion, i.e., land retreat or regression.
- c. The use of the shoreline erosion protection measure will not cause a significant adverse impact on adjacent properties or critical fish and wildlife species and their associated habitat (i.e., increase erosion on adjacent properties).
- d. The use of soft armoring techniques is the preferred method for shoreline protection.
- e. Hard armoring shoreline erosion control measures shall be approved only when a geological assessment – shoreline erosion geotechnical report has been completed and indicates the following:
 - i. The regression has been monitored on a yearly interval for a period of at least five consecutive years prior to allowing a bulkhead to be constructed. This monitoring shall be conducted by field survey measurements of a licensed surveyor. The department may shorten or eliminate the monitoring period if there are indicators that the regression rate is rapid and an existing structure may be threatened prior to completion of the monitoring period;
 - ii. The use of beach nourishment alone or in combination with soft armoring techniques is not adequate to protect the property from shoreline erosion processes; and
 - iii. The property contains an existing structure(s) that will be threatened within the next 10 years or the buildability of an undeveloped site will be threatened within the next 10 years if a hard armoring method of shoreline erosion protection is not provided.
- f. Hard armoring shoreline protection measures shall not be allowed when structures can be located landward of the 120-year rate of regression area.

2. Stormwater Conveyance. Surface drainage into an active shoreline erosion hazard area should be avoided. If there are no other alternatives for discharge, then drainage must be collected upland of the top of the active shoreline erosion hazard area and directed downhill in a high density polyethylene stormwater pipe with fuse welded joints that includes an energy dissipating device at the base of the active landslide hazard area. The pipe shall be located on the surface of the ground and be properly anchored so that it will continue to function in the event of an underlying slide. The number of these pipes should be minimized along the slope frontage.

3. Utility Lines. Utility lines will be permitted when no other conveyance alternative is available. The line shall be located above ground and properly anchored and/or designed so that it will continue to function in the event of an underlying slide.

4. Roads, Bridges, and Trails. Roads, bridges, and trails shall be allowed when all of the following conditions have been met:

- a. Mitigation measures are provided that ensure the roadway prism and/or bridge structure will not be susceptible to damage from active erosion.
- b. The road is not a sole access for a development.

B. Shoreline Erosion Hazard Management Area. All regulated activities such as but not limited to building structures, impervious surfaces, vegetation removal, timber harvest, or grading activities may be allowed in areas located within 200 feet of an active shoreline erosion hazard area subject to the following standards:

- 1. The department reviews and approves a geological assessment – shoreline erosion hazard geotechnical report and determines that the proposed project area is located outside an active shoreline hazard area and the required buffer.
- 2. The proposed recommendations and mitigation measures contained within the geotechnical report are adequate to reduce or mitigate risks to the natural environment, health, and safety.

3. Surface drainage from the proposed project area, including downspouts, landscape irrigation systems, and runoff from paved or unpaved surfaces upland of the shoreline, shall not be directed through an active shoreline erosion hazard area or its associated buffer unless it is conveyed in conformance with the provisions in subsection (A)(2) of this section.

4. Stormwater retention and detention systems, such as dry wells and infiltration systems utilizing buried pipe or French drains, shall not be permitted unless such systems are designed by a professional engineer and the geotechnical report indicates that such a system will not affect the stability of the shoreline.

5. Proposed developments, with the exception of shoreline erosion protection measures, shall be sited far enough from regressing shorelines to ensure 120 years of useful life for any proposed structures or infrastructure.

C. Riverine Erosion Hazard Area or CMZ Review. Riverine erosion hazard areas shall be reviewed pursuant to the requirements set forth in Chapter 14.80 EMC.

D. Soil Erosion Hazard Area Review. Soil erosion hazard areas shall be reviewed pursuant to the requirements set forth in EMC Title 15, Buildings and Construction. (Ord. 17-513 § 3 (Exh. A)).

14.110.050 Buffer requirements.

A. Determining Buffer Widths.

1. The buffer width shall be measured on a horizontal plane from a perpendicular line established at the edge of the active shoreline erosion hazard area limits.

2. An undisturbed buffer of existing vegetation shall be required for an active shoreline erosion hazard area. The required standard buffer width is either subsection (A)(2)(a) or (b) of this section, whichever is greater:

a. Fifty feet from all edges of the active shoreline erosion hazard area limits; or

b. A distance of one-third the height of the slope at the top of the slope and a distance of one-half the height at the bottom of the slope.

3. The buffer width may be reduced or eliminated upon the director's approval of a geotechnical report that demonstrates that such a reduction would not result in an increased risk of erosion either on or off of the subject property.

B. Modification of Buffer Widths. The department may require a larger buffer width than the standard buffer distance, as determined in subsection (A) of this section, if any of the following are identified through the geological assessment process:

1. The adjacent land is susceptible to severe erosion and erosion control measures will not effectively prevent adverse impacts.

2. The area has a severe risk of slope failure or downslope stormwater drainage impacts. (Ord. 17-513 § 3 (Exh. A)).

14.110.060 Appendices.

A. Geological Assessment – Shoreline Erosion Hazard Geotechnical Letter.

B. Geological Assessment – Shoreline Erosion Hazard Geotechnical Verification.

C. Geological Assessment – Shoreline Erosion Hazard Geotechnical Report.

APPENDIX A

GEOLOGICAL ASSESSMENT – SHORELINE EROSION HAZARD GEOTECHNICAL LETTER

A. A geotechnical letter shall, at a minimum, include the following:

1. The general critical areas report requirements.
2. A summary of the findings of the site visit, a site plan, and a summary of the findings from the review of documents listed in EMC 14.110.030(B)(2). The appropriate professional preparing the geotechnical letter shall provide conclusions and recommendations as to shoreline stability for the proposed development.

B. The geotechnical professional who prepared the geotechnical letter shall stamp the letter with his or her seal.

C. Hold harmless clauses, disclaimers, and limitations are not allowed within a geotechnical letter.

APPENDIX B

GEOLOGICAL ASSESSMENT – SHORELINE EROSION HAZARD GEOTECHNICAL VERIFICATION

A. A geotechnical verification shall, at a minimum, include the following:

1. The general critical areas report requirements.
2. A summary of the results, conclusions, and recommendations resulting from the geological assessment, as set forth in EMC 14.110.030(B). The verification will also include a summary of the findings of the site visit, a site plan, and a summary of the findings from the review of the documents listed in EMC 14.110.030(B)(2).
3. An accurate site plan drawn at a scale of one inch equals 20 feet, one inch equals 30 feet, one inch equals 50 feet (or other scale deemed appropriate by the department) is required. The department may require that the site plan information listed below be based on a field survey by a licensed surveyor. The site plan shall include:
 - a. The limits and location of the active shoreline erosion hazard area(s).
 - b. The limits of the required shoreline erosion hazard buffer.
 - c. The limits and location of the shoreline erosion hazard management area.
 - d. The limits and location of the 120-year regression area.
 - e. The location of any existing structures, utilities, on-site septic systems, wells, and stormwater management facilities.
 - f. The location of any proposed structures, utilities, on-site septic systems, wells, and stormwater management facilities.
 - g. The full geographical limits of the proposed project area to be developed.
 - h. Dimension of the closest distance between the identified active shoreline hazard area boundary and the proposed project area.
 - i. Dimension of the closest distance between the 120-year regression line and the proposed project area.
 - j. Existing contours on the site at two-foot intervals.
 - k. Property lines for the site.
 - l. North arrow and scale.

B. The geotechnical professional who prepared the geotechnical verification shall stamp the verification with their seal.

C. Hold harmless clauses, disclaimers, and limitations are not allowed within a geotechnical verification.

APPENDIX C

GEOLOGICAL ASSESSMENT – SHORELINE EROSION HAZARD GEOTECHNICAL REPORT

A. A geotechnical report shall, at a minimum, include the following:

1. The general critical areas report requirements.
2. A summary of the results, conclusions, and recommendations resulting from the geological assessment. The report will also include a summary of the findings of the site visit, a site plan, and a summary of the findings from the review of documents listed in EMC 14.110.030(B)(2). The summary shall specifically address:
 - a. Whether it is possible given the physical constraints of the property (size, shape, building setbacks, utility requirements, etc.) to locate the proposed development outside of the 120-year area of regression based on natural shoreline processes.
 - b. If it is not possible to locate the development outside of the 120-year area of regression (based on natural processes), determine whether beach nourishment, soft armoring techniques, or both can be used to slow the rate of regression such that the proposed development is no longer within the 120-year regression area.
 - c. If it is not possible to locate the development outside of the 120-year area of regression, based on the use of beach nourishment or soft armoring techniques, outline the strategy to monitor the rate of regression on the site.
 - d. Determine whether any proposed shoreline erosion protection measures will cause an increase in the rate of regression on neighboring properties.
3. An accurate site plan drawn at a scale of one inch equals 20 feet, one inch equals 30 feet, one inch equals 50 feet (or other scale deemed appropriate by the department) is required. The department may require that the site plan information listed below be based on a field survey by a licensed surveyor. The site plan shall include:
 - a. The limits and location of the active shoreline erosion hazard area(s).
 - b. The limits of the required shoreline erosion hazard buffer based upon the requirements.
 - c. The limits and location of the shoreline erosion hazard management area.
 - d. The limits and location of the 120-year regression area based on natural shoreline processes and, if applicable, based upon proposed shoreline protection measures.
 - e. The location of any existing structures, utilities, on-site septic systems, wells, and stormwater management facilities.
 - f. The location of any proposed structures, utilities, on-site septic systems, wells, and stormwater management facilities.
 - g. The full geographical limits of the proposed project area to be developed.
 - h. Dimension of the closest distance between the identified active shoreline hazard area boundary and the proposed project area.
 - i. Dimension of the closest distance between the 120-year regression line and the proposed project area.
 - j. Existing contours on the site at two-foot intervals.
 - k. Property lines for the site.
 - l. North arrow and scale.

4. A discussion of any proposed shoreline protection measures including design and construction drawings is required.

5. A list of references utilized in preparation of the report.

B. The geotechnical professional(s) who performed the geological assessment shall stamp the report with their license stamp or seal. The report must be co-authored by a licensed professional engineer when engineering designs or interpretations are necessary to address the report requirements. The engineer must also stamp the report with their license stamp or seal.

C. The department may request a geotechnical professional to provide additional information in the geotechnical report based upon existing conditions, changed conditions, or unique circumstances occurring on a case-by-case basis.

D. Hold harmless clauses, disclaimers, and limitations are not allowed within a geotechnical report.

E. Geotechnical reports shall be in conformance with a format that is pre-approved by the department. (Ord. 17-513 § 3 (Exh. A)).

Chapter 14.120

NATURAL RESOURCE LANDS

Sections:

14.120.010	Purpose.
14.120.020	Intent.
14.120.030	Applicability.
14.120.040	Mineral resource lands designation.
14.120.050	Natural resource lands noticing requirements.
14.120.060	Current use assessment.
14.120.070	Variances and appeals.
14.120.080	Review process.
14.120.090	Title, plat, and regulated activities notification.
14.120.100	Permitted uses.
14.120.110	Appendices.

14.120.010 Purpose.

This chapter establishes requirements and regulations to protect natural resource lands and is established pursuant to WAC 197-11-908 and RCW 36.70A.170 and 36.70A.060. The city therefore designates agricultural lands and mineral resource lands, and all associated buffers as being critical areas and designated natural resource lands. By regulating development within 500 feet of natural resource lands, this chapter seeks to implement the following goals and policies to:

A. Inform the public of the existence, location and potential incompatibility impacts of development on, or within 500 feet of, these critical areas within the city.

B. Encourage the retention of open space, development of recreational opportunities, conserve priority habitat, increase access to natural resource lands and water, and develop parks.

C. Assure the conservation of resource lands and related activities by limiting encroachment of incompatible development thereon.

D. Promote the conservation of mineral resource lands through inclusion of known deposits of minerals and materials.

E. Assure that undeveloped mineral and material resources will not be forever lost by prior development of the land for other purposes.

F. Allow for the necessary mineral processing to convert such minerals and materials into marketable products.

G. Protect the environment and enhance the state's high quality of life, including air and water quality and the availability of water.

H. Maintain and enhance the biological and physical functions and values of wetlands. (Ord. 17-513 § 3 (Exh. A)).

14.120.020 Intent.

Resource lands are of special concern to the citizens, the city, and the state. The intent of this chapter is to conserve resource lands by establishing standards for development of sites which contain, or are within 500 feet of, resource lands to promote the public health, safety, and welfare by:

A. Noticing of property on, or within, natural resource land areas;

B. Mitigating unavoidable impacts by regulating development;

C. Protecting from development impacts;

D. Protecting the public against losses from:

1. Costs of public emergency rescue and relief operations where the causes are avoidable;

2. Degradation of the natural environment and the expense associated with repair or replacement;

E. Preventing adverse impacts on water availability, water quality, wetlands, and streams;

F. Protecting unique, fragile, and valuable elements of the environment, including fish and wildlife habitat;

G. Providing sufficient information to show that critical areas are adequately protected prior to approving, conditioning, or denying public or private development activity;

H. Providing the public with sufficient information and notice of potential risks associated with development in any critical area or sensitive area;

I. Implementing the goals and requirements of the Growth Management Act (RCW 36.70A.060), the city's comprehensive plan, and all updates and amendments, functional plans, and other land use policies formally adopted or accepted by the city. (Ord. 17-513 § 3 (Exh. A)).

14.120.030 Applicability.

This chapter shall apply to all properties designated as resource lands, agricultural lands, mineral resource lands, or properties within 500 feet of designated resource lands within Edgewood. When the requirements of this title are more stringent than those of other local, state, or federal law, codes, or regulations, the requirements of this title shall apply.

A. Agricultural Lands. Lands that are not already characterized by urban growth and that have long-term significance for the commercial production of food or other agricultural products. Agricultural lands are those lands meeting all of the following criteria:

1. Lands in parcels which are 10 acres or larger in size;

2. Lands which are on prime or unique soils as identified in:

a. United States Department of Agriculture (USDA), Soil Conservation Service, February 1979, Soil Survey of Pierce County Area, Washington; or

b. USDA, Soil Conservation Service, June 1981, Important Farmlands of Pierce County, Washington;

- c. Lands which are primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock, and which have long-term commercial significance for agricultural production; and
- d. Lands which are not within 500 feet of lots of record of one acre or less on more than 50 percent of the perimeter of the parcel.

B. Mineral Resource Lands. Mineral resource lands shall be identified by the city using the criteria set forth in WAC 365-190-070, as now exists or as may hereafter be amended or modified.

C. Property Adjacent to Resource Lands. All plats, short plats, development permits, and building permits issued for development activities within 500 feet of lands designated as natural resource lands shall contain a notice that a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. (Ord. 17-513 § 3 (Exh. A)).

14.120.040 Mineral resource lands designation.

A. The city has classified the following areas as potential mineral resource lands.

- 1. Parcels: 0420164023, 0420164024, 0420164016 (commonly known as Olson); and
- 2. Parcels: 0420162047, 0420162048 (commonly known as Josties); and
- 3. Parcels: 0420084072, 0420084002, 0420084005, 0420084069, 0420084068, 0420171073, 0420171057, 0420171000, 0420171059 (commonly known as Fife Sand and Gravel).

B. The city staff shall study each area and prepare a written analysis of each area.

C. The city council shall review the staff analysis and recommendation(s) and shall, by ordinance, approve, deny, or modify the particular study area designation using the criteria in EMC 14.120.060. (Ord. 17-513 § 3 (Exh. A)).

14.120.050 Natural resource lands noticing requirements.

Pursuant to RCW 36.70A.060, the city shall require that all plats, development applications, or permits issued for development activities on, abutting, or within 500 feet of lands designated as natural resource lands contain a notice (see Appendices A through C of this chapter).

A. General. If more than one natural resource land subject to the provisions of this title intersects the subject parcel, then one notice addressing all of the natural resource areas shall be sufficient.

B. Title Notification.

- 1. When the city determines that activities not exempt from this title are proposed, the owner shall file a notice with the Pierce County auditor in accordance with Appendices A through C of this chapter. The notice shall provide a public record of the presence of any sensitive area; the application of this title to the property; and any limitations on activity in or affecting such sensitive area.
- 2. The notice shall be notarized and recorded with the Pierce County auditor before approval of any regulated use or activity on the site.

C. Plat Notification. For all proposals requiring a plat within any sensitive area, the applicant shall note the face of the plat consistent with the language set forth in Appendices A through C of this chapter.

D. Permit Notification. The department shall require that all permits issued for regulated activities on or within 500 feet of natural resource lands contain a notice as set forth in Appendices A through C of this chapter. (Ord. 17-513 § 3 (Exh. A)).

14.120.060 Current use assessment.

A. An owner of natural resource lands or open space desiring current use classification under Chapter 84.40 RCW may file for such current use classification.

B. An owner of undeveloped land with critical areas which has been placed in a separate tract or tracts, protective easement, public or private land trust dedication, or other similarly preserved area for the protection of these critical areas may have that portion of land reviewed for reassessment by the assessor-treasurer's office consistent with those restrictions to determine the fair market value of the land pursuant to RCW 84.40.030.

C. The owner shall notify the assessor-treasurer's office when restrictions on development occur on a particular site, and shall provide a plat map in addition to the following, or other special study documents as may be required by the department. (Ord. 17-513 § 3 (Exh. A)).

14.120.070 Variances and appeals.

Procedures for variances and appeals of an administrative decision issued pursuant to this chapter are set forth in Chapter 18.40 EMC. (Ord. 17-513 § 3 (Exh. A)).

14.120.080 Review process.

A. The department shall review any permit or application requested for any regulated activity, including, but not limited to, those set forth in this chapter, on a site which includes, or is within 500 feet of, one or more resource lands, unless otherwise provided in this title.

B. As part of all development applications, the department shall review the information submitted by the applicant to:

1. Confirm the nature and type of the resource land and evaluate any required title, plat, or regulated activity notification;
2. Determine whether the development proposal is consistent with this title; and
3. Determine whether any proposed alterations to the site containing resource lands are necessary.

C. The city may approve, approve with conditions, or deny any development proposal in order to comply with the requirements and carry out the goals, purposes, objectives, and requirements of this title.

D. Approval of a development proposal does not discharge the obligation of the applicant to comply with the provisions of this title. (Ord. 17-513 § 3 (Exh. A)).

14.120.090 Title, plat, and regulated activities notification.

A. If more than one resource land subject to the provisions of this title exists on the site, then one notice addressing all of the resource lands shall be sufficient.

B. Notification shall be approved by the department and shall be consistent with the forms set forth in EMC 14.120.110, Appendices A through C, as applicable.

C. Title notifications shall be notarized and recorded with the Pierce County auditor prior to approval of any regulated use or activity for the site. (Ord. 17-513 § 3 (Exh. A)).

14.120.100 Permitted uses.

Uses permitted on designated resource land sites shall be the same as those permitted in the zone classifications shown on the city zoning map. (Ord. 17-513 § 3 (Exh. A)).

14.120.110 Appendices.

A. Property Adjacent to Resource Lands.

B. Agriculture Lands Noticing.

C. Mineral Resource Lands Noticing.

APPENDIX A

PROPERTY ADJACENT TO RESOURCE LANDS

A. Title Notification.

Parcel Number: _____

Site Address: _____

NOTICE: This parcel lies within 500 feet of land designated resource lands by Edgewood. A variety of commercial and industrial activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals, or from spraying or extraction which occasionally generates dust, smoke, noise, and odor. The City has established resource uses as priority uses on productive resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary commercial resource lands operations.

Signature of Owner

(NOTARY ACKNOWLEDGMENT)

B. Plat Notification. The owner of any site within 500 feet of land designated as resource lands on which a large lot, short subdivision, or formal subdivision is submitted shall record a notice on the face of the plat. Such notification shall be in the form as set forth below.

PROPERTY ADJACENT TO RESOURCE LANDS PLAT NOTIFICATION. This property lies within 500 feet of land designated resource lands by Edgewood. A variety of commercial and industrial activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals, or from spraying or extraction which occasionally generates dust, smoke, noise, and odor. The City has established resource uses as priority uses on productive resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary commercial resource lands operations.

C. Regulated Activities Notification. The department shall require that permits issued for regulated activities, as defined in this chapter, within 500 feet of lands designated as resource lands, contain a notice as set forth below.

REGULATED ACTIVITIES NOTIFICATION. This property lies within 500 feet of land designated resource lands by Edgewood. A variety of commercial and industrial activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals, or from spraying or extraction which occasionally generates dust, smoke, noise, and odor. The City has established resource uses as priority uses on productive resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary commercial resource lands operations.

APPENDIX B

AGRICULTURAL LANDS NOTICING

A. Title Notification.

Parcel Number: _____

Site Address: _____

NOTICE: This parcel lies within 500 feet of an area identified as Agricultural Lands by Edgewood. A variety of commercial Agricultural Activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of agricultural chemicals, including herbicides, pesticides, and fertilizers; or from spraying, pruning, and harvesting which occasionally generate dust, smoke, noise, and odor. Edgewood has established agriculture as a priority use on productive Agricultural Lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary farm operations.

Signature of Owner

(NOTARY ACKNOWLEDGMENT)

B. Plat Notification. The owner of any site within this designation on which a large lot, short subdivision, or formal subdivision is submitted shall record a notice on the face of the plat. Such notification shall be in the form as set forth below.

AGRICULTURAL LANDS PLAT NOTIFICATION. This parcel lies within an area identified as Agricultural Lands by Edgewood. A variety of commercial Agricultural Activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of agricultural chemicals, including herbicides, pesticides, and fertilizers; or from spraying, pruning, and harvesting which occasionally generate dust, smoke, noise, and odor. The City has established agriculture as a priority use on productive Agricultural Lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary farm operations.

C. Regulated Activities Notification. The department shall require that all permits issued for regulated activities, as defined in this chapter, within this zone classification contain a notice as set forth below.

REGULATED ACTIVITIES NOTIFICATION. This parcel lies within 500 feet of an area identified as Agricultural Lands by Edgewood. A variety of commercial Agricultural Activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of agricultural chemicals, including herbicides, pesticides, and fertilizers; or from spraying, pruning, and harvesting which occasionally generate dust, smoke, noise, and odor. The City has established agriculture as a priority use on productive Agricultural Lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary farm operations.

APPENDIX C

MINERAL RESOURCE LANDS NOTICING

A. Title Notification.

Parcel Number: _____

Site Address: _____

NOTICE: This parcel lies within 500 feet of an area of land designated mineral resource lands by the City. A variety of commercial mineral extraction activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of heavy equipment, chemicals, and spraying which may generate dust, smoke, and noise associated with the extraction of mineral resources. Edgewood has established mineral resource extraction as a priority use on productive mineral resource lands, and residents of adjacent

property should be prepared to accept such inconveniences or discomfort from normal, necessary mineral resource extraction operations.

Signature of Owner

(NOTARY ACKNOWLEDGMENT)

B. Plat Notification. The owner of any site within this overlay district on which a large lot, short subdivision, or formal subdivision is submitted shall record a notice on the face of the plat. Such notification shall be in the form as set forth below.

MINERAL RESOURCE LANDS PLAT NOTIFICATION. This property lies within 500 feet of an area of land designated mineral resource lands by the City of Edgewood. A variety of mineral resource extraction activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of heavy equipment, chemicals, and spraying which may generate dust, smoke, and noise associated with the extraction of mineral resources. Edgewood has established mineral resource extraction as a priority use on productive mineral resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary mineral resource extraction lands.

C. Regulated Activities Notification. The department shall require that all permits issued for regulated activities, as defined in this chapter, within this designation contain a notice as set forth below.

REGULATED ACTIVITIES NOTIFICATION. This property lies within 500 feet of an area of land designated mineral resource lands by Edgewood. A variety of mineral resource extraction activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals and extraction of minerals, which occasionally generates dust, smoke, noise, and odor. The City has established mineral resource extraction as a priority use on productive mineral resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary mineral resource extraction lands.

(Ord. 17-513 § 3 (Exh. A)).

Title 18

DEVELOPMENT STANDARDS

Chapters:

- 18.10 Introduction**
- 18.20 Definitions**
- 18.30 General Administration**
- 18.50 Discretionary Permits and Administrative Decisions – Review Criteria**
- 18.55 Development Agreements**
- 18.70 Land Use Types and Levels**
- 18.80 Land Use Zones**
- 18.85 Enforcement**
- 18.90 Development Standards – Citywide Applicability**
- 18.95 Design Standards**
- 18.97 Sign Code**
- 18.100 Development Standards – Use Specific**

18.105 Concurrency Management**Chapter 18.10****INTRODUCTION**

Sections:

- 18.10.010 Title.
- 18.10.020 Intent and purpose.
- 18.10.030 How to use this code.

18.10.010 Title.

This title shall be cited as the “city of Edgewood development standards.” It may also be known as the development code, or hereinafter referred to as “this title” or “this code.” (Ord. 16-482 § 2 (Exh. F); Ord. 03-203 § 1).

18.10.020 Intent and purpose.

A. The purpose of this title is to implement the city of Edgewood comprehensive plan, as adopted and subsequently amended. The goal is to protect and promote the health, safety, and general welfare of Edgewood’s citizens by guiding planning and land use decisions. This title promotes development, reduced street congestion, and enhanced fire and public safety. It also encourages adequate public infrastructure, such as transportation, domestic water, sanitary sewer, sanitary septic, schools, parks, and storm drainage. Additional goals of this code are to:

1. Promote quality building and development that is compatible with the surrounding environment, and enhances the community.
2. Support a variety of affordable housing opportunities for Edgewood’s diversifying population and enhance a safe and livable community.
3. Pursue a strong and diverse economy that protects the neighborhood character.
4. Protect the natural environment and preserve environmentally sensitive areas.
5. Improve human services as the community changes and diversifies.
6. Balance transportation needs of the community with regional objectives by improving both street and multimodal transportation systems.
7. Provide adequate public facilities and services to support land development.
8. Maintain effective administration and enforcement of the regulations contained herein.
9. Require the use of low impact development (LID) practices to the maximum extent feasible, as described under Minimum Requirement No. 5 in the 2015 Pierce County Stormwater Management and Site Development Manual (as adopted in Chapter 13.05 EMC, and any revisions thereto). Variances from minimum development standards, dimensions, and/or requirements may be allowed (pursuant to EMC 18.50.080) to accommodate the use and installation of LID system(s).

B. The standards and regulations contained herein are enacted for the benefit of the public at large and not for the benefit of any one person or groups of persons. The city does not intend to create a duty to enforce this code except to the public at large. (Ord. 16-482 § 2 (Exh. F); Ord. 03-203 § 1).

18.10.030 How to use this code.

A. The development standards is EMC Title 18 (this title). This title contains many chapters, which are enumerated and represented in a format in conjunction with EMC Title 18. For example, Chapter 10, Introduction, is represented as Chapter 18.10 EMC.

B. Each chapter contains sections and subsections. Sections are enumerated and represented in the following format: EMC 18.10.020, Intent and purpose. Subsections are enumerated in the following format:

A.

1.

a.

i.

B.

C. Each chapter begins with a listing of the sections and a statement of that chapter's purpose and applicability. General definitions and abbreviations are contained in Chapter 18.20 EMC, Definitions. In some instances, specialized definitions may be found within the chapter where those definitions are used. Cross-references to other chapters and sections of this title and to other titles within the Edgewood Municipal Code can be found throughout this title. (Ord. 03-203 § 1).

Chapter 18.20

DEFINITIONS

Sections:

18.20.010	Purpose.	
18.20.020	Words not defined, administrative interpretation.	
18.20.030	Additional definitions.	
18.20.040	A definitions.	See attached Ordinance 20-579 Exhibit A
18.20.050	B definitions.	
18.20.060	C definitions.	
18.20.070	D definitions.	
18.20.080	E definitions.	
18.20.090	F definitions.	
18.20.100	G definitions.	
18.20.110	H definitions.	
18.20.120	I definitions.	
18.20.130	J definitions.	
18.20.140	K definitions.	
18.20.150	L definitions.	
18.20.160	M definitions.	
18.20.170	N definitions.	
18.20.180	O definitions.	
18.20.190	P definitions.	
18.20.200	Q definitions.	
18.20.210	R definitions.	
18.20.220	S definitions.	
18.20.230	T definitions.	
18.20.240	U definitions.	
18.20.250	V definitions.	
18.20.260	W definitions.	
18.20.270	X definitions.	
18.20.280	Y definitions.	
18.20.290	Z definitions.	

18.20.010 Purpose.

The purpose of this chapter is to define words that are used throughout this title. Definitions may also be found in specific sections of this title. (Ord. 20-579 § 1 (Exh. A); Ord. 03-203 § 1).

18.20.020 Words not defined, administrative interpretation.

Refer to EMC 18.50.020(F), Administrative Interpretations. (Ord. 20-579 § 1 (Exh. A); Ord. 03-203 § 1).

18.20.030 Additional definitions.

The definitions contained in this title are generally those listed in this chapter, except for those definitions specified in EMC 18.97.300, Definitions (sign code), EMC 18.100.100, Sexually oriented businesses, and in the North American Industry Classification System.

A. Signs (refer to Chapter 18.97 EMC, Sign Code).

B. Sexually oriented businesses (refer to EMC 18.100.100, Sexually oriented businesses).

C. North American Industry Classification System (NAICS). NAICS provides definitions for land uses in the city. The NAICS code is available on the city website or can be viewed at City Hall. (Ord. 20-579 § 1 (Exh. A); Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).

18.20.040. A definitions See attached Ordinance No. 20-0579, Exhibit A

18.20.050. B definitions See attached Ordinance No. 20-0579, Exhibit A

18.20.060 C definitions.

“Camouflage” means to disguise, hide, or integrate with an existing or proposed structure or with the natural environment so as to be significantly screened from view.

“Canopy” means an architectural projection that provides weather protection, identity or decoration and is supported by the building to which it is attached. A canopy is comprised of a rigid structure over which a rigid covering is attached.

“Car washes” means mechanical facilities for the washing, waxing and vacuuming of automobiles, light trucks, and vans. Further described in NAICS 811192.

“Caretaker residence” means an attached or detached dwelling unit providing independent living facilities for on-site caretaking of property and improvements.

“Carport” means a covered automobile structure open on one or more sides, with direct driveway access for the parking stall(s). A carport may be integrated with, attached to, or detached from the primary structure.

“Carrier on wheels” or “cell on wheels (COW)” means a portable self-contained telecommunications facility that can be moved to a location and set up to provide wireless services on a temporary or emergency basis. A COW is normally vehicle-mounted and contains a telescoping boom as the antenna support structure.

“Cattle feedlots” means uses involving feeding cattle for fattening. Further described in NAICS 112112.

“Cell site” or “site” means a tract or parcel of land that contains wireless telecommunications facilities including any antenna, support structure, accessory buildings, and parking, and may include other uses associated with and ancillary to wireless telecommunications facilities.

“Cemeteries” means land used or intended to be used for the burial of the dead and dedicated to cemetery purposes, including columbaria, mausoleums and mortuaries, when operated in conjunction with and within the boundary of such cemetery. Further described in NAICS 812220.

Change of Use. A change of use shall be determined to have occurred when it is found that the general character of the use in question has been modified. This determination shall include review of, but not be limited to:

1. Hours of operation;
2. Materials processed or sold;
3. Required parking;
4. Traffic generation;
5. Impact on public utilities;
6. Clientele;
7. General appearance and location; and
8. Change in use type.

“Child daycare services, all other” means a building or structure in which care is regularly provided for a group of children for periods of less than 24 hours not in the provider’s home. Daycare facilities include family daycare homes and daycare centers regulated by the Washington State Department of Social and Health Services or successor agency. This use includes pre-school and nursery school facilities not part of the K through 12 education program. Further described in NAICS 624410.

“Child daycare services, home-based” means a building or structure in which care is regularly provided for a group of no more than 12 children, including immediate family members who reside in the home, for periods of less than 24 hours based in the living quarters of the provider’s home. Daycare facilities include family daycare homes and daycare centers regulated by the Washington State Department of Social and Health Services or successor agency. This use includes home-based pre-school and nursery school facilities not part of the K through 12 education program. Further described in NAICS 624410.

“Circulation” means the movement or flow of traffic from one place to another through available routes. Traffic includes a variety of modes of travel including pedestrian, motor vehicle and nonmotorized methods, such as bicycles.

“Clearing” means the removal of timber, brush, grass, groundcover, or other vegetative matter from a site which exposes the earth’s surface on the site.

“Clear-vision area” means a triangular area at intersections or public drives where visual obstructions are to be kept clear, as directed by the public works director or designee.

“Closed record appeals” means administrative appeals under RCW 36.70B.110, which are heard by the city council or hearing examiner, following an open record hearing on a project permit application when the appeal is on the record with no or limited new evidence or information allowed to be submitted, and only appeal arguments allowed.

“Collocation” means the mounting or installation of transmission equipment on an existing support structure for the purpose of transmitting, receiving, or both transmitting and receiving radio frequency signals for communication purposes. When applied to eligible facilities requests, “collocation” means the mounting or installation of transmission equipment on an eligible support structure.

“Collocation of wireless telecommunications facilities” means the use of wireless telecommunications facilities by more than one service provider.

“Combined use building” means residential use types in combination with other use types.

“Commercial activity” means any activity carried out for the purpose of financial gain for an individual or organization, whether profit or nonprofit.

“Commercial and industrial equipment rentals” means establishments primarily engaged in renting or leasing commercial-type and industrial-type machinery and equipment, typically catering to a business clientele without a retail-like or storefront facility. Further described in NAICS 5323 and 5324.

“Commercial truck” means any motorized vehicle licensed by the state including, but not limited to, a car, truck, truck trailer, tractor, grading machine, bulldozer, scraper, boat, motorized crane, etc., that is used in the operation of a business to store, transfer, or deliver commodities or in construction, road grading, or logging activities.

“Communications facilities” means power and communications lines and towers, antennas and microwave receivers.

“Community development director” means the director of the community development department of the city of Edgewood or his/her designee.

“Comprehensive plan” means the document, including maps, adopted by the city council which outlines the city’s goals and policies relating to management of growth, and prepared in accordance with Chapter 36.70A RCW. The term also includes any adopted subarea plans prepared in accordance with Chapter 36.70A RCW.

“Concealed telecommunications facility” means any telecommunications facility that is integrated as an architectural feature of an existing structure or any new support structure designed so that the purpose of the facility or support structure for providing wireless services is not readily apparent to a casual observer. “Concealment” shall also refer to an eligible support structure and transmission facility designed to look like some feature other than a wireless tower or base station.

“Concurrency” means ensuring that adequate public improvements or strategies are in place at the time of development, and the ability and financial commitment of the service provider to expand capacity or maintain the level of service for new development through capital improvements within a six-year period as noted in the transportation capital improvement plan.

“Condominium” means real property, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real property is not a condominium unless the undivided interest in the common elements are vested in the unit owners, and unless a declaration and a survey map and plans have been recorded. Condominiums must meet all provisions of Chapter 64.34 RCW.

“Consumer goods rental” means establishments primarily engaged in renting personal and household-type goods from a retail-like or storefront facility. Further described in NAICS 5322 and 5323.

“Contiguous” means bordering upon, to touch upon, or in physical contact with.

“Cornice” means the molded and projecting horizontal member that crowns an architectural composition.

“Correctional institutions” means facilities for holding persons in custody or in detention, including county jails, state prisons, juvenile detention facilities, prerelease facilities, work release facilities, and other facilities in which a person may be incarcerated upon arrest or pursuant to sentencing by court. Further described in NAICS 92.

“Cottage court” means five to nine detached dwelling units organized around an internal shared courtyard.

“Cottage housing” means a development of detached dwellings, which has the following characteristics:

1. Each unit is of a size and function suitable for a single person or small family;
2. Each unit has the construction characteristics of a single-family house;
3. The density is typically eight to 17 units per acre (but is subject to minimum and maximum densities established under applicable zoning regulations);
4. All units are located either on a commonly owned piece of property or individual small lots;

5. The development is designed with a coherent concept and includes:

- a. Shared usable open space;
- b. Off-street parking;
- c. Access within the site and from the site;
- d. Amenities such as a multipurpose room, workshop, or garden;
- e. Coordinated landscaping.

“Courtyard” is an open space, usually landscaped, which is enclosed on at least three sides by a structure or structures.

“Crematoria” means an accessory use where the dead, both animal and human, are prepared for and cremated, but not in the same facility. Further described in NAICS 812220.

“Crop production, all other” means uses which involve the raising and harvesting of row crops, field crops, or tree crops on an agricultural or commercial basis, including packing, primary processing, and storage facilities. This use category does not include the production of marijuana. Further described in NAICS 111.

“Curb cut” is a depression in the curb for a driveway to provide vehicular access between private property and the street. (Ord. 20-579 § 1 (Exh. A); Ord. 18-526 § 2 (Att. B); Ord. 15-448 § 2 (Exh. A); Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).

18.20.070 D definitions.

“Dangerous waste” means any discarded, useless, unwanted, or abandoned substances including, but not limited to, certain pesticides, or any residues or containers of such substances which are disposed of in such quantity or concentration as to pose a substantial, present or potential hazard to human health, wildlife, or the environment because such wastes or constituents or combinations of such wastes:

- 1. Have short-lived, toxic properties that may cause death, injury, or illness or have mutagenic, teratogenic, or carcinogenic properties; or
- 2. Are corrosive, explosive, flammable, or may generate pressure through decomposition or other means. Includes wastes designated in WAC 173-303-070 through 173-303-103 as dangerous wastes.

“Daycare center” means a daycare facility which operates in a place other than a residence, with no limitation as to the number of clients.

“Daycare facility” means a building or structure in which care is regularly provided for a group of children or adults for periods of less than 24 hours. Daycare facilities include family daycare homes and daycare centers regulated by the Washington State Department of Social and Health Services or successor agency, as presently defined and as may be hereafter amended (Chapter 74.15 RCW, WAC 388-150-010).

“Daycare, home” means a daycare facility which operates in the provider’s residence and is subject to a limitation on the number of clients.

“Daycare, home-based” means a daycare facility with no more than 12 persons in attendance at any one time in the provider’s home in the family living quarters, including immediate family members who reside in the home.

“Decibel” means a unit of measurement of the intensity (loudness) of sound. Sound level meters which are employed to measure the intensity of sound are calibrated in decibels.

“Deciduous tree” means a tree which loses its foliage annually.

“Decision” means an interpretation of compliance with the city’s municipal code.

“Deck” is a roofless, outdoor, above ground platform projecting from the wall of a building and supported by piers or columns.

“Dedication” means the transfer of property by the owner to another party.

“Department” means the city of Edgewood community development department.

Design Details. Architectural or building “design details” refer to the minor building elements that contribute to the character or architectural style of the structure. Design details may include moldings, mullions, rooftop features, the style of the windows and doors, and other decorative features.

“Design, wireless telecommunications facilities” means the appearance of wireless telecommunications facilities, including such features as their materials, colors, and shape.

“Designated zone facility” means any hazardous waste facility that requires an interim or final status permit under rules adopted under Chapter 70.105 RCW and Chapter 173-303 WAC, and that is not a preempted facility as defined in RCW 70.105.010 or in Chapter 173-303 WAC. A hazardous waste treatment or storage facility is a designated zone facility.

“Detached dwelling” means one dwelling unit on an individual lot with yards on all sides.

“Development” means any constructed changes to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, or drilling operations or the subdivision of property.

“Development activity” means any action taken either in conjunction with a use, or to make a use possible. Activities do not in and of themselves result in a specific use. Most activities may take place in conjunction with a variety of uses.

“Development permit” means any document granting, or granting with conditions, an application for a site plan, building permit, discretionary decision, or other official action of the city having the effect of authorizing the development of land.

“Development plan” means a plan drawn to scale, indicating, but not limited to, the proposed use, the actual dimensions and shape of the lot to be built upon, the exact sizes and locations of buildings already existing on the lot, if any, and the location on the lot of the proposed building or alteration, yards, setbacks, landscaping, off-street parking, ingress and egress, and signs.

“Development regulation” means regulation of the location and size of development, including, but not limited to, setbacks, landscaping, screening, height, site coverage, signs, building layout, parking and site design and related features of land use.

“Discontinuance” means the abandonment or nonuse of a building, structure, sign or lot.

“Discretionary permit” means a decision which requires special analysis or review due to the nature of the application or because special consideration was requested by the applicant.

“District” means an area designated by this title, with specific boundaries, in which lie specific zones, or special purpose area as described in this title.

“Double-frontage lot” means a lot other than a corner lot with frontage on more than one street.

“Drinking places for alcoholic beverages” means bars, taverns, nightclubs, or drinking places primarily engaged in preparing and serving alcoholic beverages for immediate consumption, which may also provide limited food services. Further described in NAICS 722410.

“Dripline” means a circle drawn at the soil line directly under the outermost branches of a tree.

“Drive-up windows” means any use that provides goods and services using a window or microphone, while customers remain in their vehicle. Drive-up windows may also be called drive-through facilities.

“Driveway” means a paved or graveled surface a minimum of 15 feet in width that provides access to a lot from a public or private right-of-way.

“Duplex” means one detached residential building, vertically or horizontally attached, containing two dwelling units totally separated from each other by a one-hour firewall or floor, designed for occupancy by not more than two families.

“Duplex: back to back” means two dwelling units on an individual lot separated vertically back-to-back that share a common wall.

“Duplex: side by side” means two dwelling units on an individual lot separated vertically side-by-side that share a common wall.

“Duplex: top and bottom” means two dwelling units on an individual lot separated horizontally with one unit on top of the other unit.

“Dwelling” means a building or portion thereof designed exclusively for human habitation, but not including hotel or motel units.

“Dwelling unit” means one room, or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, or rental or lease on a weekly, monthly or longer basis, and physically separated from any other rooms or dwelling units which may be in the same structure or on the same property, and containing independent cooking, sleeping and sanitary facilities. All rooms comprising a dwelling unit shall have access through an interior door to other parts of the dwelling unit.

“Dwelling unit, multifamily” means a dwelling unit contained in a building consisting of two or more dwelling units which may be stacked, or one or more dwellings included in a structure with nonresidential uses.

“Dwelling unit, single-family attached” means a building containing one dwelling unit that occupies space from the ground to the roof, and is attached to one or more other dwellings by common walls. (Ord. 20-579 § 1 (Exh. A); Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).

18.20.100 E definitions. See attached Ordinance No. 20-0579, Exhibit A

18.20.100 F definitions. See attached Ordinance No. 20-0579, Exhibit A

18.20.100 G definitions.

“Gambling industries” means establishments (except casino hotels) primarily engaged in operating gambling facilities, such as casinos, bingo halls, and video gaming terminals, or in the provision of gambling services, such as lotteries and off-track betting. Further described in NAICS 7132.

“Garage” means an enclosed automobile structure with direct driveway access principally for vehicular equipment such as automobiles, boats, etc., used by the tenants of the building(s). A garage may be integrated with, attached to, or detached from the primary structure. Also see “parking structure.”

“Gasoline stations” means a building or lot having pumps and storage tanks where fuels, oils or accessories for motor vehicles are dispensed, sold or offered for sale at retail prices only, repair service is incidental and no storage or parking space is offered for rent. Further described in NAICS 447.

“Geologic” means relating to the occurrence and properties of earth. Geologic hazards include faults, land and mudslides, and earthquakes.

“Golf courses and country clubs” means a facility under public or private ownership designed and developed for golf activities, which may include accessory uses such as but not limited to: driving ranges, pro shops, restaurants, meeting facilities, and other recreational facilities. Further described in NAICS 713910.

“Governing authority” means the city council of the city of Edgewood.

“Grade, average” means the average elevation of the undisturbed ground prior to construction at all exterior corners of the proposed structure.

“Grade, finished” means the finished surface of the ground, street, paving or sidewalk.

“Grade, preconstruction” means, prior to any grade, fill or disturbance of soil or vegetation.

“Greenhouse” means a glass or plastic structure specially designed for the growing of plants that provides a controlled growing environment that allows plants to grow when they would not otherwise do so.

“Gross area” means the total sum area of the lot.

“Gross density” means a calculation of the number of dwelling units that is allowed on a property based on the maximum density permitted.

“Gross square feet (gsf)” means the sum of the total square footage of any building, lot, property or area.

“Groundcover” means low-growing vegetative materials with a mound or spreading manner of growth that provides solid cover.

“Group assembly” means any facility that provides for the regular assembly of individuals for entertainment or social purposes.

“Guyed tower” means a support structure, such as a pole or narrow metal framework, which is held erect by the use of wires, anchors, or a combination of wires and anchors. This definition is used whether the tower is partially, temporarily, or additionally guyed. (Ord. 20-579 § 1 (Exh. A); Ord. 18-526 § 2 (Att. B); Ord. 11-359 § 7 (Exh. D); Ord. 10-346 § 8; Ord. 03-203 § 1).

18.20.120 H definitions. See attached Ordinance No. 20-0579, Exhibit A

18.20.120 I definitions.

“Impervious surface” means a hard surface area which either prevents or retards the entry of water into the soil mantle as it entered under natural conditions preexistent to development, or that hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow under natural conditions preexistent to development. Common impervious surfaces include, but are not limited to, rooftops, concrete or asphalt paving, paved walkways, patios, driveways, parking lots or storage areas, grasscrete, and oiled, macadam or other surfaces which similarly impede the natural infiltration of surface water. Open, uncovered retention/detention facilities shall not be considered impervious surfaces. When applied as a development standard, it is expressed as a percentage of the lot area.

“Incidental use” means a use that is in conjunction with, and smaller than the main part of a facility or use.

“Incompatible uses,” for the purpose of community design, are those uses, including, but not limited to, outdoor storage, utilities equipment and apparatus, and loading and service facilities, which are considered to be visually intrusive, unsightly and which require site design and screening to mitigate the negative impacts to retail, service and office commercial uses and residential development.

“Indoor arts, entertainment, and recreation activities, other” means facilities or places of business primarily engaged in the provision of sports, entertainment, or recreational services to the general public or members in indoor facilities. Examples include, but are not limited to, video arcades, teen clubs, athletic clubs, swimming pools, billiard parlors, bowling alleys, ice or roller skating rinks, indoor movie theaters, and sports arenas. This definition does not include golf courses and country clubs.

“Interior landscaping area” means any area of a lot that is not within a required perimeter landscaping or landscape buffer area. In the case of single-family residences in residential zones, the entire lot shall be considered the interior

landscaping area. Interior landscaping areas are required within large parking lot areas to provide aesthetic visual relief and provide for some shading of parking spaces.

“International Building Code (IBC)” means the current version of the International Building Code, or equivalent, published by the International Code Council, and adopted by the city. (Ord. 20-579 § 1 (Exh. A); Ord. 11-359 § 7 (Exh. D); Ord. 06-268 § 1; Ord. 03-203 § 1).

18.20.130 J definitions.

“Judicial appeals” means appeals filed by a party of record in Pierce County superior court.

“Junior colleges, colleges, universities, and professional schools” means establishments primarily engaged in furnishing academic, or academic and technical, courses and granting graduate, baccalaureate, or associate degrees; certificates; or diplomas. Further described in NAICS 6112, 6113, and 6114. (Ord. 20-579 § 1 (Exh. A); Ord. 03-203 § 1).

18.20.140 K definitions.

“Kennels” means an enclosure or structure in which any combination of six or more dogs, cats, or a combination of either that individually exceed six months of age are kept for breeding, sale, training, boarding, or sporting purposes. Further described in NAICS 812910.

“Kick plate” means a plate applied to the face of the lower rail of a door or sidelight to protect against abrasion or impact loads.

“Kitchen” means any room or rooms, or portion of a room or rooms, used or intended or designed to be used for cooking or the preparation of food. (Ord. 20-579 § 1 (Exh. A); Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).

18.20.160 L definitions. See attached Ordinance No. 20-0579, Exhibit A

18.20.160 M definitions.

“Maintenance” means routine upkeep (the cleaning, painting, repair, or replacement of defective parts) of existing structure, facilities, or signs which are in current use or operation.

“Major exterior remodel” means a proposed improvement to any existing building, structure, or property that changes the exterior appearance of the property and meets either of the criteria below:

1. Estimated value of construction exceeds 50 percent of the value of the existing built facilities as determined by the city of Edgewood’s building valuation procedure.
2. Construction includes an addition to or extension of an existing building.

“Major modifications” means improvements to existing telecommunications facilities or support structures that result in a substantial increase to the existing structure. Collocation of new telecommunications facilities to an existing support structure without replacement of the structure shall not constitute a “major modification.”

“Manufactured home” means a factory-assembled structure that was constructed in accordance with the 1976 or later [HUD] Federal Manufactured Housing Construction and Safety Standards Act in effect at the time of construction;

1. Displays the appropriate HUD or Department of Labor and Industries label;
2. Is suitable for movement along public highways;
3. Is intended solely for human habitation; and
4. Has sleeping, eating and plumbing facilities.

Manufactured homes do not include modular homes or recreational vehicles as herein defined. For the purpose of flood hazard regulations only, a manufactured home is a structure, transportable in one or more sections, which is

built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. It includes recreational vehicles or travel trailers that are placed on a site for more than 180 consecutive days.

“Manufacturing, craft” means on-site production or assembly of arts, crafts, foods, beverages, or other type of product involving the use of hand tools or other similarly small-scale sized equipment. Establishments must include a retail/eating/drinking/tasting component that occupies a minimum of 10 percent of usable space, and street frontage or a well-marked and visible entrance at sidewalk level, and must be open to the public. All production, processing and distribution activities are to be conducted within an enclosed building. This can include, but is not limited to, ceramic art, glass art, candle-making, custom jewelry manufacture, bakeries, confectioneries, butchers, woodworkers, coffee roasting establishments, breweries, distilleries, wineries, cideries, and food production and nonalcoholic beverage production.

“Manufacturing, heavy” means facilities, typically larger in size, engaged in the processing of raw materials or parts into finished products. Such facilities may have a higher degree of negative environmental impacts due to the processes employed and operations. Further described in NAICS 23, 321, 322, 323, 324, 325, 326, 327, 331, 332, 333, 334, 335, 336, and 339.

“Manufacturing, light” means small-size facilities where no heavy manufacturing or specialized industrial processes takes place. Typical light manufacturing activities include, but are not limited to, printing, material testing, and assembly components. Further described in NAICS 23, and 311 (except 3116), 312, 313, 314, 315, 316, and 337.

“Map” means a representation, usually on a flat surface, of the whole or part of an area.

“Marijuana processing” means activities that include processing of marijuana into marijuana concentrates, usable marijuana, and marijuana-infused products, packaging and labeling marijuana concentrates, usable marijuana, and marijuana-infused products for sale in retail outlets, and selling marijuana concentrates, usable marijuana, and marijuana-infused products at wholesale to marijuana retailers.

“Marijuana production” means any use involving the planting, growing, harvesting, drying, curing, grading, trimming, or otherwise processing of marijuana plants or any part thereof. Further described in NAICS 111.

“Marijuana retailers” means uses that involve the sale of marijuana concentrates, usable marijuana, and marijuana-infused products in a retail outlet. Further described in NAICS 453998.

“Mass” means the physical volume or bulk of a solid body. The mass of a building is its three-dimensional form, bulkiness and relationship to exterior spaces. During the design process, massing is one of many aspects of form considered by an architect or designer and can be the result of both exterior and interior design considerations. Architectural massing can be used to identify a building entry, denote a stairway or simply create visual depth to soften the visual mass of the overall structure.

“Maximum density” means the maximum number of dwelling units allowed per developable area (dua).

“Maximum lot size” means the largest lot area size, expressed in gross square feet (gsf), permitted for short plat subdivisions, lot line adjustments, and subdivisions utilizing standard development regulations. The maximum lot size does not apply to open space parcels or residential parcels that are more than 35 percent encumbered by dedicated natural or critical areas or associated buffers.

“Mean high water (MHW)” means the average height of all high waters over a 19-year period.

“Medical office” means a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical or major surgical care. Medical clinics are included in this definition.

“Microcell” means a wireless communications facility consisting of an antenna that is either:

1. Four feet in height and with an area of not more than 580 square inches; or
2. If a tubular antenna, no more than 12 inches in diameter and no more than six feet high.

“Mining, quarrying, and oil and gas extraction” means uses that include the operation and/or development of oil and gas field properties, mining, mine site development, and beneficiating (i.e., preparing) metallic minerals and nonmetallic minerals, including coal. Further described in NAICS 21.

“Mini-warehouses and self-storage units” means a facility consisting of separate storage units that are rented to customers having exclusive access to their respective units for storage of residential or commercial oriented goods. No business is conducted out of storage units and habitation is prohibited. Further described in NAICS 531130.

“Minor exterior remodel” means any improvement that changes the visual appearance or exterior configuration of a building, structure, or property, and which has a value of less than 50 percent of the existing built facilities as determined by the city of Edgewood’s building valuation procedure. Painting and restorative maintenance are not considered minor remodels.

“Minor facility” means a wireless communications facility consisting of up to three antennas, each of which is either:

1. Four feet in height and with an area of not more than 580 square inches;
2. If a tubular antenna, no more than 12 inches in diameter and no more than six feet high; and the associated equipment cabinets that are less than or equal to six feet in height and no more than 48 square feet in floor area; or
3. A whip antenna which is four inches or less in diameter and no more than 15 feet in length.

“Minor modification” means improvements to existing structures that result in some material change to the facility or support structure but of a level, quality or intensity that is less than a substantial increase. “Minor modifications” include the replacement of the structure.

“Mitigate” means to alleviate the negative impacts of a particular action.

“Mitigation” means any action that, to some degree, softens the impact of development on critical or sensitive areas. This may include all or any one of the following actions:

1. Avoiding the impact altogether by not taking a certain action or parts of an action.
2. Minimizing impacts by limiting the degree or magnitude of an action and its implementation.
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment.
4. Reducing or eliminating the impact over time by preservation and maintenance operations.
5. Compensating for the impact by creation, restoration, or enhancement of critical or sensitive areas to maintain their functional processes, such as natural biological productivity, habitat, and species diversity, unique features and water quality. Any mitigation action or combination of actions may involve monitoring and remedial follow-up measures.

“Mixed use” means development that contains a mix of residential and commercial uses, either in the same building or in separate buildings. Where a density or floor area bonus is provided for mixed use development, please see applicable development standards for specific requirements.

“Mobile home” means a structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes, that was constructed prior to June 15, 1976, and/or does not conform to [HUD] Manufactured Housing Construction and Safety Standards Act. Mobile homes do not include recreational vehicles. The appropriate HUD or Department of Labor and Industries label is displayed.

“Mobile transmission facility” means a movable, nonstationary transmission facility that contains wireless telecommunications equipment including any antenna, support structure, accessory structures, and may include other uses associated with and ancillary to wireless telecommunications facilities.

“Mobile vendors” means uses involving food or similar food services provided from motorized vehicles or nonmotorized carts. Further described in NAICS 722330.

“Modification of wireless telecommunications facilities” means the changing of any portion of a wireless telecommunications facility from its description in a previously approved permit, excluding routine maintenance and repair. Examples include, but are not limited to, changes in design or structure, changes in the heights of towers or monopoles, changes in any accessory structures or appurtenances that are affiliated with or support a wireless telecommunications facility.

“Modular home” means a detached dwelling that is designed for human habitation, is either entirely or substantially prefabricated at a place other than a building site, and is constructed or installed on the site in accordance with the UBC and bearing the appropriate insignia indicating such compliance. Modular homes are also commonly referred to as “prefabricated,” “panelized,” or “factory-built” units.

“Modulation” means a stepping back or projecting forward of portions of a building facade within specified intervals of building width and depth as a means of breaking up the apparent bulk of a structure’s continuous exterior walls.

“Monopole” means a single tubular support structure erected as a freestanding pole supporting one or more antennas. A “monopole” is not a tower.

“Mount of wireless telecommunications facility” means the structure or surface upon which wireless telecommunications facilities are mounted. There are three types of mounts:

1. Building-Mounted. A wireless telecommunications facility mount fixed to the roof or side of a building.
2. Ground-Mounted. A wireless telecommunications facility mount fixed to the ground, such as a tower.
3. Structure-Mounted. A wireless telecommunications facility fixed to a structure other than a building, such as light standards, utility poles, water towers, and bridges.

“Multifamily design review” means an administrative process for the purpose of reviewing multifamily development applications for compliance with specific site design, landscape design and building design criteria.

“Multiple building complex” means two or more structures on the same lot where those structures are physically separate and do not share a common wall.

“Multiple tenant building” means a single structure housing two or more of the following establishments: office, residence, industry, or commercial business.

“Multi-plex” means three or four attached dwelling units vertically or horizontally integrated on an individual lot.

“Museums and art galleries” means facilities open to the public where works of art, scientific specimens, or other objects of permanent value are kept and displayed. Further described in NAICS 712 (except 712130). (Ord. 20-579 § 1 (Exh. A); Ord. 18-526 § 2 (Att. B); Ord. 11-359 § 7 (Exh. D); Ord. 10-346 § 9; Ord. 03-203 § 1).

18.20.170 N definitions.

“Natural areas” means all or portions of a parcel of land undisturbed by development and maintained in a manner which preserves the indigenous plant materials.

“Neighborhood park or playground” means an area for recreational activities, such as, but not limited to, field games, court games, crafts, playground apparatus area, skating, walking, viewing, picnicking, wading pools, swimming pools.

“Net area” means the developable area after the area of street rights-of-way has been subtracted.

“Net developable area” means the gross site area minus any environmentally constrained lands and roads.

“Nonconforming lot” means a lot which does not conform to the design or density requirements of the zoning district in which it is located. A nonconforming lot is a lot that was legal when it was created, but no longer meets the current area, width, or depth dimensional requirements for the zoning district in which the property is located. Nonconforming lots may be occupied by any permitted use in the district; provided, that all other development regulations in effect at the time of development are met.

“Nonconforming structure” is one which was lawfully erected in conformance with the regulations in effect at the time of its construction, but which no longer conforms to current development standards including, but not limited to, design, height, setback or coverage requirements of the zoning district in which it is located.

“Nonconforming use” means the use of land, a building or a structure lawfully existing prior to the effective date of this title or subsequent amendments thereto, which does not conform with the regulations of the district in which it is located.

“Nonconformity” means any land use, structure, lot or sign legally established prior to the effective date of this title or subsequent amendment, which is no longer permitted by or in full compliance with the regulations of this title.

“Nursery, horticultural” mean a place where trees, shrubs, vines, etc., are propagated for transplanting or for use as stocks for grafting and where such flora can be sold.

“Nursing and residential care facilities” means any facility which provides convalescent or chronic care for 24 consecutive hours for three or more patients not related by blood or marriage to the operator, who by reason of illness or infirmity are unable to properly care for themselves.

“Nursing home” means a multi-unit or multi-bed facility that is licensed or approved to provide living accommodations and round-the-clock health care and medical supervision. (Ord. 20-579 § 1 (Exh. A); Ord. 11-359 § 7 (Exh. D); Ord. 10-346 § 10; Ord. 03-203 § 1).

18.20.180 O definitions.

“Occupancy” means the purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.

“Odor control structure” means equipment or structures appurtenant to wastewater conveyance facilities used to lessen the odors of the liquids being transported.

“Office, general” means an office used as a place of business by licensed professionals, or persons in other generally recognized professions, which use training or knowledge of a technical, scientific or other academic discipline as opposed to manual skills, and which does not involve outside storage or fabrication, or on-site sale or transfer of commodities. Further described in NAICS 51 (except 517) 52, 531, 533, 54 (except 541940), 55, 561, and 813.

“Official controls” means legislatively defined and enacted policies, standards, precise detailed maps and other criteria, all of which control the physical development of the city, and are the means of translating into regulations and ordinances all or any part of the general objectives of the comprehensive plan.

“Official maps” means maps that show the designation, location and boundaries of the various districts which have been adopted and made a part of this title.

“Off-site hazardous waste treatment or storage facility” means any hazardous waste treatment or storage facility which treats or stores wastes that are generated off the site.

“On-site hazardous waste treatment or storage facility” means any hazardous waste treatment or storage facility that treats or stores only that waste which is generated on the site.

“Open record hearing” means a hearing held by a decision-making body that is authorized by the city to conduct such hearings, that creates the city’s record through testimony and submission of evidence and information, under procedures prescribed by the city by ordinance or resolution.

“Open space” means land used for farm or forest uses, and any land area that would, if preserved and continued in its present use:

1. Conserve and enhance natural or scenic resources;
2. Protect air, streams or water supply;
3. Promote conservation; or
4. Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature preservations or sanctuaries or other open space.

“Ordinary high water mark” means that mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on the effective date of the ordinance codified in this title, or as it may naturally change thereafter; provided, that in any area where the ordinary high water mark cannot be found, the ordinary high water mark shall be the line of mean high water.

“Ordinary maintenance” means ensuring that telecommunications facilities and support structures are kept in good operating condition. “Ordinary maintenance” includes inspections, testing and modifications that maintain functional capacity, aesthetic and structural integrity. “Ordinary maintenance” includes replacing antennas of a similar size, weight, shape and color and accessory equipment within an existing telecommunications facility and relocating the antennas of approved telecommunications facilities to different height levels on an existing monopole or tower upon which they are currently located. “Ordinary maintenance” does not include minor and major modifications.

“Ornamental tree” means a tree that is either a conifer or deciduous tree that is accessory, decorative, enhances and/or accents the general landscaping of the site. Ornamental trees are generally between eight and 20 feet tall at maturity.

“Other repair and maintenance, commercial/industrial” means establishments primarily engaged in the repair and maintenance of commercial and industrial machinery and equipment. Further described in NAICS 811 (except 8111).

“Other repair and maintenance, consumer” means establishments primarily engaged in repairing and maintaining consumer goods, without retailing new products. Further described in NAICS 811 (except 8111).

“Outdoor arts, entertainment, and recreation activities, other (special)” means facilities or places of business primarily engaged in the provision of sports, entertainment, or recreational services to the general public or members with outdoor facilities. Examples include swimming pools, ice or roller skating rinks, drive-in theaters, miniature golf courses, golf courses, theme parks, amusement parks, and sports arenas.

“Outside displays” means the display of products, vehicles, equipment, and machinery for sale or lease on the exterior of a building. Typically, this is an outdoor showroom for customers to examine and compare products, and does not have to be visible to the street. This does not include vehicles or equipment being serviced, bulk goods and materials, and car and boat sales and leasing when such vehicles are not accessible to customers to inspect and compare, which are considered outdoor storage.

“Outside storage” means all or part of a lot which is used for the keeping of materials, vehicles, or products in an open, uncovered yard or in an unwall building. Such materials may include tractors, backhoes, heavy equipment, construction materials, bulk products, and other similar items.

“Overlay district” means a defined geographic area where sets of development regulations are established to achieve a specific public purpose. These regulations are in addition to those of the underlying zoning district. Also can be a supplementary district that places special restrictions or preempts the use of land beyond those required in the underlying zones.

“Owner” means the owner of record of real property as shown on the tax rolls of the Pierce County assessor, or a person who is purchasing a piece of property under contract.

“Owner occupant” means a property owner, as reflected in title records, that makes his or her legal residence at the site, and actually resides at the site more than six months out of any given year.

“Ownership” means the existence of legal equitable title to land. (Ord. 20-579 § 1 (Exh. A); Ord. 18-526 § 2 (Att. B); Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).

18.20.190 P definitions. See attached Ordinance No. 20-0582, §1

18.20.200 Q definitions. See attached Ordinance No. 20-579, Exhibit A

18.20.210 R definitions.

“Rapid charging station” means an industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels, which meets or exceeds any standards, codes, and regulations set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.

“Recorded” means, unless otherwise stated, filed for record with the auditor of the county of Pierce, state of Washington.

“Recreation” means the refreshment of body and mind through forms of play, amusement or relaxation. The recreational experience may be active, such as boating, fishing, and swimming, or may be passive such as enjoying the natural beauty of the shoreline or its wildlife. Facilities included as low-intensity recreation may include picnic tables, trail signs, unpaved trails and portable restrooms.

“Recycling center” means a center for the receiving and storage of recyclable materials such as paper, glass and aluminum. The center would receive materials from the general public. This use may involve some outside storage.

“Recycling collection site” means a site with collection boxes or other containerized storage where citizens can leave materials for recycling.

“Rehabilitation” means infrequent, extensive repair of more than a routine nature to existing structures or facilities which are in current use or operation.

“Religious assembly” means establishments in which the principal purpose is religious worship and for which the principal building or other structure contains the sanctuary or principal place of worship, which may include accessory uses in the main building or in separate buildings or structures such as religious educational classrooms, assembly rooms, library or reading room, recreation hall, and a single dwelling unit for caretaker or clergy and his/her immediate family. Further described in NAICS 813110, assembly only.

“Remote switching unit” means a device or group of devices in a telephone system having the necessary equipment for terminating and interconnecting subscribers’ lines, farmer lines, toll lines and inter-facilities trunks, normally dependent on one or more central office switching units for full operability.

“Replacement” means constructing a new support structure of proportions and of equal height or such other height that would not constitute a substantial increase to a preexisting support structure in order to support a telecommunications facility or to accommodate collocation and removing the preexisting support structure.

“Restaurants, full service” means restaurants providing food services to patrons who order and are served while seated (i.e., waiter/waitress service) and pay after eating. Further described in NAICS 722511.

“Restaurants, limited service” means restaurants providing food services (except snack and nonalcoholic beverage bars) where patrons generally order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to the customer’s location. Further described in NAICS 722513 and 722514.

“Retail trade, all other” means the sale of goods and merchandise for final use or consumption. Further described in NAICS 44-45.

“Right-of-way” means land owned, dedicated or conveyed to the public, used primarily for the movement of vehicles, wheelchair, bicycle, and pedestrian traffic. Right-of-way may be intended to be occupied by electric transmission lines, oil or gas pipelines, water line sanitary storm sewer, and other similar uses. Right-of-way may also include land privately owned; provided, that such land has been developed and constructed in compliance with all applicable laws and standards for a public right-of-way.

“Riprap” means a layer, facing, or protective mound of stones randomly placed to prevent erosion, scour or sloughing of a structure or embankment; also, the stone so used. In local usage, the similar use of other hard material, such as concrete rubble, is also frequently included as riprap.

“Roadside stand” means a temporary structure designed or used for the display or sale of agricultural products primarily produced on the premises upon which such a stand is located.

“Roofline” means the top edge of a roof or building parapet, whichever is higher, excluding any mansards, cupolas, pylons, chimneys, or minor projections.

“Room” means any space in a building enclosed or set apart by a partition or partitions which is habitable and shall be deemed to apply to any room used as a bedroom, dining room, living room, sitting room, parlor, kitchen, sewing room, library, den, music room, dressing room, sleeping porch, sun room, sun porch, party room, recreation room, breakfast room, study, and similar uses.

“RV parks and recreational camps” means establishments primarily engaged in operating sites to accommodate campers and their equipment, including tents, tent trailers, travel trailers, and RVs (recreational vehicles), which may include accessory uses such as washrooms, laundry rooms, recreation halls, playgrounds, stores, and snack bars. Further described in NAICS 7212. (Ord. 20-579 § 1 (Exh. A); Ord. 18-526 § 2 (Att. B); Ord. 16-463 § 4; Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).

18.20.220 S definitions. See attached Ordinance No. 20-0582, §2

18.20.230 T definitions. See attached Ordinance No. 20-0579, Exhibit A

18.20.240 U definitions.

“Unified enclosure” means a small cell facility providing concealment of antennas and equipment within a single enclosure.

“Unlicensed wireless services” means commercial mobile services that operate on public frequencies and are not required to have an FCC license to operate.

“Use” means the purpose or activity for which land or buildings are designed, arranged, intended, divided, or occupied, maintained, rented, or leased, and includes any manner of performance of such activity with respect to the performance standards of these development standards. A use often involves the placement of structures or facilities for industry, commerce, habitation, or recreation.

“Use category” means a group of similar use types that are associated with each other to such an extent that they represent a general land use function.

“Use, permitted” means any use allowed in a zoning district and subject to the restrictions applicable to the specific use.

“Use, principal” means the primary or predominant use of any lot or parcel.

“Use type” means a group of similar uses that are fundamentally related to each other, contain equivalent characteristics, and which fall within the same use category.

“Utilities” means public facilities including electrical substation, electrical generation facilities, electrical transmission, telephone or communications lines, pipelines, sewer lines, water lines, natural gas lines, or similar transmission facilities, natural gas gate valve and storage facilities, sewage collection and treatment facilities, waste disposal facilities, waste/recycling transfer facilities, and water supply facilities.

“Utility facility, major” means large-scale facilities that serve a regional need, have major above-ground visual impacts and/or result in noise, odors, or other activities that are incompatible with residential and other less intensive uses. Such facilities may include sewage treatment plants, transfer stations, electrical substations, high voltage transmission lines, regional water storage tanks and reservoirs, storage yards and regional sewer collectors and interceptors. This definition does not include wireless communication facilities.

“Utility facility, minor” means a small-scale facility serving primarily local distribution needs within the city, including underground power lines, water distribution lines, sewer lift stations, and stormwater conveyance pipes, fiber optic cable, pump stations and hydrants, switching boxes, and other structures normally found in a street right-of-way to serve adjacent properties.

“Utility support structure” means utility poles or utility towers supporting electrical, telephone, cable, or other similar facilities; street light standards; pedestrian light standards; traffic light structures; traffic sign structures; or water towers. (Ord. 20-579 § 1 (Exh. A); Ord. 18-526 § 2 (Att. B); Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).

18.20.250 V definitions.

“Validity” means legally binding with the laws as established in the Edgewood Municipal Code.

“Variance” means a modification of regulations of this title when authorized by the community development director or designee or hearing examiner after finding that the literal application of the provisions of this title would cause undue and unnecessary hardship in view of certain facts and conditions applying to a specific parcel of property.

“Vegetative groundcover” means low growing vegetation that does not usually exceed one foot in height and eventually grows together to form a continuous mass.

“Vesting” entitles the applicant to improve and use land in the manner permitted under the ordinances in effect on the date the application is deemed complete by a jurisdiction.

“Veterinary services” means any premises to which animals are brought, or where they are temporarily kept, solely for the purpose of diagnosis or treatment, care, observation, or treatment of any illness or injury to domestic or exotic animals. Further described in NAICS 541940.

“Vocational rehabilitation services” means vocational rehabilitation or habilitation services such as job counseling, job training, and work experience, provided to unemployed and underemployed persons, persons with disabilities, and persons who have a job market disadvantage because of lack of education, job skill, or experience; and other training and employment to persons with disabilities. Further described in NAICS 624310. (Ord. 20-579 § 1 (Exh. A); Ord. 15-448 § 2 (Exh. A); Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).

18.20.260 W definitions.

“Warehousing and storage, all other” means a structure or part of a structure, used for storing goods, wares, and merchandise, whether for the owner of the structure or for others. This category does not include mini-warehouses and self-storage units. Further described in NAICS 493.

“Waste management and remediation services, all other” means other establishments primarily engaged in providing waste management services except solid waste collection and local solid waste hauling. This includes waste treatment and disposal, remediation, operation of materials recovery facilities, septic tank pumping, and related services. Further defined in NAICS 5622 and 5629.

“Wastewater” means water that carries waste from domestic, commercial or industrial facilities together with other waters which may inadvertently enter the sewer system through infiltration and inflow.

“Wastewater transfer facility” means equipment, structures, driving and parking surfaces, and appurtenances used for loading wastewater for transport to wastewater treatment facilities.

“Water purification facility” means treatment plants or facilities for disinfecting water.

“Whip antenna” means an omnidirectional dipole antenna of cylindrical shape that is no more than six inches in average diameter.

“Wholesale trade” means establishments primarily engaged in selling merchandise to retailers; industrial, commercial, institutional, or professional business users; or other wholesalers; or acting as agents or brokers and buying for or selling merchandise to such individuals or companies; and professional and commercial equipment suppliers. Further described in NAICS 423, 424, and 425.

“Wireless communication facilities” means establishments primarily engaged in operating and maintaining switching and transmission facilities to provide communications via the airwaves. Establishments in this industry have spectrum licenses and provide services using that spectrum, such as cellular phone services, paging services, wireless Internet access, and wireless video services. Further described in NAICS 517312 and 517919, part. (Ord. 20-579 § 1 (Exh. A); Ord. 18-526 § 2 (Att. B); Ord. 03-203 § 1).

18.20.270 X definitions.

Reserved. (Ord. 20-579 § 1 (Exh. A); Ord. 03-203 § 1).

18.20.280 Y definitions.

“Yard” means an open area on a lot with a building and bounded on one or more sides by such building, such space being unoccupied land unobstructed from the ground upward.

“Yard sale” means all temporary and intermittent sales which may be variously referred to as “garage sale,” “lawn sale,” “attic sale,” “rummage sale,” “estate sale,” or any similar casual sale of tangible personal property from a residence or community use which is advertised by any means whereby the public at large is or can be made aware of the sale, and which is clearly secondary to the primary use of the site.

“Yard, front” means an open space on the same lot with the building, between the front line of the building, exclusive of steps, and the front property line or right-of-way, including the full width of the lot to its side line.

“Yard, rear” means an open space on the same lot with the building between the rear line of the building, exclusive of steps, porches and accessory buildings, and the rear line of the lot, including the full width of the lot to its side lines.

“Yard, side” means an open, unoccupied space on a lot, between the side wall line of the main building and the side property line of the lot. (Ord. 20-579 § 1 (Exh. A); Ord. 03-203 § 1).

18.20.290 Z definitions.

“Zoning” means the regulation of the use of private lands or the manner of construction related thereto in the interest of implementing the goals and policies of the comprehensive plan. Zoning includes both the division of land into separate and distinct zoning districts, and the specific use and development standards that regulate development. Such regulation shall also govern those public and quasi-public land use and buildings that provide for government activities and proprietary type services for the community’s benefit, except as prohibited by law. State and federal governmental activities are strongly encouraged to cooperate under these regulations to secure harmonious city development.

“Zoning district” means an area accurately defined as to boundaries and location, and classified by the zoning code as available for certain types of uses and within which other types of uses are excluded.

“Zoos, aquariums, and botanical gardens” means a facility housing and displaying live animals and/or botanical collections, privately owned and operated for a fee or owned and operated by the city, another public agency, or a nonprofit of some other enterprise. Further described in NAICS 71213. (Ord. 20-579 § 1 (Exh. A); Ord. 03-203 § 1).

Chapter 18.30

GENERAL ADMINISTRATION

Sections:

- 18.30.010 Authority.
- 18.30.020 Repeal/savings.
- 18.30.030 Severability and validity.
- 18.30.040 Scope and compliance.
- 18.30.050 Consistency with comprehensive plan, development regulations and State Environmental Policy Act.
- 18.30.060 Conflict of provisions.
- 18.30.070 Responsibility and authority.
- 18.30.080 Official records.
- 18.30.090 Burden of proof.
- 18.30.100 Forms and supportive documentation.
- 18.30.110 Fees.
- 18.30.120 Security mechanisms.
- 18.30.130 *Repealed.*

18.30.010 Authority.

This title is adopted by city of Edgewood Ordinance No. 03-0203 pursuant to Chapter 36.70A RCW et seq. (Planning Enabling Act). (Ord. 03-203 § 1).

18.30.020 Repeal/savings.

Chapter 17.10 EMC, Planning and Development, and EMC Title 18, the city of Edgewood interim development standards, zoning code, is hereby repealed in its entirety and replaced with this title; provided, that such repeal shall not affect the validity of any permit lawfully issued thereunder nor any pending enforcement action. (Ord. 03-203 § 1).

18.30.030 Severability and validity.

The sections, paragraphs, sentences, clauses, and phrases of this title are severable. If any section, paragraph, sentence, clause, or phrase is declared unconstitutional or otherwise invalid by any court of competent jurisdiction in a valid judgment or decree, such unconstitutionality or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases of this title, which shall continue in full force and effect. Further, if any section, paragraph, sentence, clause, or phrase of this title is adjudged invalid or unconstitutional as applied to a particular property, use, building, or other structure, the application of said portion of this title to other property, uses, buildings, or structures shall not be affected. (Ord. 03-203 § 1).

18.30.040 Scope and compliance.

The provisions of this title shall apply to all incorporated areas of the city of Edgewood, Washington. A parcel of land or water area may be used, developed by land division or otherwise, and a structure may be used or developed by construction, reconstruction, alteration, occupancy or otherwise only as this title permits. Each development shall comply with the applicable standards set forth in this title. The requirements of this title apply to the property owner, the person undertaking a development, the user of a development, and any successors in interest. (Ord. 03-203 § 1).

18.30.050 Consistency with comprehensive plan, development regulations and State Environmental Policy Act.

A. When the city receives a project permit application, consistency between the proposed project and the applicable regulations and comprehensive plan will be considered using the process set forth in this title and EMC Title 20, SEPA. During project permit application review, the city shall determine whether the proposed project complies

with applicable development regulations. In the absence of applicable development regulations, the city shall determine whether the proposed project is consistent with the comprehensive plan. This determination of consistency shall include the following:

1. The type of land uses permitted at the site, including uses that may be allowed under certain circumstances, if the criteria for their approval are satisfied;
2. The level of development, such as the number of units per acre, density of residential development in urban growth areas, or other measures of density;
3. Availability and adequacy of infrastructure, including public facilities and services identified in the comprehensive plan, if the plan or development regulations provide for funding of these facilities as required by RCW 36.70A.120; and
4. Characteristics of the development, as provided in this title. In deciding whether a project is consistent, the determinations made pursuant to this section shall be controlling. The determination of consistency shall not prohibit the city from denying, conditioning, or mitigating impacts due to other aspects of the project.

B. Initial SEPA Analysis. The city shall also review the project permit application under the requirements of the State Environmental Policy Act (SEPA) and EMC Title 20, SEPA. (Ord. 03-203 § 1).

18.30.060 Conflict of provisions.

The standards, procedures and requirements of this chapter are the minimum necessary to promote the health, safety, and welfare of the residents of the city. The city is free to adopt more rigorous or different standards, procedures and requirements whenever this becomes necessary. If the provisions of this chapter conflict or overlap one with another, or if a provision of this chapter conflicts or overlaps with the provision of another ordinance of the city, the most restrictive provision or the provision imposing the highest standard prevails. (Ord. 03-203 § 1).

18.30.070 Responsibility and authority.

A. The community development director or designee is charged with the responsibility of carrying out the provisions of this title.

B. The community development director or designee is authorized and empowered to make administrative decisions and determinations pursuant to EMC 18.50.020, Administrative interpretations.

C. The community development director or designee is authorized to revoke any permit issued to the permit holder who fails to comply with this code or conditions of the permit approval, or if there was a permit issued in error or based on false or misleading information. (Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.30.080 Official records.

A. The community development director or designee is charged with the responsibility of compiling and maintaining an official file on each application or petition submitted under this title, consisting of the following, if applicable:

1. Application or petition materials submitted by the applicant or appellant.
2. Staff reports.
3. Written testimony received.
4. Record of any public hearing held.
5. Written decision of the granting authority.
6. Other information relevant as judged by the staff member assigned to the project.

B. The official file is a public record which shall be maintained and made available for public inspection consistent with the city's retention schedule and laws governing public disclosure. Availability may be temporarily disrupted

prior to or during public hearings while staff is preparing for the hearing. (Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.30.090 Burden of proof.

Except for Process V, legislative actions, the burden of proof is upon the proponent. The greater the impact of the proposal to the area, the greater the burden upon the proponent. The proposal shall not be approved unless the applicant has provided evidence demonstrating that the proposal conforms to the applicable elements of the comprehensive plan and provisions of this title, especially the specific criteria set forth for the particular type of decision under consideration. (Ord. 03-203 § 1).

18.30.100 Forms and supportive documentation.

The community development director or designee is charged with the responsibility of creating and developing administrative guidelines, applications, maps, charts, reference materials, forms, brochures, handouts and other tools to aid the public, applicants, staff, and decision-makers in interpreting and administering this title. (Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.30.110 Fees.

A. The community development director or designee is charged with the responsibility of collecting appropriate fees charged to applicants for any permits or discretionary approval processes provided for in this title. The amount of the fees charged shall be as established by resolution or ordinance of the city council filed in the office of the city clerk and may be, from time to time, changed without amendment to this title.

B. Fees shall be paid upon submission of a signed application or petition for appeal, or as otherwise provided by any fee ordinance or resolution adopted by the city council. In the event the resolution or ordinance does not clearly establish a fee for the application or petition, then the community development director or designee shall charge the applicant or petitioner based on the hourly rates established for the appropriate staff member. A department of the city of Edgewood shall not be required to pay application fees when applying for a permit regulated under this title. Where such an application will require substantial review time or expenditures, the community development director may, at the community development director's sole discretion, direct that the department initiating the permit request to reimburse the community development department for some or all of costs expended for the application review.

C. Work without an Application.

1. Whenever any work for which an application and/or project permit is required by this code has commenced without first obtaining approval of said application, a special investigation fee shall be assessed before a permit may be issued for such work.

2. An investigation fee, in addition to the application or permit fee, shall be collected whether or not an application is then subsequently issued. The investigation fee shall be equal to the amount of the application fee required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in the adopted fee schedule. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from penalties prescribed by law.

D. The community development director or designee may authorize a full or partial refund when an application is withdrawn, based on the estimated expenditure of staff resources at the time of withdrawal. (Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.30.120 Security mechanisms.

A. The purpose of this section is to provide the city with financial mechanisms to ensure that conditions, requirements and all applicable provisions of this title associated with permit approvals are met. The city may require a cash guarantee, letter of credit or the posting of a performance, completion, or maintenance bond, or its equivalent, with the city to ensure the subsequent completion and continued maintenance of all permit conditions. Permits for single-family residences, except related stormwater facility or road improvements, are exempt from this requirement.

B. Bonding.

1. A surety bond or equivalent shall be in a form acceptable to the city and shall represent a percentage of the estimated cost of design, materials, and labor related to the project in question, based on the estimated costs on the last day covered by the device, of installing, replacing, or repairing, as appropriate, the improvements covered by the security, as agreed to by the community development director or designee.

a. Performance and/or completion bond: 125 percent of the costs specified above, for the duration specified by the city, or until all improvements are installed and accepted by the city, whichever is less.

b. Maintenance bond: 20 percent of the costs specified above, for the duration specified by the city, or until the city is satisfied that maintenance shall continue, whichever is less. However, the bond or equivalent shall be extended if repairs are made at the end of the bonding period which, in the opinion of the community development director or designee, require additional guarantee of workmanship.

2. The surety bond or equivalent, if required, may be presented to the city after preliminary approval of a project, but in all circumstances shall be presented prior to the issuance of a site development permit. The conditions of performance to which the bond is subject shall be listed on the permit attached thereto. No final certificate of occupancy, or other permit for which a bond is required, shall be issued until all such conditions are satisfied. All securities shall be held until released by the community development director or designee.

C. In each case where a security is posted, the applicant and the community development director or designee shall sign a notarized security agreement, approved in form by the city attorney. The agreement shall provide the following information:

1. A description of the work or improvements covered by the security.

2. Either the period of time covered by the maintenance security or the date after which the city will use the proceeds of the performance security to complete the required work or improvements.

3. The amount and nature of the security and the amount of any cash deposit.

4. The rights and duties of the city and applicant.

5. An irrevocable easement or other authority to allow the employees, agents, or contractors of the city to enter the subject property for the purpose of inspecting and, if necessary, performing the work or making the improvements covered by the security.

6. After the work or improvements covered by a performance security have been completed, or at the end of the time covered by a maintenance security, the applicant may request that the city release the security. If the applicant has complied with the security agreement and applicable permit conditions, the community development director or designee shall release the remaining security. If the work has not been completed or repairs not made, then the city shall not release the security until such work is completed. Partial release of the security may be allowed provided the developer provides a new security equal to 125 percent of the cost of the remaining work.

D. During the period of time covered by a maintenance security, or after the date by which the required work or improvements are to be completed under a performance security, if the community development director or designee determines that the security agreement has not been complied with, the city shall so notify the applicant. The notice must state:

1. Work or improvements that must be completed to comply with the security agreement; and

2. Amount of time that the applicant has to commence and complete the required work or improvements; and

3. If not commenced and completed within the time specified, the city will use the proceeds of the security to complete the work or improvements.

E. If the work or improvements covered by the security are not completed within the time specified in the notice, the city shall obtain the proceeds of the security and cause such work to be completed.

F. The applicant shall be responsible for all costs incurred by the city in administering, maintaining, or making the improvements covered by the security. The city shall release or refund the balance of the remaining security after subtracting all costs for completing the work. The applicant shall reimburse the city for any amount expended by the city that exceeds the proceeds of the security. The city may file a lien against the subject property for the amount of any excess.

G. In each case where the city uses any of the funds of a security, it shall give the applicant an itemized statement of all funds used. (Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.30.130 Enforcement.

Repealed by Ord. 17-495. (Ord. 15-448 § 2 (Exh. A); Ord. 03-217 § 1; Ord. 03-203 § 1).

Chapter 18.50

DISCRETIONARY PERMITS AND ADMINISTRATIVE DECISIONS – REVIEW CRITERIA

Sections:

- 18.50.010 Purpose.
- 18.50.020 Administrative interpretations.
- 18.50.030 Administrative use permit.
- 18.50.035 Residential cluster development.
- 18.50.040 Conditional use.
- 18.50.045 Nonconforming use permit.
- 18.50.050 Design standards review.
- 18.50.060 Public facilities permit.
- 18.50.070 Temporary use permits.
- 18.50.080 Variances.
- 18.50.090 *Repealed.*
- 18.50.095 *Repealed.*

18.50.010 Purpose.

The purpose of this chapter is to establish the procedures and decision criteria for a variety of permits that involve discretion or a recommendation or decision made by the community development director or designee, hearing examiner, or other hearing body, as appropriate. An interpretation of the provisions of this chapter clarifies conflicting or ambiguous wording, or the scope or intent of the provisions of this chapter. An interpretation of the provisions of this chapter may not be used to amend this chapter. (Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.50.020 Administrative interpretations.

A. The purpose of an administrative interpretation is to provide a degree of flexibility in the administration of this title while following the intent of the city council. Administrative interpretations are subject to applicable requirements of Process I applications pursuant to EMC 18.40.080, Process I – Administrative approval. A decision by the community development director or designee as to the meaning, application or intent of any development regulation in this chapter is known as an “interpretation.” An interpretation may be requested in writing by any person or may be initiated by the community development director or designee. This section establishes the procedure and criteria that the city will use in deciding, upon a written request, to interpret the provisions of this chapter and in issuing any other written interpretation of this chapter. The interpretation of the provisions of a concomitant agreement will be treated as an interpretation of this chapter. Any appeals of an interpretation by the community development director or designee under this section may be appealed to the city’s hearing examiner as provided for in this title.

B. All interpretations of this title shall be made by the community development director or designee. Official interpretations shall be written and maintained in an orderly, retrievable record. Such administrative interpretations shall include determinations of uses permitted in the various districts, and approval or disapproval of development

plans and zoning decisions. Other interpretations may be made as specific circumstances arise which require such interpretations.

C. Interpretations of Text.

1. The more restrictive provision shall govern, where the conditions imposed by one provision of this title are less restrictive than comparable conditions imposed by any other provisions of this title.
2. The most restrictive shall apply, whenever the requirements of this title differ from the requirements of any other laws, ordinances, regulations, covenants or codes.
3. Except where specifically noted, examples of uses listed in this title are intended to typify but not be an inclusive list or limit allowable uses and shall be used to identify appropriate zones and regulatory levels for a given use based on substantial similarity, in terms of activities, intensity, size, and performance, to a listed use.

D. Land uses that are listed as primary uses in each zoning district shall be permitted subject to the review processes, standards, and regulations specified in this title. If a use is not listed as a use in a zoning district it shall be considered to be a prohibited use. However, it is inevitable that certain valid, justifiable uses of land will be missing from the listings of uses permitted in various zoning districts, therefore the community development director or designee is authorized to make an administrative interpretation pursuant to subsection (D)(1) of this section.

1. If a proposed use is not specifically listed, an applicant may request an interpretation from the community development director or designee as to whether or not such use is a permitted use. In determining whether a proposed use closely resembles a use expressly authorized in the applicable zoning district(s), the community development director or designee shall examine the characteristics of the development and use and shall make a determination as to what zone(s) the development and use may be allowed as a primary permitted use, permitted with an administrative use permit, or a conditional use permit based on the following criteria:

- a. The requested use is substantially similar to the listed uses permitted in the district in which the request is being sought, as opposed to its similarity to the listed uses permitted in other districts based on the following criteria:
 - i. The activities involved in or equipment or materials employed in the use;
 - ii. The effects of the use on the surrounding area, such as traffic impacts, noise, dust, odors, vibrations, lighting and glare, impacts on public services and facilities, and aesthetic appearance; and
 - iii. The use has a high degree of potential to be consistent, compatible, and homogenous with listed uses.
- b. The use is consistent with the stated purpose of the applicable district or districts.
- c. The use is compatible with the applicable goals and policies of the comprehensive plan.

2. Unlisted developments and uses for which the community development director or designee has made an administrative interpretation as to appropriate zone and type similarity shall be considered to constitute an official interpretation and shall subsequently be applied and used for future administration in reviewing other proposals. The community development director or designee shall report such decisions to the planning commission when it appears desirable and necessary to amend this code.

3. The community development director or designee's determination is classified as a Process I application and shall be processed and subject to the applicable requirements of EMC 18.40.080, Process I – Administrative approval, and may be appealed as provided in EMC 18.40.090, Process II – Administrative action.

E. Where uncertainty exists as to any of the zone boundaries as shown on the zoning map, the following rules shall apply:

1. A boundary shown on the zoning map as approximately following a lot line or parcel boundary shall be construed as following the lot line or parcel boundary as it actually existed at the time the zoning boundary was established. If, subsequent to the establishment of the zoning boundary, a lot line should be moved as a result of a legally performed boundary line adjustment, the zoning boundary shall be construed as moving with the lot line only if the lot line is moved no more than 10 feet and remains generally parallel to the original line.
2. A boundary shown on the zoning map as approximately following a creek, lake, or other water course shall be construed as following the actual centerline of the water course. If, subsequent to establishment of the boundary, the centerline of the water course should move as a result of natural processes, the boundary shall be construed as moving with the centerline of the water course.
3. A boundary shown on the zoning map as approximately following a ridgeline or topographic contour line shall be construed as following the actual ridge or contour line. If, subsequent to the establishment of the boundary, the ridge or contour line should move as a result of natural processes, the boundary shall be construed as moving with the ridge or contour line.
4. A boundary shown on the zoning map as approximately following a street or railroad line shall be construed as following the centerline of the street or railroad right-of-way. If, subsequent to the establishment of the boundary, the centerline of the street or railroad right-of-way should be moved as a result of its widening or minor realignment (such as at an intersection), the boundary shall be construed as moving with the centerline only if the centerline is moved no more than 20 feet.
5. Whenever any street or other public right-of-way is vacated in the manner prescribed by law, the zoning district adjoining each side of said street or other public right-of-way shall be automatically extended to the centerline of the former street or other public right-of-way, and all of the area included in the vacation shall then and henceforth be subject to all regulations of the extended districts.
6. Whenever a single lot, one acre or less in size, is located within two or more different zoning districts, the district regulations applicable to the district within the larger portion of the lot lies shall apply to the entire lot.
7. Whenever a single lot greater than one acre in size is located within two or more different zoning districts, each portion of that lot shall be subject to all the regulations applicable to the district in which it is located.
8. If the specific location of a zoning boundary line cannot be determined from application of the above rules to the zoning map, it shall be determined by the use of the scale designated on the zoning map.
9. Where questions still arise concerning the exact location of a district boundary, the community development director or designee shall interpret the zone boundaries.

F. The definition of any word or phrase, not listed in this title, which is in question when administering this title, shall be defined from one of the following sources that are incorporated herein and adopted by reference. Said sources shall be utilized to find the desired definition in the order listed as follows: city of Edgewood development code, the city of Edgewood comprehensive plan, any other portion of the Edgewood Municipal Code or other city resolution, ordinance, or regulations; any statute or regulation of the state of Washington (i.e., the most applicable); legal definitions from applicable case law; legal definitions from the most recent edition of Black's Law Dictionary; Moskowitz and Lindbloom, 1993, The New Illustrated Book of Development Definitions, Webster's, or other common dictionary.

G. Applications.

1. Any person, personally or through an agent, may make application for an interpretation.
2. The applicant shall file a completed master land use application along with a written description, which at a minimum clearly states:
 - a. The interpretation requested;

- b. The applicable Edgewood city code section(s) which the applicant requests the community development director or designee to interpret; and
- c. Relevant information and arguments which support the requested interpretation.

3. With the application, the applicant shall submit the fee established by the city. The application shall not be accepted unless it is accompanied by the required fee.

4. The community development director or designee may modify the submittal requirements as deemed appropriate.

5. An application for an interpretation shall be routed to the community development department. The director may route for comment an application for an interpretation to other staff members or departments.

H. The community development director or designee may, acting on their own initiative or in response to a written inquiry, in the format outlined in subsection (D)(1) of this section, issue interpretations of any of the provisions of this chapter.

1. A code interpretation requested by a person other than the project proponent or property owner must be requested prior to the date of expiration of any applicable administrative appeal period for a land use decision on the application to which the request relates. Any code interpretation requested after the applicable administrative appeal period shall not affect an issued permit or decision.

2. The community development director or designee shall base an interpretation on:

- a. The defined or the common meaning, as applicable, of the words in the provision;
- b. The general purpose of the provision as expressed in the provision; and
- c. The logical or likely meaning of the provision viewed in relation to the comprehensive plan, this chapter, the Edgewood Municipal Code as a whole, or other plans and studies prepared or adopted by the city.

3. The community development director or designee shall mail a written response to any person filing a written request to interpret the provisions of this chapter within 28 days of having received that request.

4. An interpretation of this chapter will be enforced as if it is part of this chapter.

5. The community development director or designee shall maintain an interpretation file that contains all interpretations of this chapter that are in effect. The interpretation file shall be available for public inspection and copying in the community development department during regular business hours.

6. An interpretation of the provisions of this chapter remains in effect until rescinded in writing by the community development director or designee or until the subject text of this chapter has been amended consistent with this section.

7. Interpretations issued by the community development director or designee that are related to a land use or subdivision application shall be incorporated into the decision and be subject to applicable notice provisions for the decision. Interpretations issued by the community development director or designee that are not related to a land use or subdivision application shall be subject to the notice provisions under this section.

- a. The community development director or designee shall prepare a notice of each interpretation that is not related to a land use or subdivision application, containing the following information:
 - i. The citation, if any, of the provision(s) of the Edgewood city code that is the subject of the interpretation along with a brief description of the subject provision(s).
 - ii. A summary statement of the interpretation of the affected provision.

- iii. The date of the interpretation.
 - iv. A statement of the availability of the official file.
 - v. A summary of the rights, as established in this chapter, of any person to submit an appeal of the interpretation.
 - vi. The deadline for filing appeals of the interpretation.
- b. Upon issuance of the interpretation, the community development director or designee shall distribute this notice of the interpretation as follows:
- i. Published in the official newspaper of the city.
 - ii. Posted on each of the official notification boards of the city and public libraries located within the city.
8. Any person who is aggrieved by an interpretation issued by the designee may appeal that interpretation within 14 days of the date of interpretation.
- a. The appellant must file a letter of appeal indicating how the interpretation affects his or her property and presenting any relevant arguments or information on the correctness of the interpretation. The applicant shall include appeals fees as established by the city. The appeal will not be accepted unless it is accompanied by the required fee.
 - b. An appeal of an interpretation of this chapter will be reviewed and decided upon using the process for appeals outlined in EMC 18.40.100, Process III – Hearing examiner action.
 - c. If the interpretation of the designee is modified, the designee shall:
 - i. Place the modifying decision in the interpretation file; and
 - ii. Change or remove, as appropriate, the interpretation that was modified. (Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.50.030 Administrative use permit.

A. The purpose of this section is to establish an administrative review process and decision criteria to evaluate proposed land uses that, due to unique qualities or circumstances, may require some additional regulation or control. The administrative use permit (AUP) process is intended to ensure that the proposed activity, if established, will be in full compliance with applicable regulations, that the unique qualities of the use is addressed and mitigated, and that such use is compatible with the comprehensive plan and adjacent uses.

B. Existing Uses.

- 1. Any use existing at the time of adoption of this title that is within the scope of uses requiring an administrative use permit in the zoning district in which the property is situated shall be deemed a conforming use without necessity of obtaining an AUP.
- 2. Any expansion of an existing administrative use shall be required to apply for a new AUP if the community development director or designee finds that there is a change in the nature of the use or a significant change in the intensity of the use created by such an expansion.
- 3. Any use operating under the provisions of an existing AUP at the time of adoption of this title that is within the scope of uses requiring an AUP in the zoning district in which the property is situated shall be deemed conforming use without necessity of a new AUP, unless a proposed expansion would result in a change in the nature of the use or a significant change in the intensity of the use created by such an expansion.

4. Any use operating under the provisions of an existing AUP at the time of adoption of this title which is within the scope of primary permitted uses in the applicable zoning district shall be deemed a conforming use.

C. An AUP is a Process II application type and subject to all the procedural requirements applicable to this application type.

1. An applicant proposing to develop an administrative use shall provide facts and evidence to enable the community development director or designee to make a determination. The application shall be on the form prescribed by the community development department and shall include all of the information and materials required by the application form. The established fee shall be submitted at time of application.
2. Administrative use permit applications shall be filed with the community development department. The AUP application shall be reviewed and circulated for comment by city staff.

D. The community development director or designee shall approve an AUP only if all of the following findings can be made regarding the proposal and are supported by the record:

1. The approval of the proposed AUP will not be detrimental to the public health, safety, and general welfare; nor will it be injurious to, or adversely affect, the uses, property, or improvements adjacent to and in the vicinity of the site upon which the proposed use is proposed to be located;
2. The approval of the proposed AUP is consistent and compatible with the intent of goals, objectives and policies of the comprehensive plan and any other city ordinances;
3. The proposed use and the project design comply with the zoning district and all applicable development regulations;
4. All conditions necessary to mitigate the impacts of the proposed use have been included in the project design or approval, and are capable of being monitored and enforced;
5. All requirements for a specific use have been addressed by the applicant.

E. When granting an administrative use permit, the community development director or designee may attach specific conditions to the permit that will serve to accomplish the standards, and/or meet the criteria, and policies established in the comprehensive plan and this title. The community development director or designee may deny an application for an AUP if the establishment of the use would be incompatible with the surrounding area or incapable of complying with specific standards set forth in this code, or if any of the above required findings are not supported by evidence in the record as determined by the community development director or designee.

1. In addition to demonstrating compliance with the criteria as determined by EMC 18.50.020(D), the applicant shall accept those conditions that the community development director or designee finds are appropriate to obtain compliance with the criteria as listed below;
2. In permitting an administrative use, the community development director or designee may impose any of the following conditions:
 - a. Limit the manner in which the use is conducted, including restricting the time an activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.
 - b. Establish a special yard or other open space, lot area or dimension.
 - c. Limit the height, size or location of a building or other structure.
 - d. Designate the size, number, location or nature of vehicle access points.
 - e. Increase the amount of street dedication, roadway width or improvements within the street right-of-way.

- f. Designate the size, location, screening, drainage, surfacing or other improvement of a parking or truck loading areas.
- g. Limit or otherwise designate the number, size, location, and height of lighting of signs.
- h. Limit the location and intensity of outdoor lighting or require its shielding.
- i. Require screening, landscaping or another facility to protect adjacent or nearby property and designate standards for installation or maintenance of the facility.
- j. Design the size, height, location or materials for a fence.
- k. Protect existing trees, vegetation, water resources, wildlife habitat or other significant natural resources.
- l. Require provisions for public access, physical and visual, to natural, scenic and recreational resources.
- m. Require provisions for stormwater management, including implementation of LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM), and designating the size, location, screening, or other improvements needed for stormwater management facilities, if applicable.
- n. Impose special conditions on the proposed development to ensure that development is in conformance with the surrounding neighborhood and the intent and purpose of the zoning district classification.
- o. Require such financial guarantees and evidence that any applied conditions will be complied with.

F. Authorization of an AUP shall be void after a period of one year unless the use has begun within that time or substantial construction or action pursuant thereto has taken place. However, the city may, at the discretion of the community development director or designee, extend authorization for six additional months upon request, provided such request is submitted in writing at least 30 days, but not more than 60 days, prior to the expiration of the permit, with payment of appropriate fees as listed in the current fee schedule. (Ord. 16-482 § 2 (Exh. F); Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.50.035 Residential cluster development.

A. Intent. The purpose of residential cluster development (RCD) is to preserve large areas of open land and protect environmentally sensitive areas while permitting residential development at the underlying densities in a manner that reduces the perceived intensity of development and provides privacy to existing homes. Specific objectives include:

- 1. To maintain and protect the existing character of the neighborhood by preserving important landscape elements, including those areas containing environmentally sensitive areas.
- 2. To promote fee-simple ownership of dwellings within the city.
- 3. To preserve scenic views and minimize impacts on adjacent properties.
- 4. To provide greater design flexibility and efficiency in location of dwellings and other development features.
- 5. To promote cost savings in infrastructure installation and maintenance by such techniques as reducing the distance over which utilities, such as water and sewer lines, and roads, need to be extended.
- 6. To create groups of dwellings with direct visual and physical access to common open space.
- 7. To permit various means for owning common open space and for protecting it from development in perpetuity.

B. General Provisions.

1. A RCD may be approved for development containing residential uses located within the Single-Family Low (SF-2), Single-Family Moderate (SF-3), Single-Family High (SF-5), Mixed Residential (MR-1 and MR-2), Mixed Use Residential (MUR), Commercial (C), and Town Center (TC) zoning districts.
2. The city or the owner of the subject land, or their authorized agent, may initiate an application for a RCD.
3. The appropriate fee prescribed in Chapter 3.35 EMC shall accompany an application for a RCD.
4. A RCD application shall be submitted and reviewed pursuant to the requirements and procedures set forth in Chapter 18.40 EMC for a Process III hearing examiner action.
5. All principal and accessory uses authorized by the applicable zoning district shall be allowed within a RCD, subject to the following:
 - a. Use/uses included in the RCD approval shall be exempt from requirements to obtain an administrative use permit or conditional use permit; and
 - b. The exemption from the requirement for an administrative use permit or conditional use permit shall not prevent the hearing examiner from imposing conditions on specific uses within the RCD as a condition for approving the RCD; and
 - c. Approval of a RCD shall not be construed as authorizing any primary or accessory use not allowed by the underlying zoning district.
6. If two or more zoning districts are located within the boundaries of the RCD, the following shall apply in determining the development that may be allowed:
 - a. The portion of land in each zoning district shall be subject to the uses, density and development standards applicable to the underlying zoning district in which that portion of land is located; and
 - b. The total development allowed within the RCD shall be the sum of development allowed for each portion of land located within each zoning district; and
 - c. Use/uses included in the RCD approval may be located anywhere within the boundaries of the RCD and shall not be dependent on the boundaries of the underlying zoning district, unless the location of the use would adversely affect adjacent properties.
7. Scope of Approval.
 - a. Approval of a RCD constitutes an overlay to the zoning district. Modifications to any provisions for minimum lot size, setbacks, number of stories, maximum square footage of the floor space and/or building footprints for residential uses, lot coverage and impervious surface coverage may be granted at the discretion of the approving authority.
 - b. Approval of a RCD shall govern the design of the site to only those designs and standards that are specifically included as set forth in the approved site plan, and the underlying zoning district standards shall apply to all present and future uses not specifically addressed in the approved site plan.

C. Density and Dimensional Standards.

1. The maximum density of the underlying zoning district shall apply. Density is based on the net buildable area as prescribed in EMC 18.90.040.
2. The modifications to development standards allowed pursuant to subsection (B)(7)(a) of this section shall be subject to the following limitations:
 - a. The maximum building height shall be the same as that set forth in the underlying zoning district where the building is located and the provision in subsection (B)(6)(c) of this section shall not apply.

b. Each lot shall have a minimum net buildable area in accordance with EMC 18.80.040(E)(2) or the following Table 1.

Table 1: Minimum Net Buildable Area Lot Size

Zoning District	Land Use Type	Net Buildable Area (square feet)
SF-5/MR-1	Single-Family Detached	5,000
	All Other Allowed Uses	3,000
MR-2	All Allowed Uses	3,000
MUR	Single-Family Detached	4,000
	All Other Allowed Uses	2,000
TC	All Allowed Uses	None
C	All Allowed Uses	None

c. The following development standards shall be applied to the entire RCD rather than to individual lots:

- i. Maximum impervious surface (not to include surface areas for roads, sidewalks, bicycle and pedestrian pathways, utilities such as stormwater and sewers, and similar infrastructure); and
 - ii. Maximum lot coverage (not to include structures that house utilities and similar infrastructure); and
 - iii. The minimum number of required off-street parking spaces.
- d. The setbacks of the underlying zoning district shall apply to the perimeter of the RCD, except when adjacent to single-family zoned property where the minimum setback shall be 25 feet from all property lines abutting the single-family zoning district.
- e. Buildings containing residential uses shall maintain a minimum 10-foot distance separation between the buildings as measured from the outdoor side of the exterior walls.

D. Design Standards for Cluster Groups. Residential dwellings/lots shall be formed into cluster groups with one or more groups allowed per each RCD. Cluster groups shall incorporate the following design standards into their site layout:

1. All lots within a cluster group shall have access from interior streets located within the development.
2. Interior streets serving more than 30 residential dwellings shall provide vehicle access from at least two directions.
3. Streets and parking areas shall contribute to the overall aesthetic design of the project. The city engineer may approve alternative designs for roads and pedestrian accessways that reduce impervious surfaces; provided, that the alterations do not adversely affect traffic congestion.

E. Design Standards for Common Open Space.

1. A percentage of the total gross land area within the RCD shall be preserved as common open space in accordance with the following standards:
 - a. Single-Family Five (SF-5) and Mixed Residential One (MR-1) zones: at least 30 percent.
 - b. Mixed Residential Two (MR-2) zone: at least 15 percent.

- c. Mixed Use Residential (MUR), Town Center (TC) and Commercial (C) zones: at least 15 percent.
2. Common open space shall be classified as active or passive. Passive open space includes natural features and environmentally constrained lands where disruptions to the natural environment are subject to the regulations set forth in EMC Title 14 (Critical Areas). Active open space includes recreational activities such as sport fields, pea patches, picnic areas, playgrounds, athletic courts and similar types of facilities. A trail that is improved to city standards set forth in Chapter 12.12 EMC, whether public or private, shall be included as active open space.
3. The following areas shall not be included as part of the common open space:
- a. Private lot areas;
 - b. Areas for parking, driveways or streets, except areas for on-street bicycle pathways may be included;
 - c. Areas set aside for required landscaping;
 - d. Areas for stormwater and other infrastructure improvements, except when such facilities are located underground;
 - e. Perimeter and yard setbacks for buildings and structures; and
 - f. Isolated passive open space areas less than 2,000 square feet that are not connected in accordance with the provisions set forth in subsection (E)(4) of this section.
4. All common open space areas shall be part of a larger continuous and integrated open space system within the development. At least 75 percent of the common open space shall be contiguous to each other. For the purpose of meeting this standard, “contiguous” means within 100 feet of each other with no impediments to access between the areas. Access can be by trails, greenbelt corridors, sidewalks, or other means approved by the director.
5. Trails that are located within 50 feet of homes in cluster groups shall be identified by plantings, fences, or other landscape features.
6. Common open space shall be restricted in perpetuity from further subdivision and/or land development by deed restriction, conservation easement, or other agreement that restricts development and protects the specified open space in a form acceptable to the city and duly recorded in the office of the Pierce County auditor.
7. Within the MUR, TC and C zones, the director may reduce or waive the requirement for common open space if an improved pedestrian-oriented public space is provided that incorporates the following:
- a. The area of the public space is at least five percent of the net buildable area, plus one percent of the nonresidential building gross floor area (excluding service and structured parking areas); and
 - b. An easement or dedication to the public’s use of the public space; and
 - c. Pedestrian access to buildings with residential uses; and
 - d. Paved walking surfaces of unit pavers, stone, brick or concrete with special texture, pattern and/or other decorative features that provide an inviting pedestrian environment; and
 - e. At least two linear feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of public space, with no more than 50 seats or 100 linear feet of seating area being required; and
 - f. Landscaping and art features, such as murals, sculptures, water features, and/or decorative surfaces; and
 - g. Has solar exposure during the summer; and

- h. Provides public access and visibility from the nearest public sidewalk and/or street; and
- i. No improved public space shall be less than 30 feet at its smallest dimension and less than 2,000 square feet in area, except an improved public space may be less than 2,000 square feet in area if it represents the entire amount of improved public space required under this section.

8. The requirement to provide common open space shall not relieve the requirement to pay park impact fees pursuant to Chapter 4.20 EMC, which mitigates the development's impact to public park facilities in the city.

F. Landscaping Requirements.

1. The preservation of existing vegetation shall always be preferred to the installation of new plant materials. Any area of the development not built upon shall either be maintained with existing healthy vegetation (not to include weeds or noxious plants identified pursuant to Chapter 8.24 PCC, as adopted in EMC Title 8), or landscaped with new plantings. Proposed landscaping shall incorporate LID systems to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM) with design, installation, and maintenance following the standards outlined in the PCM and associated reference documents.

2. A planted landscape buffer at least 15 feet wide shall be established to provide substantial visual blockage from abutting properties to the RCD wherever dwellings within the RCD are located 100 feet or less from the perimeter interior and rear property lines of the parcel. The planted landscaped buffer shall incorporate the following:

- a. Use a combination of plants, medium shrubs and evergreen/deciduous trees to provide visual blockage;
- b. At least one tree per 20 lineal feet of planted landscape buffer;
- c. Plants and trees shall meet the standards set forth in EMC 18.90.090(E); and
- d. The planted buffer shall provide a minimum six-foot in height visual blockage within three years of planting.
- e. A fence, earthen berm or wall may be incorporated into the buffer, but shall not count towards meeting the visual blocking requirements.
- f. LID systems to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM), with design, installation, and maintenance following standards outlined in the PCM and associated reference documents.

3. All public and private streets associated with the RCD shall have landscaping in accordance with EMC 18.90.090(G)(2), Type II, Streetscapes. This includes, but is not limited to, the following:

- a. At least one street tree per 40 feet of lineal frontage;
- b. Trees shall be approved by the city and have a minimum two-inch caliper at the time of planting;
- c. Landscaping strip of vegetative groundcover of at least eight feet, which may be reduced by the director when it supports the design of the RCD;
- d. Decorative tree wells are required when trees are placed within a sidewalk; and
- e. LID systems to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM) with design, installation, and maintenance following standards outlined in the PCM and associated reference documents.

4. The use of native and drought tolerant, low water use plants is encouraged. When determined by the director to be necessary to ensure survival of the vegetation, irrigation shall be provided in accordance with the provisions set forth in EMC 18.90.090(F).

5. A licensed landscape architecture or other professional approved by the director shall prepare a landscape plan to accompany the application for the RCD. A vegetative maintenance plan shall be submitted with the landscaping plan. The plan shall include a program to replace any dead or dying trees and vegetation within one year of the plant or tree being identified as needing replacement.

G. Sewers. Sewer systems for cluster development may be public, individual private disposal systems, or community private disposal systems.

1. Connection to the city's public sewer system shall be in accordance with the provisions in Chapter 11.40 EMC.

2. Private disposal systems are subject to approval by the Tacoma-Pierce County health department or the Washington State Department of Ecology. When connecting to a private disposal system is allowed pursuant to Chapter 11.55 EMC, the following shall apply:

a. The city may require the installation of dry sewer systems as a condition of approving private disposal systems to serve the RCD. Property owners are subject to the requirements in Chapter 11.55 EMC to disconnect from the private disposal system and connect to the city sewer system when it becomes available.

b. Private disposal systems may be exempted from the requirement to be located on the same lot as the building they are designed to serve as set forth in EMC 13.15.010 when, in the opinion of the director, it is necessary to allow for design of the RCD.

c. Private disposal systems located on land other than the lot containing the building it serves shall be located on land held in common ownership, subject to the provisions set forth in subsection (H) of this section.

3. Sewer facilities located underground may be located within common open space areas.

H. Ownership and Maintenance of Common Facilities and Open Space. To ensure adequate planning for ownership, operation, and maintenance of common open space, recreational facilities, stormwater facilities (including LID systems), sewage disposal facilities, common parking areas and driveways, private streets and other common or community facilities, the following shall apply:

1. All common facilities shall be held in common ownership as undivided proportionate interest by the members of a homeowners' association.

2. The homeowners' association shall be established under the provisions set forth in Chapter 64.38 RCW and subject to the following provisions:

a. The organization shall be established as a corporation or a limited liability company by the owner or applicant and shall be in existence with financial subsidy by the applicant, if necessary, prior to the sale of any dwelling units in the development.

b. Membership in the organization shall be mandatory for all purchasers of dwelling units/property therein and their successors.

c. The applicant shall provide a description of the organization, including its bylaws, and all documents governing maintenance requirements and use restrictions for common facilities. Such documents shall be reviewed and approved to form by the city.

d. The organization shall share equitably the costs of maintaining, insuring, and operating common facilities. Dedicated funds and/or accounts shall be established for maintenance and operation of common facilities. The documents governing maintenance of common facilities shall include adequate financial measures such as homeowners' dues to cover such costs.

e. The organization shall have or hire adequate staff, contractor or property management company to administer, maintain, and operate common facilities.

f. The covenants, conditions, and restrictions (CC&R) shall contain language that is acceptable to the city governing the maintenance of common facilities. The language shall include provisions granting the city an access easement and the ability, but not the obligation, to inspect, maintain and repair common facilities.

g. Additional provisions in the CC&R may be required by the Tacoma-Pierce County health department governing the maintenance of private disposal systems. When a private disposal system is utilized, Tacoma-Pierce County health department approval of the CC&R is required.

3. In addition to the homeowners' association or as an alternative thereto, fee-simple dedication of common facilities to a public agency is allowed, provided the public agency agrees to such dedication. The residents of the RCD shall hold a conservation easement on the land and facilities so dedicated, protecting the common open space from development in perpetuity.

4. The applicant shall provide a plan and written narrative for the use, maintenance and insurance of all common facilities, including provisions for funding, to the city. The city's approval of the plan is required. The plan shall at a minimum include the following:

- a. The defined ownership (members of the homeowners' association);
- b. Responsibilities for regular and periodic maintenance services;
- c. A contract for professional maintenance services for private disposal systems, if the private disposal system serves more than one property owner;
- d. An open space plan that includes provisions for long-term management of the open space lands; and
- e. Provisions for an escrow fund, if the city, as a condition for approving the RCD, requires that sufficient funds are available for up to one year's worth of maintenance and operation costs of common facilities.

5. In the event the homeowners' association, any successor organization thereto, or the property owners within the RCD fail to properly maintain all or any portion of the common areas or facilities, the city may serve written notice setting forth the nature of corrections required and the time within which the corrections shall be made. Upon failure to comply within the time specified in the written notice, the homeowners' association, any successor organization thereto, or the property owners within the RCD shall be considered in violation of the conditions of approving the RCD, in which case the city shall have the right to enter the premises and take the needed corrective actions. The costs of corrective actions by the city shall be assessed against the properties that have the right of enjoyment of the common areas and facilities.

6. Common open space lands may be leased by the RCD to another person or other entity for use, operation, and maintenance; provided, that:

- a. The residents of the RCD shall at all times have access to such leased lands;
- b. The common open space lands to be leased shall be maintained for the purposes set forth in this section; and
- c. The lease, and any transfer or assignment thereof, shall be subject to the approval of the city.

I. Lapse of Approval. If not acted upon within three years from the date of the decision, approval of the RCD shall expire. Expiration is automatic and notice is not provided. The director may grant a single six-month extension if the applicant makes such a request in writing prior to the expiration of the RCD and can show good cause for granting the extension. (Ord. 18-535 § 1; Ord. 16-482 § 2 (Exh. F); Ord. 07-288 § 1).

18.50.040 Conditional use.

A. This section is to establish procedures and decision criteria for uses that possess unique characteristics and are of such a nature that they may not be appropriate for every location within a given zoning district. Conditional uses are those uses deemed unique due to factors such as size, technological processes, equipment, or location with respect to surroundings, streets, existing improvements, or demands upon public facilities. Such uses require a special degree of review and control to ensure compatibility with the comprehensive plan and adjacent uses.

B. Any use existing at the time of adoption of this title that is within the scope of uses requiring a conditional use permit (CUP) in the zoning district in which the property is situated shall be deemed a conforming use without necessity of obtaining a CUP.

1. Any expansion of an existing conditional use shall be required to apply for a new CUP if the community development director or designee finds that there is a change in the nature of the use or a significant change in the intensity of the use created by such an expansion.
2. Any use operating under the provisions of an existing conditional use permit/public facilities permit at the time of adoption of this title that is within the scope of uses requiring a CUP in the zoning district in which the property is situated shall be deemed a conforming use without necessity of a new CUP, unless a proposed expansion would result in a change in the nature of the use or a significant change in the intensity of the use created by such an expansion.
3. Any use operating under the provisions of an existing CUP at the time of adoption of this title that is within the scope of primary permitted uses within the applicable zoning district shall be deemed a conforming use.

C. Application for a Conditional Use Permit.

1. A CUP is a Process III application type and subject to all the procedural requirements applicable to this application type.
2. CUP applications shall be on the form prescribed by the community development department and shall include all of the information and materials required by the application form. An applicant shall provide sufficient facts and evidence to enable the hearing examiner to make a decision. The established fee shall be submitted at time of application.
3. Applications for CUP shall be filed with the community development department. The CUP application shall be reviewed and circulated for comment by city staff.
4. Notice of application shall be provided pursuant to EMC 18.40.180, Notice of application.
5. Public notices shall be pursuant to EMC 18.40.180, Notice of application.
6. Public hearings shall be pursuant to EMC 18.40.190, Notice of public hearing.
7. A CUP shall only be granted after the hearing examiner has reviewed the proposed use and has made written findings that all of the standards and criteria set forth below have been met or can be met, subject to conditions of approval:
 - a. The size of the site is adequate for the proposed use, including all facilities and amenities that are required by this title or desired by the applicant.
 - b. The proposed use will not be detrimental to the public health, safety, and general welfare of the community and will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties.
 - c. The topography, soils, and other physical characteristics of the site are appropriate for the use and potential problems due to weak foundation soils can be eliminated or reduced to the extent necessary to avoid hazardous situations.

- d. The proposed use will not be injurious to, or adversely affect the uses, property, or improvements adjacent to, or in the vicinity of, the site upon which the proposed use is to be located.
- e. The proposed use will be compatible with adjacent land uses and consistent with the character of the surrounding area.
- f. The proposed use will be supported by adequate water, sewer/septic, storm drainage, schools, electrical, police, and fire protection facilities and services. The use will not overburden or adversely affect said public facilities and services.
- g. The traffic generated by the proposed use will not unduly burden the traffic circulation system in the vicinity.
- h. An adequate site layout is proposed for on-site circulation and transportation activities, considering the potential impacts of the proposed use on traffic flow and control, emergency vehicle movements and safety associated with the suitability of access points, on-site drives, parking, loading and unloading areas, refuse collection and disposal points, sidewalks, bike paths, or other transportation facilities required by this title or desired by the applicant.
- i. The proposed use will cause no unreasonably adverse effects to wetlands, shorelands, wildlife habitat, and other critical areas.
- j. The public interest will suffer no substantial detrimental effect.
- k. Buffering devices such as fencing, landscaping or topographic characteristics adequately protect adjacent properties from adverse effects of the proposed use, including adverse visual or auditory effects.
- l. The granting of the proposed conditional use is consistent and compatible with the intent of the goals, objectives and policies of the comprehensive plan. For essential public facilities, the hearing examiner shall balance the goals and policies of the comprehensive plan, the intent of this code, and the public need for the proposed facility.
- m. The proposed use complies with the appropriate development and performance standards and all other applicable provisions of the city of Edgewood development standards.
- n. All conditions necessary to lessen any impacts of the proposed use have been included in the project design or will be required as conditions of approval pursuant to EMC 18.40.100, Process III – Hearing examiner action.
- o. In addition to demonstrating compliance with the criteria as determined by the hearing examiner, the applicant shall accept those conditions that the hearing examiner finds are appropriate to obtain compliance with the criteria.
 - i. In permitting a conditional use, the hearing examiner may impose any of the following conditions:
 - (A) Limit the manner in which the use is conducted, including restricting the time an activity may take place and restraints to minimize such environmental effects such as noise, vibration, air pollution, glare and odor.
 - (B) Establish a special yard or other open space, lot area or dimension.
 - (C) Limit the height, size or location of a building or other structure.
 - (D) Designate the size, number, location or nature of vehicle access points.
 - (E) Increase the amount of street dedication, roadway width or improvements within the street right-of-way.

(F) Designate the size, location, screening, drainage, surfacing or other improvement of a parking or truck loading areas.

(G) Limit or otherwise designate the number, size, location, and height of lighting of signs.

(H) Limit the location and intensity of outdoor lighting or require its shielding.

(I) Require screening, landscaping or another facility to protect adjacent or nearby property and designate standards for installation or maintenance of the facility.

(J) Design the size, height, location or materials for a fence.

(K) Protect existing trees, vegetation, water resources, wildlife habitat or other significant natural resources.

(L) Require provisions for public access, physical and visual, to natural, scenic and recreational resources.

(M) Require provisions for stormwater management, including implementation of LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM), and designating the size, location, screening, or other improvements needed for stormwater management facilities, if applicable.

(N) Impose special conditions on the proposed development to ensure that development is in conformance with the surrounding neighborhood and the intent and purpose of the zoning district classification.

(O) Require such financial guarantees and evidence that any applied conditions will be complied with.

(P) Require appeals to be pursuant to EMC 18.40.090(L), Appeals.

ii. Authorization of a conditional use shall be void after a period of one year unless the use is begun within that time or substantial construction or action pursuant thereto has taken place. However, the city may, at the discretion of the community development director or designee, extend authorization for one additional year upon request, provided such request is submitted in writing at least 30 days but not more than 60 days prior to expiration of the permit with payment of appropriate fees as listed in the current fee schedule. (Ord. 16-482 § 2 (Exh. F); Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.50.045 Nonconforming use permit.

A. The purpose of a nonconforming use permit (NUP) is to allow the continued use of existing, legal nonconforming sand and gravel surface mining operations that legally operated within the city of Edgewood prior to incorporation and have continued to extract sand and gravel to the effective date of the ordinance codified in this section. Sand and gravel surface mining operations do not include bioremediation and/or concrete recycling operations.

B. The process for obtaining a NUP and the criteria for approval shall be the same as set forth for the conditional use permit in EMC 18.50.040. The hearing examiner and city staff shall consider conditions imposed in prior approvals by other government agencies with jurisdiction in the review of any application for a NUP.

C. Issuance of a NUP shall not remove the legal nonconforming nature of the business or use. (Ord. 04-235 § 1).

18.50.050 Design standards review.

A. Design standards is an administrative process, the purpose of which is to implement and give effect to the comprehensive plan, its policies or parts thereof through the adoption of design criteria for development relative to site layout, landscape, architecture, and exterior structure design. It is the intent of the city that this process will serve to aid applicants in understanding the principal expectations of the city concerning design, and to encourage a diversity of imaginative solutions to development through the review and application of the design standards.

B. The adoption of the design guidelines is an element of the city's regulation of land use, which is statutorily authorized. The design standards review process adopted herein is established as a Process I administrative function

delegated to the community development director or designee pursuant to RCW 35A.13.080. Therefore, in implementing the administrative design standards review process, the community development director or designee may adopt such rules and procedures as are necessary to provide for expeditious review of proposed projects. In the administration of this process, the community development director or designee may develop supplementary handbooks for the public, which shall pictorially illustrate and provide additional guidance on the interpretation of the design standards established, as well as provide a detailed explanation of the design review process.

C. Design standards review is a Process I application type and subject to all the procedural requirements applicable to this application type.

1. Design standards review applications shall be on a form prescribed by the community development department and shall include all of the information and materials required by the application form. An applicant shall provide sufficient facts and evidence to enable the community development director or designee to make a decision. The established fee shall be submitted at time of application.
2. Applications for design standards review shall be filed with the community development department.
3. The community development director or designee shall provide the applicant with a written decision either approving, denying or approving the application with modifications and/or conditions of approval.

D. The decision of the community development director or designee under the administrative design standards review process is final unless an appeal is made in accordance with the requirements of EMC 18.40.090(L), Appeals. (Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.50.060 Public facilities permit.

A. This process is intended to ensure that public facilities (PF), as needed to support orderly growth and delivery of public services, are sited in a timely and efficient manner. It is also intended to provide the city with additional regulatory authority to require mitigation of impacts that may occur as a result of essential PF siting. Finally, it is intended to promote enhanced public participation that will produce siting decisions consistent with community goals. Public facilities are public or privately owned or operated facilities serving a public purpose that are typically difficult to site. They include but are not limited to: airports, state educational facilities, state or regional transportation facilities; prisons, jails and other correctional facilities, and solid waste handling facilities pursuant to WAC 365-195-340(1), Siting essential public facilities.

B. Any use existing at the time of adoption of this title, which is within the scope of uses requiring a public facilities permit (PFP) in the zoning district in which the property is situated, shall be deemed a conforming use without the necessity of obtaining a PFP.

1. Any expansion of an existing public facility use shall be required to apply for a new PFP if the community development director or designee finds that there is a change in the nature of the use or a significant change in the intensity of the use created by such an expansion.
2. Any use operating under the provisions of an existing conditional use permit at the time of adoption of this title, which is within the scope of uses requiring a PFP in the zoning district in which the property is situated, shall be deemed a conforming use without the necessity of a new PFP, unless a proposed expansion would result in a change in the nature of the use or a significant change in the intensity of the use created by such an expansion.
3. Any use operating under the provisions of an existing PFP at the time of adoption of this title, which is within the scope of primary permitted uses within the applicable zoning district, shall be deemed a conforming use.

C. A PFP is a Process III application type and is subject to all the procedural requirements applicable to this application type.

1. PFP applications shall be on the form prescribed by the community development department and shall include all of the information and materials required by the application form in order to be accepted as

complete by the city. An applicant shall provide sufficient facts and evidence to enable the hearing examiner to make a decision. The established fee shall be submitted at time of application.

2. Applications for PFPs shall be filed with the community development department. The PFP application shall be reviewed and circulated for comment by city staff.

3. Notice of application shall be provided pursuant to EMC 18.40.180, Notice of application.

D. A PFP shall be pursuant to EMC 18.40.190, Notice of public hearing.

E. A PFP shall only be granted after the hearing examiner has reviewed the proposed use and has made written findings that all the standards and criteria set forth below have been met or can be met subject to conditions of approval:

1. The project applicant has demonstrated a need for the project, as supported by an analysis of the projected service population, an inventory of existing and planned comparable facilities, and the projected demand for the type of facility proposed.
2. If applicable, the project would serve a significant share of the city's population, and the proposed site will reasonably serve the project's overall service population.
3. The applicant has reasonably investigated alternative sites, as evidenced by a detailed explanation of site selection methodology.
4. The project is consistent with the applicant's own long-range plans for facilities and operations.
5. The applicant's public participation plan has provided an opportunity for public participation in the siting decision and mitigation measures that is appropriate in light of the project's scope.
6. The project will not result in a disproportionate burden on a particular geographic area.
7. The proposed project shall comply with all applicable provisions of the comprehensive plan, development standards, SEPA, and other federal, state and local statute, codes and ordinances.
8. The project site meets the facility's minimum physical site requirements, including projected expansion needs. Site requirements may be determined by the minimum size of the facility, access, support facilities, topography, geology, and on-site mitigation needs.
9. The project site, as developed with the proposed facility and under the proposed mitigation plan, is compatible with surrounding land uses.
10. The applicant has proposed mitigation measures that substantially reduce or compensate for adverse impacts on the environment.

F. Action of Hearing Examiner. In addition to demonstrating compliance with the criteria as determined by the hearing examiner, the applicant shall accept those conditions that the hearing examiner finds are appropriate to obtain compliance with the criteria.

The hearing examiner may impose any of the following conditions:

1. Limit the manner in which the use is conducted, including restricting the time an activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.
2. Establish a special yard or other open space or lot area or dimension.
3. Limit the height, size or location of a building or other structure.
4. Designate the size, number, location or nature of vehicle access points.

5. Increase the amount of street dedication, roadway width or improvements within the street right-of-way.
6. Designate the size, location, screening, drainage, surfacing or other improvement of a parking or truck loading areas.
7. Limit or otherwise designate the number, size, location, and height of lighting of signs.
8. Limit the location and intensity of outdoor lighting or require its shielding.
9. Require screening, landscaping or another facility to protect adjacent or nearby property and designate standards for installation or maintenance of the facility.
10. Design the size, height, location or materials for a fence.
11. Protect existing trees, vegetation, water resources, wildlife habitat or other significant natural resources.
12. Require provisions for public access, physical and visual, natural, scenic and recreational resources.
13. Require provisions for stormwater management, including implementation of LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM) and designating the size, location, screening, or other improvements needed for stormwater management facilities, if applicable.
14. Impose special conditions on the proposed development to ensure that development is in conformance with the surrounding neighborhood and the intent and purpose of the zoning district classification.
15. Require such financial guarantees and evidence that any applied conditions will be adhered to.

G. Appeals shall be pursuant to EMC 18.40.090(L), Appeals.

H. Authorization of a public facility use shall be void after a period of one year unless the use began within that time or substantial construction or action pursuant thereto has taken place. However, the city may, at the discretion of the community development director or designee, extend authorization for one additional year upon request, provided such request is submitted in writing at least 30 days and not more than 60 days prior to expiration of the permit. (Ord. 16-482 § 2 (Exh. F); Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.50.070 Temporary use permits.

A. The provisions of this section are designed to provide standards and criteria for temporary relief to situations resulting from strict application of this title. Provisions authorizing temporary uses are intended to permit occasional temporary uses, activities and structures when consistent with the purpose of this title and when compatible with the general vicinity and adjacent uses.

B. The following types of temporary uses, activities and associated structures may be authorized, subject to specific limitations in this section and such additional conditions as may be established by the community development director or designee:

1. Model homes or apartments and related real estate sales and display activities located within the subdivision or residential development to which they pertain.
2. Contractor's office, storage yard and equipment parking and servicing on the site of an active construction project.
3. Circuses, carnivals, rodeos, fairs or similar transient amusement or recreational activities.
4. Indoor or outdoor art and craft shows and exhibits.
5. Christmas tree sales lots limited to location on nonresidential lots in Commercial, Business Park or Industrial zoning districts.

6. Mobile home residences used for occupancy by supervisory and security personnel on the site of an active construction project.

7. Indoor or outdoor special sales, including swap meets, flea markets, parking lot and sidewalk sales, warehouse sales or similar activities, limited to locations on nonresidential lots in commercial or industrial districts, and when operated not more than 10 days in the same month, unless otherwise permitted by the city.

8. Temporary use of mobile trailer units or similar portable structures for nonresidential purposes, located in districts where the intended use is permitted.

9. Seasonal retail sales of agricultural or horticultural products raised or produced on individual farms.

10. Neighborhood or community garage sales, moving sales and similar activities for the sale of personal belongings when operated not more than three days in the same week or more than twice in the same calendar year.

11. The community development director or designee may authorize additional temporary uses not listed in this subsection when it is found that the proposed uses are in compliance with the requirements and findings of this section.

12. Temporary Housing Unit. A temporary housing unit may be placed on a lot or tract of land in any zone for occupancy during the period of time necessary to construct a permanent use or structure on the same lot or tract or abutting property leased or owned by the applicant. Existing dwelling units may be converted to a temporary housing unit. A temporary housing unit is subject to the following:

- a. The unit shall be removed from the site within 60 days after final inspection of the project, or within one year from the date the unit is first moved to the site, whichever may occur sooner. The unit is not located in any required yard.
- b. A temporary permit shall be issued by the building division prior to occupancy of the unit on the construction site.

13. Temporary Housing Units – Mother-in-Law. Temporary housing units are permitted in all zones as follows:

a. A temporary housing permit for a temporary housing unit may be issued by the building division if the applicant can satisfy the criteria set forth in subsection (B)(13)(b) of this section and attests by affidavit that:

- i. The information furnished with the application is true and correct.
- ii. The standards and conditions set forth in the permit will remain satisfied as long as the temporary housing unit remains on the site.

b. The following are the minimum standards applicable to temporary housing units:

- i. The temporary housing unit shall be occupied by the parent or parents of the occupants of the dwelling, or not more than one individual who is a close relative of the occupants of the principal dwelling.
- ii. An occupant of the temporary housing unit because of age, disability, prolonged infirmity, or other similar incapacitation is unable to independently maintain a separate type of residence without human assistance.
- iii. The temporary housing unit must bear the Housing and Urban Development (HUD) 3280 seal.
- iv. In the event the health department requires the installation of separate water supply and/or sewerage disposal systems, said requirements shall not at a later time constitute grounds for the continuance or

permanent location of a temporary housing unit beyond the length of time authorized in the permit or renewal of said permit.

v. Prior to the issuance of a temporary housing permit, the city shall review the application and may require the installation of such fire protection/detection equipment as may be deemed necessary as a condition to the issuance of the temporary housing permit.

vi. The temporary housing unit shall be removed from the lot or tract of land not more than 60 days from the date the temporary permit expires or occupancy ceases.

c. Renewals. Temporary housing permits shall be valid for the period of time the parent or close relative resides in the temporary housing unit; provided, that after obtaining initial approval, annual renewals of the temporary housing permit must be obtained from the building official or designee. When obtaining a renewal, the building official or designee shall confirm by affidavit from the applicant that the requirements specified herein are satisfied. Application for renewals must be made 60 days before the expiration of the current permit. Renewals of said permits shall be automatically granted if the applicant is in compliance with the provisions herein and no notice of such renewal is required.

C. Application and Authorization.

1. A temporary use permit is a Process I application type and subject to all the procedural requirements applicable to this application type.
2. Temporary use applications shall be on a form prescribed by the community development department and shall include all of the information and materials required by the application form. An applicant shall provide sufficient facts and evidence to enable the community development director or designee to make a decision. The established fee shall be submitted at time of application.
3. Applications for temporary use permits shall be filed with the community development department. Application shall be made at least 15 days prior to the requested date for commencement of the temporary use.
4. The community development director or designee shall provide the applicant with a written decision approving, denying, or approving the application with modifications and/or conditions of approval, within 10 days after the date of submission of a complete application.
5. A temporary use authorized pursuant to this section shall be subject to all of the applicable standards of subsection (D) of this section, and shall not be exempted or relieved from compliance with any other ordinance, law, permit or license applicable to such use, except where specifically noted.

D. Standards for Temporary Use.

1. Each site occupied by a temporary use shall be left free of debris, litter or other evidence of temporary use upon completion or removal of the use.
2. A temporary use conducted in a parking facility shall not occupy or remove from availability more than 20 percent of the spaces required for the permanent use.
3. Each site occupied by a temporary use must provide or have available sufficient off-street parking and vehicular maneuvering area for customers. Such parking need not comply with the development requirements of EMC 18.90.130, Parking, but must provide safe and efficient interior circulation and ingress and egress from the public right-of-way.
4. No temporary use shall occupy or use public rights-of-way, parks or other public lands in any manner unless specifically approved by the city council.
5. No temporary use shall occupy a site or operate within the city for more than 90 days within any calendar year, except as follows:

a. When authorized by the community development director or designee, a temporary use may operate an additional 90 days if it is found that such an extension will be consistent with the requirements of Chapter 18.80 EMC, Land Use Zones, and this subsection (D).

b. A temporary use may be given an additional extension if unique circumstances exist that necessitate a longer use such as construction office or security housing for an active construction site and such an extension will be consistent with the requirements of Chapter 18.80 EMC, Land Use Zones, and this subsection (D), or can be consistent, subject to conditions of approval.

6. All signs shall comply with the requirements of Chapter 18.97 EMC, Sign Code, except as otherwise specified in this section.

7. All temporary uses shall obtain all required city permits, licenses or other approvals, prior to occupancy of the site.

8. The community development director or designee may establish such additional conditions as may be deemed necessary to ensure land use compatibility and to minimize potential impacts on nearby uses. These include, but are not limited to, time and frequency of operation, setbacks, special yards, and spaces; control of points of vehicular ingress and egress, temporary arrangements for parking, loading and traffic circulation, requirements for screening or enclosure, site maintenance during use, and guarantees for site restoration and cleanup following temporary use.

E. A temporary use permit shall only be granted when the community development director or designee, after consultation and coordination with all other applicable city departments and other agencies, has determined that:

1. The temporary use will be compatible with uses in the general vicinity and on adjacent properties.

2. The temporary use will not create a material adverse effect on the livability or appropriate development of abutting properties and the surrounding community.

3. The temporary use will not impair the normal, safe and effective operation of a permanent use on the same site.

4. The temporary use will comply with the requirements of the zone within which it is proposed.

5. The temporary use shall comply with all applicable standards of the Pierce County health department.

6. In applying temporary use criteria and determination of appropriate conditions, consideration shall be given, but not limited to:

a. The harmony and scale, bulk, coverage, and density;

b. The availability of public facilities and utilities;

c. The harmful effect, if any, upon a desirable neighborhood character;

d. The generation of traffic and the capacity of surrounding streets and roads;

e. The creation of noise, vibration, odors, or other similar nuisances; and

f. Any other relevant impact on the peace, quiet, comfort, and enjoyment by and of the abutting properties and the surrounding community.

F. The community development director or designee shall provide the applicant with a written decision approving, denying, or approving the application with modifications and/or conditions of approval, within 10 days after the date of submission of a complete application. (Ord. 16-482 § 2 (Exh. F); Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.50.080 Variances.

A. The intent of this section is to provide an avenue of relief where, by reason of exceptional configuration, or by reason of other unique and extraordinary situations or conditions existing on a piece of property, the strict application this title would result in peculiar, exceptional and undue hardship upon the owner of such property, which was not the result of actions of the applicant, property owner or a previous property owner or agent.

B. Administrative variance shall not relieve an applicant from any of the procedural provisions of this title, conditions of approval established during prior permit review, any of the provisions of the critical areas code, except for the required buffer widths. The variance process shall not allow the establishment of a use that is not otherwise permitted in the zoning district in which the proposal is located, nor allow an increase in density or reduction in the standard lot size.

C. Administrative Variances. The community development director or designee shall have the authority to grant an administrative variance for up to 20 percent of the numerical standard for building setbacks from lot lines, lot coverage, and impervious surface coverage as provided in this title.

1. An administrative variance is a Process II application type and subject to all the procedural requirements applicable to this application type.

- a. Applications for administrative variances shall be on the form prescribed by the community development department and shall include all of the information and materials required by the application form. An applicant shall provide sufficient facts and evidence to enable the community development director or designee to make a decision.

- b. Applications for administrative variances shall be filed with the community development department.

2. The community development director or designee may grant an administrative variance if it is shown that it:

- a. Does not detract from the desired character and nature of the vicinity in which it is proposed; and

- b. Enhances or protects the character of the neighborhood and/or the vicinity by protecting natural features, historic sites, open space, or other resources; and

- c. Does not interfere with or negatively impact the operations of existing land uses and all legally permitted uses within the zoning district it occupies; and

- d. Does not constitute a threat to the public health, safety and general welfare within the city; and

- e. Is the minimum adjustment necessary for the reasonable use of the land.

3. Authorization of an administrative variance shall be void after a period of one year unless the use is begun within that time or substantial construction or action pursuant thereto has taken place. However, the city may, at the discretion of the community development director or designee, extend authorization for six additional months upon request, provided such request is submitted in writing at least 30 days but not more than 60 days prior to expiration of the permit with payment of appropriate fees as listed in the current fee schedule.

D. Variances. The hearing examiner shall have the authority to grant a variance when some exceptional physical condition related to a parcel of land results in unnecessary hardship from the strict application of certain development provisions and is preventing the owner from using the property as intended by this title. Any variance granted shall be the minimum adjustment necessary for the reasonable use of the land.

1. A variance is a Process III application type and subject to all the procedural requirements applicable to this application type.

- a. Applications for variances shall be on the form prescribed by the community development department and shall include all of the information and materials required by the application form. An applicant shall provide sufficient facts and evidence to enable the hearing examiner to make a decision. The established fee shall be submitted at time of application.

- b. Variance applications shall be filed with the community development department. The variance application shall be reviewed and circulated for comment by city staff.
2. A variance shall only be granted after the hearing examiner has reviewed the proposed use and has made written findings that the standards and criteria set forth below have been met or can be met subject to conditions of approval:
- a. Unique circumstances or conditions exist that are applicable to the land or buildings for which a variance is sought. Said circumstances or conditions are peculiar to such land or buildings and do not apply generally to the land or buildings in the area. The hearing examiner may consider legal, nonconforming aspects of existing structures for the purpose of this finding.
 - b. There must be proof of undue hardship if the variance is not granted. It is not sufficient proof of hardship to show that a greater profit would result if a variance were granted; nor shall loss of value be a valid reason to grant a variance. Furthermore, the hardship cannot be self-created, nor can it be created by one who purchases property with or without the knowledge of restrictions present. The hardship must result from the strict application of this title and be suffered directly by the property in question. Evidence of a variance granted under similar circumstances shall not be considered as a solely sufficient cause to grant hardship relief.
 - c. The granting of the variance is necessary for the development of a parcel of land, that in conjunction with adjacent land in the same ownership, is not otherwise reasonably capable of development and use under the provisions of this title, and the variance granted is the minimum variance that will accomplish this purpose.
 - d. The granting of the variance shall be consistent with the comprehensive plan and in agreement with the general purpose and intent of the regulations imposed by this title.
 - e. The granting of the variance shall neither be injurious to the neighborhood or community, nor otherwise detrimental to the public welfare.
 - f. The granting of the variance will not confer upon the applicant any special privilege that is denied by this title to other lands, structures, or buildings in the area.
 - g. The granting of the variance will not permit the establishment of any development or use which is not permitted by the title.
3. Authorization of a variance shall be void after a period of one year unless substantial construction or action pursuant thereto has taken place. However, the city may, at the discretion of the community development director or designee, extend authorization for an additional six months upon request, provided such request is submitted in writing at least 30 days but not more than 60 days prior to expiration of the permit with payment of appropriate fees as listed in the current fee schedule. (Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.50.090 Development agreement.

Repealed by Ord. 17-497. (Ord. 16-482 § 2 (Exh. F); Ord. 07-285 § 1).

18.50.095 Planned residential developments.

Repealed by Ord. 17-514. (Ord. 14-416 § 2 (Exh. A)).

Chapter 18.55

DEVELOPMENT AGREEMENTS

Sections:

- 18.55.010 Intent and purpose.
- 18.55.020 Form of agreement, effect and general provisions.
- 18.55.030 Application requirements.
- 18.55.040 Public notice of the public hearing.
- 18.55.050 SEPA.
- 18.55.060 Phasing.
- 18.55.070 Processing procedures and appeals.
- 18.55.080 Revisions to approved development agreements.

18.55.010 Intent and purpose.

The purpose of this chapter is to authorize the use of development agreements, consistent with RCW 36.70B.170 through 36.70B.210. The city may, but under no circumstances is required to, enter into a development agreement with a person having ownership or control of real property within the city (or real property lying outside the city limits but within the urban growth area). The development agreement may address such project elements as those set forth in RCW 36.70B.170B(3). The development agreement shall be consistent with the applicable portions of the comprehensive plan as well as the development regulations of the city. The consideration provided by the property owner for the city's decision to enter into the development agreement may vary, depending on the benefit the development agreement will provide to the city and/or the public in general. (Ord. 17-497 § 3).

18.55.020 Form of agreement, effect and general provisions.

A. Form. All development agreements shall be on the standard form approved in advance by the city attorney for this purpose.

B. Effect. Development agreements are not project permit applications and are not subject to the permit processing procedures in Chapter 36.70B RCW and Chapter 18.40 EMC. A development agreement shall constitute a binding contract between the city and the property owner and the subsequent owners of any later-acquired interests in the property identified in the development agreement. A development agreement governs the project identified in the development agreement during the term of the development agreement, or for all or that part of the build-out period specified in the development agreement, and may not be subject to an amendment to a zoning ordinance or development standard adopted after the effective date of the agreement. A permit or approval issued/granted by the city after execution of a valid development agreement must be consistent with the development agreement.

C. Limitations. Any provision of the development agreement which requires the city to: (1) forgo adoption of any development regulations affecting the property identified in the agreement; and/or (2) allow vesting beyond the applicable deadlines for a phased development; shall be limited to a period of five years. The development agreement shall also reserve authority to impose new or different regulations during the term of the development agreement, to the extent required by a serious threat to public health and safety. This proviso shall clearly state that the city may, without incurring any liability, engage in action that would otherwise be a breach if the city adopts findings of fact to support a determination on the record that the action is necessary to avoid a serious threat to public health and safety, or if the action is required by federal or state law.

D. Developer's Compliance. The development agreement shall include a clause stating that the city's duties under the agreement are expressly conditioned upon the property owner's substantial compliance with each and every term, condition, provision and/or covenant in the development agreement, all applicable federal, state and local laws and regulations and the property owner's obligations as identified in any approval or project permit for the property identified in the development agreement.

E. No Third Party Rights. Except as otherwise provided in the development agreement, the development agreement shall create no rights enforceable by any party who/which is not a party to the development agreement.

F. Liability. The development agreement shall include a clause providing that any breach of the development agreement by the city shall give rise only to damages under state contract law and shall not give rise to any liability under Chapter 64.40 RCW, the Fifth and Fourteenth Amendments to the U.S. Constitution or similar state constitutional provisions.

G. Termination. Every development agreement shall have an identified, specific termination date. Upon termination, any further development of the property shall conform to the development regulations applicable to the property. (Ord. 17-497 § 3).

18.55.030 Application requirements.

A complete application for a development agreement shall consist of the following:

A. Name, address, telephone number and e-mail address of the property owner. If the applicant is not the property owner, the applicant must submit a verified statement from the property owner that the applicant has the property owner's permission to submit the application. Only the property owner has authority to sign the development agreement;

B. Address, parcel number and legal description of the property proposed to be subject to the development agreement;

C. Recent title report confirming that the property identified in the application is owned by the applicant-property owner;

D. Identification of any application (project permit application, comprehensive plan amendment application, development regulation amendment application) that is related to the proposed development agreement;

E. SEPA checklist;

F. A completed application form and the application fee established by the city for this purpose;

G. Description of the purpose of the development agreement, or the proposed language to be included in the development agreement, and how it complies with both the city's comprehensive plan and development regulations; and

H. Any other information requested by the community development director relevant to the processing of the development agreement. (Ord. 17-497 § 3).

18.55.040 Public notice of the public hearing.

A. Project Permit Applications. Public notice of the public hearing on a development agreement associated with an underlying project permit application shall be provided consistent with EMC 18.40.190.

B. Legislative Action. Public notice of the public hearing on development agreements associated with an underlying legislative action or application shall be provided consistent with EMC 18.40.190.

C. No Underlying Application or Action. Public notice of the public hearing on development agreements for which there is no underlying application or action, such as revisions to development agreements, shall be provided consistent with both this chapter and EMC 18.40.190. (Ord. 17-497 § 3).

18.55.050 SEPA.

The city shall comply with SEPA, Chapter 20.05 EMC, in order to process a development agreement to a final decision. Appeals of the city's SEPA threshold decision shall be consolidated with the public hearing on the underlying project permit application or legislative application/action and addressed as set forth in Chapter 20.05 EMC (SEPA). (Ord. 17-497 § 3).

18.55.060 Phasing.

A. In order to phase a development, and to extend the vested rights associated with an underlying project permit application, a development agreement is required. This ensures the availability of public facilities and services to all of the property in the identified individual phases, allows tracking of the available capacity of public facilities and

utilities during each phase of construction, and, with the extension of the vested rights associated with the project, provides certainty to the developer in the subsequent development approval process.

B. The deadlines in the city's code relating to each type of project permit application must be consulted to establish the baseline vesting period. The city is not required to extend the vesting period, and the city shall not extend any vested rights to regulations relating to stormwater. If the city decides to do so through a development agreement, it must be in exchange for the property owner's provision of corresponding benefits to the city in the form of, for example, contributions to public facilities and amenities over and above what would normally be required. In any event, the city shall not allow vesting to extend beyond the established five-year period in EMC 18.55.020(C) after approval of the project permit application.

C. A development agreement for a phased development (such as a subdivision) shall include (in addition to all of the information in EMC 18.55.030) all of the following:

1. Identification of the phasing schedule;
2. Identification of the number of phases and all lots included in each phase;
3. Identification of the approximate dates for construction of public streets, public utilities and other improvements in each phase;
4. Identification of the approximate dates for commencement of development of each lot, lot sales and building occupancy;
5. Identification of the benefits that the property owner will provide to the city in exchange for permission to phase the development according to the proposed schedule;
6. Establishment of the deadline for the property owner to submit development applications, including building permit applications, for each phase;
7. A description of the manner in which each phase is designed such that all site requirements are satisfied independently of phases yet to be given final approval and constructed;
8. A description of the manner in which the property owner will ensure that adequate public facilities are available when the impact of development occurs. The property owner shall acknowledge in the development agreement that if the demand for public facilities or services needed to accommodate a subsequent development phase increases following the issuance of a development permit for a prior phase in the approval process, or if public facilities or services included in a concurrency or SEPA determination are not constructed as scheduled in the city's capital facilities plan, final development approval may have to be delayed for future phases pending the achievement of the adopted levels of service. (Ord. 17-497 § 3).

18.55.070 Processing procedures and appeals.

Development agreements are not defined as "project permit applications" in RCW 36.70B.020 and are not subject to the permit processing procedures in Chapter 36.70B RCW.

A. Project Permit Applications. Development agreements associated with project permit applications shall be processed as follows:

1. Consolidation. Whenever possible, the development agreement shall be consolidated for processing with an underlying project permit application or other application for approval. If the development agreement is consolidated with a project permit application, the property owner must agree to waive the deadline in RCW 36.70B.080 for issuance of a final decision on the underlying application, as well as the prohibition on no more than one open record hearing and one closed record hearing on the underlying project permit application in RCW 36.70B.060(3).
2. Recommendation, Public Hearing and Final Decision.

a. **Hearing Examiner Makes Final Decision.** If the final decision on the underlying project permit application is made by the hearing examiner, then he/she shall consider both the project permit application and the proposed development agreement together, during the public hearing. The hearing examiner shall make a recommendation to the council on the development agreement, and his/her decision on the underlying permit application shall be held in abeyance until the city council considers the proposed development agreement in a public hearing. If the city council approves the development agreement, the council shall, by resolution or ordinance, authorize the mayor to execute the development agreement on behalf of the city. At this point, the hearing examiner may issue his/her final decision on the underlying project permit application. Nothing in this section obligates the hearing examiner to forward a recommendation to the city council on the development agreement if the hearing examiner denies the underlying project permit application.

b. **Staff Makes Final Decision.** If the final decision on the underlying project permit application is made by the city administrative staff, then the city staff shall consider both the project permit application and the proposed development agreement together. The city staff shall make a recommendation to the city council on the development agreement, and the city staff's decision on the underlying project permit application shall be held in abeyance until the city council considers the proposed development agreement in a public hearing. If the city council approves the development agreement, the council shall, by resolution or ordinance, authorize the mayor to execute the development agreement on behalf of the city. At this point, the city staff may then issue its final decision on the underlying project permit application. Nothing in this section obligates the city staff to forward a recommendation to the city council on the development agreement if the city staff denies the underlying project permit application.

B. Legislative Applications. A development agreement associated with a legislative action such as a comprehensive plan amendment or area-wide rezone shall be processed in accordance with the procedures established for legislative actions. The planning commission shall make its recommendation to the city council on any development agreement relating to legislative action. A public hearing shall be held on the development agreement (and underlying legislative action) and, if consistent with this chapter, the council may pass a resolution or ordinance authorizing the mayor to execute the development agreement on behalf of the city.

C. Appeal.

1. A development agreement associated with an underlying project permit application may be judicially appealed in the same manner and within the same deadline as the underlying project permit application.

2. A development agreement associated with a legislative approval, such as a comprehensive plan amendment, may be appealed in the same manner and within the same deadline as the legislative approval. Appeals may be directed to the Growth Management Hearings Board, the Shoreline Hearings Board or to the Superior Court, but there is no further administrative appeal before the city.

D. Recording Against the Property. The city shall record the development agreement against the property (at the property owner's cost) in the real property records of the Pierce County auditor. (Ord. 17-497 § 3).

18.55.080 Revisions to approved development agreements.

All of the provisions of EMC 18.55.020 shall apply to revisions to approved development agreements. A complete application for a revision to an approved development agreement shall consist of the materials described in EMC 18.55.030.

A. Criteria for Approval. The proposed revision to the development agreement must be consistent with: (1) the applicable portions of the comprehensive plan in effect at the time the revision application is submitted; (2) the applicable portions of the development regulations at the time the revision application is submitted; (3) the decision in the underlying project permit application or the underlying legislative decision. If the revision involves an extension of the termination date, the city council must make findings and conclusions after evaluation of all of the information in subsection (B) of this section. The city council shall not approve any revision of an approved development agreement involving an extension of the termination date for purposes of extension of the applicant's vested rights, unless the council makes a finding that the extension is in the public interest.

B. Extension of Termination Date. If the applicant requests an extension of the termination date in order to extend his/her vested rights with regard to phasing of the development, the application materials submitted by the applicant shall provide the following additional information for the council to review:

1. A list of the development regulations that have been amended by the city since the development agreement was originally approved;
2. A comparison of the effect of the amended development regulations (identified in subsection (B)(1) of this section) with the development regulations used to approve the original development agreement; and
3. An up-to-date concurrency evaluation of the city's water rights, sewer capacity and transportation system as applied to the proposed revision, and the effect that approval of the proposed revisions to the development agreement would have on the city's water availability, sewer capacity and transportation concurrency.

C. Public Hearing. In order to revise an approved development agreement, the city must follow the procedures associated with approval of the original development agreement. See EMC 18.55.070(A).

D. Recording Against the Property and Appeals. Appeals of a revised development agreement shall follow the procedures in EMC 18.55.070(C). The development agreement shall be recorded against the property as set forth in EMC 18.55.070(D). (Ord. 17-497 § 3).

Chapter 18.70 PERMITTED LAND USES

See attached Ordinance No. 20-0579, Exhibit B for all section list below.

Sections:

- 18.70.010 Purpose of provisions.
- 18.70.020 Characterization of use and organization.
- 18.70.040 Establishing use.
- 18.70.050 Land use table.

Chapter 18.80 LAND USE ZONES

Sections:

- 18.80.010 Purpose.
- 18.80.020 Establishment of zones.
- 18.80.030 Zoning map.
- 18.80.040 Single-Family Residential zoning districts.
- 18.80.050 Mixed Residential zoning districts.
- 18.80.060 *Repealed.*
- 18.80.070 *Repealed.*
- 18.80.080 Town Center, Commercial, Mixed Use Residential and Business Park zoning districts.
- 18.80.090 *Repealed.*
- 18.80.100 Industrial zoning district.
- 18.80.110 Public zoning district.
- 18.80.120 Reserved.

- 18.80.010 Purpose.** See Ordinance No. 20-0579, Exhibit C
- 18.80.020 Establishment of zones.** See Ordinance No. 20-0579, Exhibit C
- 18.80.030 Zoning map.** See Ordinance No. 20-0579, Exhibit C
- 18.80.040 Single-Family Residential zoning districts.** See Ordinance No. 20-0579, Exhibit C
- 18.80.050 Mixed Residential zoning districts.** See Ordinance No. 20-0579, Exhibit C
- 18.80.060 Mixed Use Residential zoning district.** See Ordinance No. 20-0579, Exhibit C
- 18.80.070 Commercial zoning district.** See Ordinance No. 20-0579, Exhibit C
- 18.80.080 Town Center, Commercial, Mixed Use Residential and Business Park zoning districts.** See attached Ordinance No. 20-0580, Exhibit A
- 18.80.090 Business Park zoning district.** See Ordinance No. 20-0579, Exhibit C
- 18.80.100 Industrial zoning district.** See Ordinance No. 20-0579, Exhibit C
- 18.80.110 Public zoning district.** See Ordinance No. 20-0579, Exhibit C
- 18.80.120 Reserved.** See Ordinance No. 20-0579, Exhibit C

Chapter 18.85 ENFORCEMENT

Sections:

- 18.85.010 Intent.
- 18.85.015 Enforcement.
- 18.85.020 Violations.
- 18.85.030 Authority to enforce.
- 18.85.040 *Repealed.*
- 18.85.050 *Repealed.*
- 18.85.060 *Repealed.*
- 18.85.070 *Repealed.*
- 18.85.075 *Repealed.*
- 18.85.076 *Repealed.*
- 18.85.080 *Repealed.*
- 18.85.085 *Repealed.*
- 18.85.090 *Repealed.*
- 18.85.095 *Repealed.*
- 18.85.096 *Repealed.*
- 18.85.100 *Repealed.*
- 18.85.104 *Repealed.*
- 18.85.105 *Repealed.*
- 18.85.110 *Repealed.*
- 18.85.120 *Repealed.*
- 18.85.130 *Repealed.*
- 18.85.140 *Repealed.*

18.85.010 Intent.

This chapter shall be enforced for the benefit of the health, safety and welfare of the general public, and not for the benefit of any particular person or class of persons. It is the intent of this chapter to place the obligation of complying with its requirements upon the owner, occupier or other person responsible for the condition of the land and buildings within the scope of this title; the Critical Areas Code, EMC Title 14; and the Subdivisions Code, EMC

Title 16. No provision of, or any term used in, this chapter is intended to impose any duty to enforce, or any other duty, upon the city or any of its officers or employees which would subject them to damages in a civil action. (Ord. 20-572 § 9 (Exh. I); Ord. 19-543 § 1 (Exh. A); Ord. 17-495 § 4).

18.85.015 Enforcement.

Unless otherwise specified, violations of this chapter shall be deemed civil violations subject to enforcement pursuant to EMC Title 7, Code Enforcement. (Ord. 20-572 § 9 (Exh. I)).

18.85.020 Violations.

A. It is a violation of this title; the Critical Areas Code, EMC Title 14; and the Subdivisions Code, EMC Title 16, for any person to initiate, maintain or cause to be initiated or maintained the use of any structure, land or property within the city, without first obtaining the permits or authorizations required for the use by the aforementioned codes.

B. It is a violation of this title; the Critical Areas Code, EMC Title 14; and the Subdivisions Code, EMC Title 16, for any person to use, construct, locate, demolish or cause to be used, constructed, located, or demolished any structure, land or property within the city, in any manner that is not permitted by the terms of any permit or authorization issued pursuant to the aforementioned titles; provided, that the terms or conditions are explicitly stated on the permit or the approved plans.

C. In addition to the above, it is a violation of EMC Titles 14 and 16 and this title to:

1. Remove or deface any sign, notice, complaint or order required by or posted in accordance with the aforementioned titles; and
2. Misrepresent any material fact in any application, plans or other information submitted to obtain any building or construction authorization. (Ord. 20-572 § 9 (Exh. I); Ord. 19-543 § 1 (Exh. A); Ord. 17-495 § 4).

18.85.030 Authority to enforce.

A. The community development director shall have the authority to enforce this chapter. The director may call upon the police, fire, building, public works, or other appropriate city departments to assist in enforcement. As used in this chapter, "community development director" or "director" shall also mean his or her duly authorized representative(s).

B. Upon presentation of proper credentials, the director may, with the consent of the owner or occupier of a building or premises, or pursuant to a lawfully issued inspection warrant, enter at reasonable times any building or premises subject to the consent or warrant, in order to perform the responsibilities imposed by this chapter. (Ord. 20-572 § 9 (Exh. I); Ord. 19-543 § 1 (Exh. A); Ord. 17-495 § 4).

18.85.040 Investigation and notice of civil infraction.

Repealed by Ord. 20-572. (Ord. 19-543 § 1 (Exh. A); Ord. 17-495 § 4).

18.85.050 Time to comply.

Repealed by Ord. 20-572. (Ord. 19-543 § 1 (Exh. A); Ord. 17-495 § 4).

18.85.060 Stop work order.

Repealed by Ord. 20-572. (Ord. 19-543 § 1 (Exh. A); Ord. 17-495 § 4).

18.85.070 Emergency order.

Repealed by Ord. 20-572. (Ord. 19-543 § 1 (Exh. A); Ord. 17-495 § 4).

18.85.075 Prohibition on permit approvals.

Repealed by Ord. 20-572. (Ord. 19-543 § 1 (Exh. A); Ord. 17-495 § 4).

18.85.076 Response to notice.

Repealed by Ord. 20-572. (Ord. 19-543 § 1 (Exh. A); Ord. 17-495 § 4).

18.85.080 Contesting the determination and civil infraction.

Repealed by Ord. 20-572. (Ord. 19-543 § 1 (Exh. A); Ord. 17-495 § 4).

18.85.085 Failure to respond.

Repealed by Ord. 20-572. (Ord. 19-543 § 1 (Exh. A); Ord. 17-495 § 4).

18.85.090 Hearings – Rules of procedure – Counsel.

Repealed by Ord. 20-572. (Ord. 19-543 § 1 (Exh. A); Ord. 17-495 § 4).

18.85.095 Hearings – Contesting determination that infraction committed – Appeal.

Repealed by Ord. 20-572. (Ord. 19-543 § 1 (Exh. A); Ord. 17-495 § 4).

18.85.096 Hearings – Explanation of mitigating circumstances.

Repealed by Ord. 20-572. (Ord. 19-543 § 1 (Exh. A); Ord. 17-495 § 4).

18.85.100 Monetary penalties – Restitution – Restoration orders.

Repealed by Ord. 20-572. (Ord. 19-543 § 1 (Exh. A); Ord. 17-495 § 4).

18.85.104 Order of court – Modification of penalty – Community restitution.

Repealed by Ord. 20-572. (Ord. 19-543 § 1 (Exh. A); Ord. 17-495 § 4).

18.85.105 Costs and attorneys’ fees.

Repealed by Ord. 20-572. (Ord. 19-543 § 1 (Exh. A); Ord. 17-495 § 4).

18.85.110 Failure to respond to notice of infraction – Failure to satisfy penalty.

Repealed by Ord. 20-572. (Ord. 19-543 § 1 (Exh. A); Ord. 17-495 § 4).

18.85.120 Additional relief.

Repealed by Ord. 20-572. (Ord. 19-543 § 1 (Exh. A); Ord. 17-495 § 4).

18.85.130 Penalties for subdivision violations.

Repealed by Ord. 20-572. (Ord. 19-543 § 1 (Exh. A); Ord. 17-495 § 4).

18.85.140 Record of notices to be kept – Audit.

Repealed by Ord. 20-572. (Ord. 19-543 § 1 (Exh. A); Ord. 17-495 § 4).

Chapter 18.90

DEVELOPMENT STANDARDS – CITYWIDE APPLICABILITY

Sections:

- 18.90.010 Purpose.
- 18.90.015 *Repealed.*
- 18.90.020 Accessory buildings.
- 18.90.030 *Repealed.*
- 18.90.040 Density standards.
- 18.90.050 *Reserved.*
- 18.90.060 Fences, bulkheads, and retaining walls.
- 18.90.070 Height standards.
- 18.90.080 Housing incentives program.
- 18.90.090 Landscaping.
- 18.90.100 Lot standards.
- 18.90.110 Nonconformities.
- 18.90.120 Outdoor storage.
- 18.90.130 Parking.

- 18.90.140 Performance standards.
- 18.90.150 Setback standards.
- 18.90.160 *Repealed.*
- 18.90.170 Streetscapes.
- 18.90.180 Tree preservation.
- 18.90.190 Accessory dwelling units.

18.90.010 Purpose.

A. This section, in conjunction with other chapters and sections of the development code of the Edgewood Municipal Code (EMC), provide specific minimal development standards and methodologies for applying development standards.

B. These development standards are applicable to all land development and uses, including improvements, intensification, changes in use, or building and development permits and land use approvals and actions. (Ord. 03-203 § 1).

18.90.015 Modifications – Development agreement.

Repealed by Ord. 17-497. (Ord. 07-285 § 2).

18.90.020 Accessory buildings.

A. Residential detached accessory structures which are less than 120 square feet in size and not higher than 10 feet, including garden sheds or greenhouses or combination of both; children's play equipment; arbors; and gazebos, placed in a rear half of a lot shall have a minimum three-foot setback. Attached accessory structures must have the same setbacks as the main building.

B. In the single-family (SF-2/3/5) and mixed residential (MR-1/2) zoning districts, garages, or other accessory buildings greater than 120 square feet but not exceeding 1,000 square feet, and which do not exceed 14 feet in height, may be placed within the rear or interior yard.

1. The structure must maintain a minimum five-foot setback, unless the zoning district allows a lesser setback; and
2. Be located at least six feet from a primary structure located on an adjacent property.

C. Pools, hot tubs, and similar accessory structures may not be located in the rear or interior yard setbacks.

D. Areas for ingress and egress for automobiles shall be designed in such a manner that adequate visibility is ensured.

E. Every building hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved private street, and all structures shall be located on lots as to provide safe and convenient access for servicing and required off-street parking.

F. The parking pad shall have a durable surface. Materials meeting LID standards (e.g., permeable pavement) shall be used to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM). (Ord. 16-482 § 2 (Exh. F); Ord. 03-203 § 1).

18.90.030 Concurrency.

Repealed by Ord. 17-499. (Ord. 03-203 § 1).

18.90.040 Density standards.

A. Gross area is the total area of the lot (see Figure 1 below).

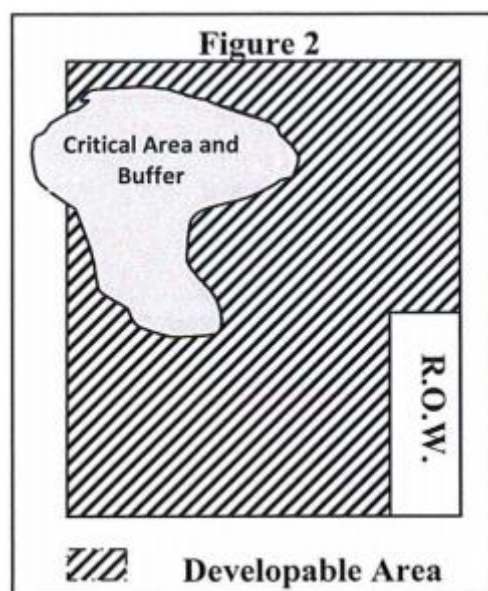
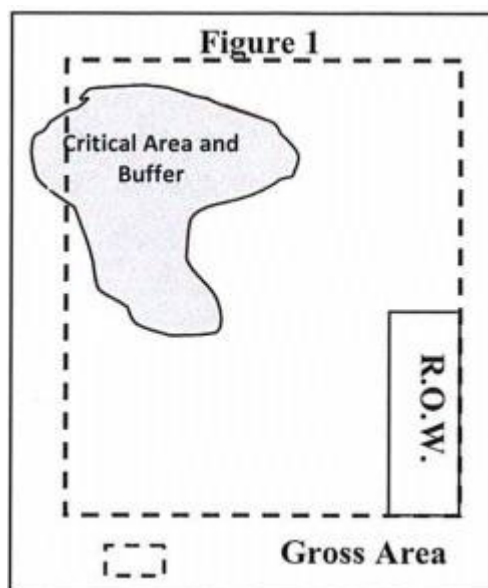
B. The developable area is the area of a lot remaining after public and/or private rights-of-way and critical area/buffers are subtracted from the gross area (see Figure 2 below).

C. The maximum density for single-family zoning districts (SF-2, SF-3 and SF-5) is the maximum number of dwelling units allowed per net developable area of an acre, and is expressed as a ratio, i.e., one dwelling unit per net

developable acre. Accessory dwelling units shall be excluded from the maximum number of allowable dwelling units. The minimum lot size does not determine maximum density.

D. The maximum density for all other zoning districts shall be based on the gross area minus any critical areas and associated buffers.

E. Density standards for the single-family residential zoning districts shall fall within the ranges stated in EMC 18.80.040(E)(1).



(Ord. 18-535 § 3; Ord. 16-469 § 2 (Exh. A); Ord. 10-346 § 2; Ord. 03-203 § 1).

18.90.050 Reserved.

Repealed by Ord. 11-360. (Ord. 09-321 §§ 2, 3; Ord. 03-211 § 1; Ord. 03-203 § 1).

18.90.060 Fences, bulkheads, and retaining walls.

A. Artificially constructed barriers to enclose, screen, or separate areas may be erected within required setbacks as follows, provided fences or other barriers:

1. Do not obstruct the sight distance of a driveway, private street, or public street;
2. Within the interior and rear setbacks do not exceed a maximum height of six feet;
3. Within the front yard setbacks do not exceed a maximum height of four feet:
 - a. Except the back half of a front yard setback on a corner lot, the rear lot line and the rear of the structure may be enclosed with a maximum six-foot-high fence, and
 - b. Except that within the required front yard setback of a lot fronting on a principal arterial street, the maximum height shall be six feet;
4. Razor wire, embedded glass, or other similar materials construction not to include electric fences or barbed wire, or anti-entry techniques, which may cause injury, shall not be permitted.

B. Bulkheads and Retaining Walls. Any structure constructed and erected between lands of different elevations which is used to resist the lateral displacement of any material, control erosion, or protect structures may be placed within required setbacks to a maximum height of four feet on front property lines and eight feet on side and rear property lines, provided all applicable site distance requirements and building permit requirements are met.

C. Access control shall be applied, at the discretion of the community development director or designee, to all street frontages to minimize traffic conflicts and, where appropriate, to preserve on-street parking and promote nonmotorized modes. (Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.90.070 Height standards.

A. For the SF-2 and SF-3 zones, building height is determined as the vertical distance from the average final grade of a building footprint to the highest point of the structure; except, where a structure is proposed on fill material, final height shall be determined from the existing grade (See Figures 2 and 3).

B. For I, BP, C, TC, MUR, MR-1 and MR-2, SF-5, building height is determined as the vertical distance from the curb level, or the equivalent final grade of a building site at the front of the building to the highest point of the underside of the ceiling. In the case of a flat roof, to the deck side of a mansard roof; and to the mean level of the underside of the rafters between the eaves and the ridge of a gable, hip, or gambrel roof. Where no curb level has been established, the height of a building may be measured from the mean elevation of the finished lot grade at the front of the building.

C. Height standards shall not apply to religious assembly spires, belfries, and domes; chimneys, household antennas, ventilation stacks, or similar appurtenances that are required to be placed above the roof level.

D. The height of a fence located on a rockery, retaining wall, or berm shall be measured from the top of the fence to the ground on the high side of the rockery, retaining wall, or berm. Net fences, such as those used on golf courses and/or driving ranges, shall not be higher than 35 feet and shall meet the setbacks required for structures.

E. Flagpoles shall not exceed 50 feet in height from the average grade. All such poles shall be placed so as to neither obstruct nor obscure adjacent property owners' lines of vision. Such poles shall not display more than three flags at any one time.

Figure 2

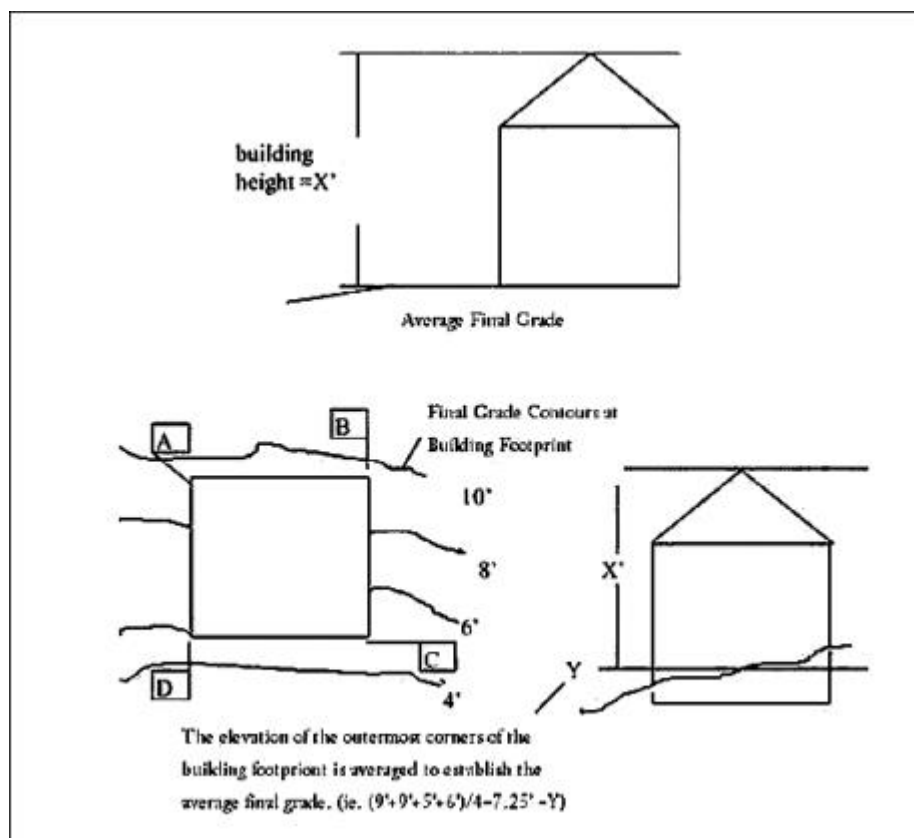
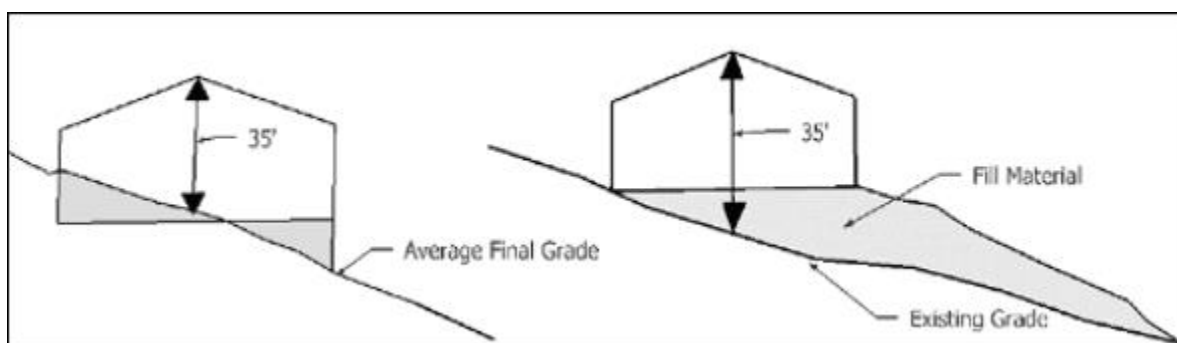


Figure 3



(Ord. 09-322 §§ 2 – 4; Ord. 03-203 § 1).

18.90.080 Housing incentives program.

A. The city is responsible for establishing regulations that will result in a variety of housing opportunities. To that end, the city's comprehensive plan contains policies designed to encourage affordable and special needs housing. Not only are a number of regulatory tools available to help stimulate the development of desired housing in the city, but some of these tools offer an additional benefit to the city as a whole in dispersing "qualified" housing such as affordable units throughout the city.

B. This section applies, at the developer's option, to land use applications for housing in identified zones below, except the construction of a single-family dwelling on one lot that can accommodate only one dwelling based upon the underlying zoning designation. This section shall not apply to adult family homes, nursing and residential care facilities, assisted living facilities and all group homes.

C. All housing developed under these standards shall meet all applicable federal, local, and state guidelines and requirements for limiting occupancy to identified qualified groups.

D. Inclusionary Density Bonuses.

1. In return for the inclusion of a number of on-site units dedicated to serving low-income and/or below market rate persons, one-half additional, on-site market-rate unit is permitted as a bonus for each qualified unit, to the extent that no more than a maximum total of 150 units are provided throughout the city. This must not exceed the prescribed density above the maximum density permitted in the underlying zoning district as shown below; provided, that only one-half bonus unit may be awarded per qualified unit, no matter how many qualifying categories it serves as shown the table below.

Table 4 Density Bonus

Zone	Permitted Density	Density Bonus	Maximum Density
Mixed Residential 1	4 dua	2 dua	6 dua
Mixed Residential 2	8 dua	4 dua	12 dua
Mixed Use Residential	6 dua	3 dua	9 dua
Commercial	8 dua	4 dua	12 dua
Town Center	10 dua	5 dua	15 dua

For the purpose of this section only, fractions of 0.5 or greater shall be rounded up to the nearest whole number when calculating the number of dwelling units or residential building lots that are permitted to be constructed.

2. Prior to the final approval of any land use application for which density bonuses are being sought, the owner of the affected parcel shall deliver to the city a duly executed covenant running with the land, in a form approved by the city attorney. The owner/applicant shall be responsible for the cost of preparing and recording the covenant and the owner/applicant or subsequent owner or operator shall be responsible for administering the covenant. The commencement date shall be the date that the first lease agreement with a renter within an applicable qualification group becomes effective.

3. The qualified units constructed under these provisions shall be integrated and dispersed within the development for which the density bonus is granted. The physical segregation of qualified housing units from unqualified market-rate housing units, or the congregation of qualified housing units into a single physical portion of the development is prohibited.

4. The size of the qualified units constructed under the provisions of this chapter shall be proportionate to the size of the units contained in the entire project (i.e., if 50 percent of the units in the project are one-bedroom units and 50 percent are two-bedroom units, then the qualified units shall be divided equally between one- and two-bedroom units).

5. If a project is to be phased, the proportion of qualified units to be completed with each phase shall be determined as part of the phasing plan approved by the community development director or designee.

E. A preapplication conference will be required for any land use application that includes a proposal for a density bonus under this program. Density bonus proposals shall be reviewed and approved concurrently with the related

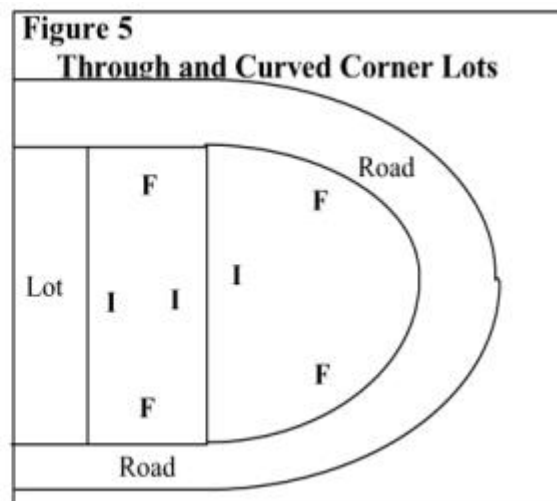
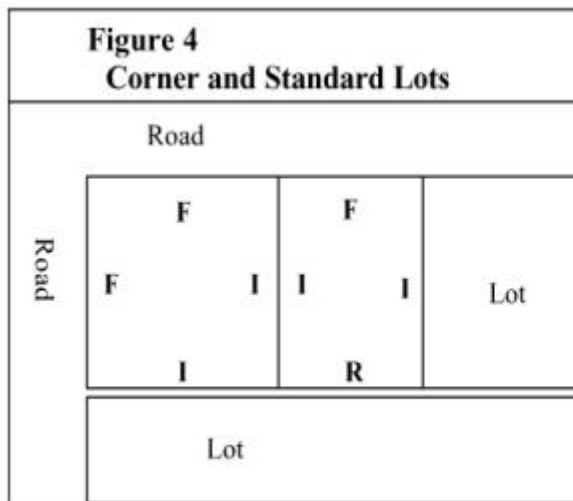
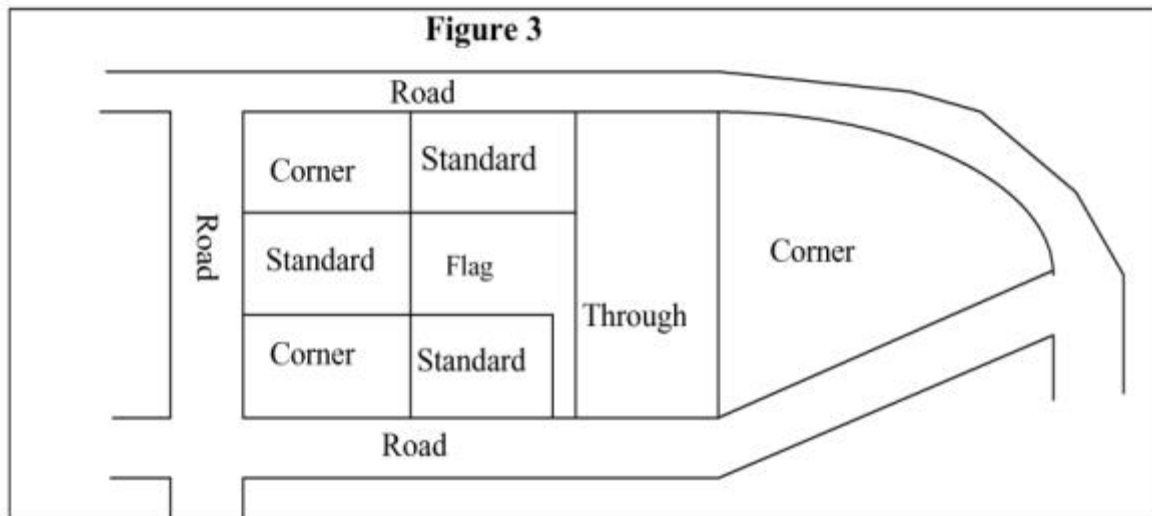
primary land use application and shall follow the established procedures for review and appeal, if necessary, of the permit type.

F. The community development department shall maintain a list of all qualified units created under this program. In conjunction with comprehensive plan review and amendment processes, the level and type of unit production and other factors relating to this program shall be evaluated to gauge how effectively these regulations are functioning and to direct necessary adjustments in the program. (Ord. 20-579 § 4; Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.90.100 Lot standards.

A standard lot is a lot that has only one front lot line and one rear lot line, and all remaining lot lines are considered interior lot lines (see Figure 3).

A. Corner Lots. If a lot abuts the intersection of two or more street rights-of-way, a front yard setback is required abutting each right-of-way. This process is also applicable to a lot fronting a single right-of-way, which simulates a corner lot as shown in Figure 4 below.



B. In the case of a through lot, a front yard setback is required abutting each street right-of-way (see Figure 5).

C. A flag lot shall have setbacks of 20 feet from all property lines for both principal and accessory structures.

1. Flag lots in residential zones (SF-2, SF-3, SF-5, MR-1, and MR-2) shall have a minimum frontage of 20 feet on a public road or street from which access is taken. If such frontage does not exist, an easement to a public road or street shall be a minimum of 20 feet in width.

2. Flag lots in nonresidential zones (MUR, C, TC, BP, I, and P) shall have a minimum frontage of 24 feet on a public road or street from which an access way is taken. If such frontage does not exist, an easement to a public road or street shall be a minimum of 24 feet in width.

D. Irregular Lots. Where the shape of a lot does not generally conform to the types of lots described above, the city shall make a determination on the location of front, rear, and interior lot line, applicable setbacks and the applicable development standards for the lot.

1. In the case of triangular or otherwise irregularly shaped lots, a line at least 10 feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line may be considered to the “rear lot line” at the city’s discretion.

2. In the case of an interior lot or “landlocked” lot that does not meet the minimum frontage required for access, the standards shall be the same, as those required for flag lots. (Ord. 03-203 § 1).

18.90.090 Landscaping. See Ordinance No. 16-0482, Exhibit F

18.90.100 Lot standards. See Ordinance No. 20-0582, §3

18.90.110 Nonconformities.

A. Within the zoning districts established by this title, or as amended, there may exist lots, uses, and structures that were lawfully established but which no longer conform to the provisions and standards of the zoning district in which they are located. Nonconformities may adversely affect the development and redevelopment of the city consistent with the provisions of the comprehensive plan. This section provides for the regulation of these legally existing nonconformities and attempts to balance the rights of property owners to continue the use of their properties and the perpetuation of uses envisioned under the city’s comprehensive plan and this title. These standards specify the circumstances, conditions, and procedures under which such nonconformities are permitted to endure.

B. This section shall apply to legally existing nonconformities, except the following:

1. Nonconforming sexually oriented businesses as defined in EMC 18.100.100, Sexually oriented businesses, which shall instead be governed by standards set forth in that section.
2. Nonconforming signs as defined in EMC 18.97.300, which shall instead be governed by standards set forth in Chapter 18.97 EMC.
3. Nonconforming wireless telecommunications facilities as defined in EMC 18.100.110, Personal wireless communications facilities, which shall instead be governed by standards set forth in that section.
4. Permit applications at the time of this title’s passage that constitute vested development shall instead be governed by existing standards. Future plans to further develop property shall not constitute a basis for nonconformity status, whether or not documented in public record, except when they constitute a vesting. Nothing in this section shall be construed to require a change in plans, construction, or intended use related to vested development, though it may thereafter be regulated as a nonconformity.

C. The provisions of this section apply only to nonconformities that were lawful, either by right or by discretionary permit, when initially established and these provisions may not be used as an alternative to removal or cessation of activities, structures, and uses which were illegal at the time of their establishment.

1. This provision shall not apply to dwelling units located in residential zones or in established mobile home parks, which may be reconstructed or replaced with no substantial change in floor area or other nonconforming feature.

D. The entire contiguous ownership of land shall be considered as a single parcel of land for determination of nonconformance as a consideration of development. A record of separate lot or parcel boundaries shall be disregarded. It is recognized that the dimensions of some nonconforming lots of record are so constrained that meeting some development regulations such as setbacks would render such lots essentially unbuildable. The city will consider unusual hardships in reviewing applications for such development. Pursuant to EMC 18.50.080, Variances, variances may be granted in such instances based on individual circumstances and may be conditioned to mitigate any negative effect on the surrounding area.

E. Nonconforming lots may not be altered in any way that would increase the degree of nonconformity; provided, this does not preclude acquisition or dedication of additional public right-of-way when deemed necessary by the community development director or designee.

F. Nonconforming Uses. Nonconforming uses may continue to be operated except as provided below. Routine maintenance and repairs may be performed on land or structures containing a nonconforming use. A nonconforming use shall not be changed to another nonconforming use. Nonconforming uses outside of a structure, which occupy only a portion of a lot, may not be relocated to any other portion of the property except as allowed in subsection (G) of this section. Nonconforming uses may not be expanded unless such expansion is required by law or a public agency in order to comply with public health, safety or welfare regulations. All applicable construction permits must first be obtained for any such work.

G. Nonconforming Use Outside of a Structure – Relocation Without Expansion. A nonconforming use outside of a structure may be fully or partially relocated to another area of the underlying property, but only if such relocation: (1) reduces the degree of nonconformity between one or more parcel lines, and (2) does not expand the total area of the nonconformity. Approval for such relocation may be granted only once per nonconforming use and requires an administrative use permit pursuant to EMC 18.50.030 in addition to all other applicable regulations.

H. Nonconforming Structures. Maintenance, minor improvements and minor alterations to nonconforming structures are allowed to prevent them from becoming blighted and having detrimental impacts on the surrounding neighborhood. Nothing in this section shall be construed to prevent the strengthening or restoring to a safe condition of any nonconforming structure or part thereof declared to be unsafe by the building official or other proper authority. No nonconforming structure shall be moved, altered, or enlarged unless required by law or a public agency in order to comply with public health, safety or welfare regulations. Any such movement, alteration, or enlargement of a nonconforming structure shall be the minimum necessary to achieve compliance with the regulation that is allowing the expansion.

I. The burden of demonstrating that nonconformity is lawful under this title rests with the property or business owner. Some examples of evidence that may indicate legal nonconforming status include: tax assessment records, construction or other permit records, personal or business income tax records, business license records, dated past advertising, dated business receipts to customers, dated rent receipts, affidavits from neighbors or tenants, testamentary documents, photographs whose date may be clearly ascertained, and other such information which is competent and factual. The city may, at its discretion, request such records from a property or business owner as a basis for determining whether nonconformity was legally established and preexisting.

J. Termination of Nonconforming Status.

1. A nonconforming development or use shall terminate under the following conditions:

- a. When the use has been vacated or abandoned for a period of six or more months.
- b. When the structure, which is nonconforming, has been damaged or destroyed to an extent exceeding 50 percent or more of its fair market value as indicated by the records of the Pierce County assessor.

2. Provided, that damaged uses that are allowed to reestablish, as provided in subsection (K) of this section, Damage or Destruction, shall not be considered to be terminated. Once terminated, the use shall not be reestablished, and any subsequent use must comply with the regulations of the zoning district in which it is located.

K. Damage or Destruction.

1. If a nonconforming use or structure is damaged or destroyed by any means to the extent of 50 percent or more of last assessed value, it may not be reestablished except in compliance with the regulations of the zoning district in which it is located.
2. If a nonconforming use or structure is damaged due to an involuntary event of fire, natural disaster or other casualty, to the extent of less than 50 percent of fair market value, it may be restored to substantially the same extent of nonconformance as preexisted the damage; provided, that all applicable construction permits are obtained prior to commencement of demolition and reconstruction. This provision shall not be construed as reducing any requirements of construction standards in effect for rebuilt structures. Restoration or replacement shall commence within one year from the date of damage.

L. The transfer of ownership of a nonconforming lot, use, or structure will not alter its legal nonconforming status.

M. By their nature, nonconformities can be unique and difficult to identify and equitably regulate. If questions arise with regard to nonconforming status or replacement when abandonment, damage, or destruction has occurred, the community development director or designee is hereby empowered to issue case-by-case determinations based on individual circumstances. Such determinations will constitute administrative determinations as set forth in EMC 18.50.020, Administrative interpretations, and shall be appealable as established in EMC 18.40.090, Process II – Administrative action. (Ord. 21-600 § 1 (Exh. 1); Ord. 20-582 § 3; Ord. 15-448 § 2 (Exh. A); Ord. 10-342 § 2; Ord. 03-203 § 1).

18.90.120 Outdoor storage.

A. The storage or parking of a recreational vehicle or a sporting vehicle on any residential premises in any zone that allows residential uses shall be subject to the following standards:

1. Recreational and sporting vehicles shall not be stored on a noncontiguous lot where no residential use exists.
2. No more than two recreational and/or sporting vehicles as defined in Chapter 18.20 EMC, Definitions, or equipment shall be stored outside an enclosed building or structure on residential property.
3. Said vehicles and equipment shall be screened from view of surrounding neighbors to the maximum extent feasible and shall not be used for habitation.
4. Recreational and sporting vehicles shall not be used for dwelling purposes.
5. Recreational and sporting vehicles shall be stored on a parking pad or in the driveway of the residence. No portion of the vehicle shall be located within the public right-of-way, even if vehicle is located in the driveway, a portion of which may be located within the public right-of-way.
6. The parking pad shall have a durable surface.

B. Outdoor Storage Areas and Yards.

1. Outdoor storage areas and yards shall be paved with asphalt or concrete, including contractor storage yards and areas where vehicles or heavy equipment will be parked or stored.
2. Nonvehicle storage areas such as those for materials may utilize alternative surface materials if the following standards are met:
 - a. Maneuver areas, aisles, assembly areas, and public access areas of the lot shall be paved.
 - b. No hazardous materials shall be stored or utilized in unpaved areas.
 - c. The community development director or designee may only approve alternative surface materials for the portion of the yard that may, in the community development director or designee's opinion, be used for material storage.

d. The storage area shall be screened and fenced pursuant to EMC 18.90.090, Landscaping. (Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.90.130 Parking.

A. The purpose of this section is to regulate parking and loading activities in order to improve traffic circulation and contribute to the public health, safety, general welfare and aesthetics of the city of Edgewood by providing sufficient on-site areas for the maneuvering and parking of motor vehicles. Furthermore, it is the intent of this section to allow the provision of sufficient off-street parking to meet the needs of urban development, but not an excess surplus of spaces, and to promote more efficient use of the city's transportation facilities by encouraging the movement of people from place to place via alternative modes of transportation to the single occupancy vehicle.

B. This section is applicable to all new developments and all alterations and additions to, or expansion of, existing developments in the city of Edgewood, except for single-family residences.

C. Parking Standards.

1. Where any structure is enlarged, expanded, erected, major exterior remodeled, or the use is changed, off-street parking spaces shall be provided for said expansion or enlargement in accordance with this section. A change in use in an existing structure may require additional off-street parking spaces as set forth in this section.

2. In the case of a use that is not specifically mentioned in this section, the requirements for off-street parking facilities shall be determined by the community development director or designee based upon the requirements for the most comparable use specified in this section; or, where in the opinion of the community development director or designee no comparable use exists, based upon a reasonable rationale provided an official determination written to the applicant. The community development director or designee may require that the applicant conduct a parking study to evaluate the parking needs associated with a proposed use.

3. All areas used for parking, maneuvering, circulation, pedestrian access, and loading or unloading shall be paved with asphalt or concrete (either conventional or permeable) and shall be improved and available for use at the time of final building inspection. Pervious alternative materials that meet LID standards (e.g., pervious asphalt, etc.) shall be used to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM). Refer to the PCM and associated guidance documents for additional information, restrictions, and standards for alternative paving materials.

4. Off-street parking facilities shall be located on the same property as the use they are required to serve and within 300 feet of the use. Where a distance is specified, such distance shall be the walking distance measured from the nearest point of the parking facilities to the nearest point of the building that such facility is required to serve.

a. For a nursing home, assisted living facility, convalescent home, or group home, the parking facilities shall be located within 100 feet of the building they are required to serve.

b. *Repealed by Ord. 10-336.*

5. Size and Access.

a. A standard parking space shall have a minimum width of nine feet and a minimum length of 18 feet. Compact stalls shall have a minimum width of eight and one-half feet and a minimum length of 15 feet (see Figure 6).

b. Up to 30 percent of the required parking for a development may consist of compact stalls. No more than four compact stalls may be adjacent to each other, and the compact stalls shall be evenly dispersed throughout the parking area and clearly identified with permanent marking on the pavement as approved by the community development director or designee.

c. Two-way drive aisles shall have a minimum width of 24 feet where providing access to spaces at a 90-degree angle to the drive aisle, and 20 feet where spaces are at angles of 70 degrees or less to the drive

aisle. One-way drive aisles shall have a minimum width of 20 feet where providing access to spaces at a 90-degree angle to the drive aisle. Where spaces are at angles of 70 degrees or less to the drive aisle, the standards listed in Table 3 shall apply:

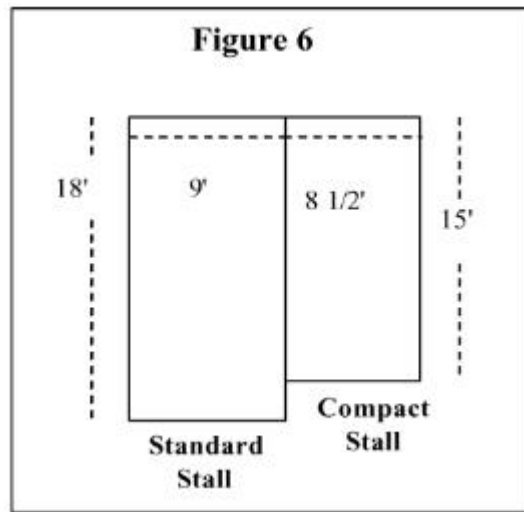


Table 3

Parking Angle	Minimum One-Way Aisle Width
50 degrees or less	15'
55	16'
60	17'
65	18'
70	19'

d. Except for a single-family dwelling, groups of more than two parking spaces shall be provided with adequate aisles or turnaround areas so that all vehicles may enter the street in a forward manner. More than three parking spaces shall be served by a driveway designed and constructed to facilitate the flow of traffic on and off the site, with due regard to pedestrian and vehicle safety, and which shall be clearly and permanently marked and defined.

e. Driveways, aisles, turnaround areas, and ramps shall have a minimum vertical clearance of 14 feet for their entire length and width but such clearance may be reduced in parking structures.

f. For the purpose of loading and unloading children, one-way driveways with a continuous forward flow design shall be located on the site of schools and daycares which have a capacity greater than 50 children.

g. Wheel stops, a minimum of two feet from any obstruction or the end of the parking stall, shall be required in the following locations:

- i. Where the parking stall abuts a building or where vehicles may overhang a property line;
- ii. Where the parking stall abuts a raised pedestrian walkway of less than eight feet in width;
- iii. Where a parking stall abuts any physical object that may be impacted, such as light standards, fire hydrants, fences, power vaults, utility poles, etc.;

- iv. Where a hazardous grade difference exists between the parking area and the abutting property;
 - v. Where the parking stall abuts an LID system;
 - vi. Where hazardous situations may exist as determined by the community development director or designee.
- h. Multiple-level parking structures developed either as a single use structure or as parking incorporated into a structure shall be designed and laid out in accordance with the dimension and numeric requirements of this section.
6. Unit of Measurement.
- a. Where stationary, nonmovable seating is used by patrons or spectators in places of assembly, each 20 inches of width shall count as one seat for the purpose of determining requirements of off-street parking facilities under this section.
7. Where off-street parking is required, a plan indicating how the off-street parking and loading requirement is to be provided and shall accompany the application for a development permit. Applications for single-family dwellings are exempt from the requirements of this section. The plan shall show all those elements necessary to indicate that these requirements will be fulfilled including but not limited to:
- a. Location and dimensions of LID systems (if applicable);
 - b. Delineation and dimensions of individual parking spaces, both regular and compact spaces, and loading and unloading areas;
 - c. Dimensions of circulation and maneuvering areas necessary to serve spaces;
 - d. Access to streets, alleys, and properties served;
 - e. Curb cuts and curb placement;
 - f. Dimensions, continuity and substance of landscaping and screening;
 - g. Grading, drainage, surfacing and subgrading details;
 - h. Delineation of all structures or other obstacles to parking, circulation and visual clearance on the site;
 - i. Specifications as to location of signs and wheel stops;
 - j. Sidewalks and pedestrian pathways;
 - k. Vision clearance areas for all points of ingress and egress.
8. Parking Study Requirements. When directed by the community development director or designee, the applicant will prepare a parking study evaluating the parking needs associated with a proposed use. This study will contain a recommendation of effective parking management strategies to improve traffic circulation and contribute to the public health, safety, general welfare and aesthetics of the city of Edgewood by providing sufficient on-site areas for the maneuvering and parking of motor vehicles. This study shall have all the elements necessary to indicate that parking needs have been mitigated including, and not limited to:
- a. Existing parking conditions.
 - b. Parking supply.
 - c. Parking utilization data.
 - d. Parking demand.

- e. Parking capacity.
- f. Average parking duration.
- g. Other jurisdictions' parking policies.
- h. Comparison of minimum parking requirements.

9. Accessible parking for persons with disabilities shall be provided consistent with state and federal regulations.

10. Parking areas shall meet the applicable landscaping requirements of EMC 18.90.090, Landscaping.

11. Parking areas shall meet the applicable landscaping requirements of Chapter 18.95 EMC, Design Standards.

D. Any building that is erected or enlarged shall provide a minimum of one off-street or off-alley loading area.

1. The minimum area required for commercial and industrial loading spaces is as follows:

- a. Two hundred fifty square feet for buildings of 5,000 to 20,000 gross square feet.
- b. Five hundred square feet for buildings of 20,000 to 30,000 gross square feet.
- c. Additional loading space shall be required of buildings based on the size, proposed use, potential uses, and location as deemed necessary by the community development director or designee.

2. Each loading space shall measure not less than 30 feet by 12 feet and shall have an unobstructed height of 14 feet.

3. Each loading space shall be made permanently available for such purpose, and shall be surfaced, improved, maintained, and screened in accordance with this section and EMC 18.90.090, Landscaping.

4. Loading spaces shall be located adjacent to the building to be served thereby in such a way that trucks in these spaces shall not encroach upon or interfere with areas reserved for off-street parking nor project into any public right-of-way or interior pedestrian area. Loading space or maneuvering areas shall be in addition to required off-street parking spaces.

5. Loading berths shall be located not closer than 50 feet to any residential district, unless wholly enclosed within a building, or unless screened from such residential area by a wall or uniformly painted fence not less than six feet in height and Type V, solid barrier landscaping.

6. Space for loading berths may occupy all or any part of any required setback except for landscaping setback requirements as long as the loading berth is uncovered. A covered loading area shall comply with the minimum building setback requirements for the district.

7. If the site upon which such loading space or spaces is to be located abuts upon an alley, such loading space or spaces shall be off-alley.

8. Buildings that utilize dock-high loading doors shall provide a minimum of 100 feet of clear maneuvering area in front of each door. Buildings that utilize ground level service or loading doors shall provide a minimum of 45 feet of clear maneuvering area in front of each door.

E. Use- and Site-Specific Standards.

1. Drive-up Windows. All establishments and businesses which maintain drive-up windows, which are intended to serve customers who remain in their motor vehicles during the business transactions or are designed in such a manner that customers must leave their automobiles temporarily in a driving line located adjacent to the facility, shall provide stacking space for the stacking of motor vehicles as follows:

- a. The drive-up window shall be so located that sufficient stacking space is provided for the handling of motor vehicles using such facility during peak business hours of such a facility.
- b. Entrances and exits shall not be so located as to cause congestion in any public right-of-way.
- c. When located in a shopping center, drive-through facilities shall provide sufficient stacking space to handle peak business demands and shall not in any way obstruct the normal circulation pattern of the shopping center.

2. Transit Support Facilities.

- a. For developments that generate a parking demand of greater than 24 parking spaces, the developer shall fund the purchase and installation of one or more transit shelters and/or other related transit support facilities as determined by Pierce Transit operational criteria, based on the size and nature of the use.
- b. When a transit shelter is not required to be installed, transit stops shall include design features or changes in materials that demarcate the stop. A bench is to be provided at a bus stop where at least five transit riders are expected to board buses on an average weekday, and a shelter is to be provided at a bus stop where at least 10 transit riders are expected to board buses on an average weekday.
- c. Any single-family development with 100 to 250 units, or multifamily residential with 50 to 100 units that will be located on a street where regularly scheduled transit service is provided, shall be required to provide a concrete pad adjacent to the sidewalk and a transit shelter with all required transit support facilities. The required "concrete pad" must utilize appropriate material(s) as agreed with the transit service provider.
- d. Any single-family development with over 250 units, or multifamily residential with over 100 units that will be located on a street where regularly scheduled transit service is provided, shall be required to provide two concrete pads adjacent to the sidewalk and two transit shelters with all required transit support facilities. The required "concrete pad" must utilize appropriate material(s) as agreed with the transit service provider.
- e. Transit facilities shall be sited in accordance with the requirements of the appropriate transit agency and this title. Transit shelters and related facilities shall be provided for transit stops that are located adjacent to or within 600 feet of the development site on each side of the street that has a transit route. This requirement may be waived when the appropriate transit agency has determined that current and projected ridership do not warrant the installation of a shelter within the 600-foot distance.
- f. When a transit shelter is required to be installed, seating, garbage receptacles, and lighting shall also be provided.
- g. Transit pullouts shall be provided as an element of street improvements if Pierce Transit and the city determine that a pullout is necessary to provide a safe refuge for transit vehicles or to minimize conflicts with other vehicles.

F. Joint use of required parking spaces may be permitted where two or more uses on the same site or separate sites in close proximity are able to share the same parking spaces because their parking usage does not materially overlap (e.g., uses primarily of a daytime vs. nighttime or weekday vs. weekend nature). Shared parking shall be legally encumbered and shall meet all of the applicable standards of this section. Joint use of required nonresidential parking spaces may be authorized by the community development director or designee if the following documentation is submitted in writing to the community development department:

- 1. The names and addresses of the owners and/or tenants that are sharing the parking;
- 2. The uses that are involved in the shared parking;
- 3. The location and number of parking spaces that are being shared:

- a. An analysis showing that the peak parking times of the uses occur at different times and that the parking area will be large enough for the anticipated demands of both uses; and
- b. A legal instrument such as an easement or deed restriction that guarantees continuing access to the parking for both uses subject to the review and approval by the city attorney.

G. Parking Space Standards by Land Use.

1. The size of a development and the proposed use type determine the minimum number of required parking spaces. Unless otherwise specified, the number of parking requirements is based on the gross square footage (gsf) of the building.
2. The parking requirement for any office space associated with a use shall be calculated at the rate of one parking space for each 250 gsf of office use.
3. One parking space shall be required for each commercial vehicle that originates from the site or is regularly present on the site.
4. The number of employee spaces required shall be based on the maximum number of employees who may be on-site at any one time.
5. **Maximum Parking Requirements.** Parking for a specific use in zones covered by this section shall be limited to no more than 50 percent greater than the minimum parking requirement required above. The parking maximum does not apply to the following:
 - a. If parking spaces are provided above/below grade.
 - b. If the director determines additional off-street parking spaces are warranted based on a parking study. In making such a decision, the director shall also consider whether the proposal is consistent with the stated purposes, objectives, goals or policies established in this section and the design standards. The director shall also have the authority to restrict parking for a specific use to an amount that is less than the maximum amount allowed in this section if the proposal would substantially conflict with the stated purposes, objectives, goals or policies contained in the Edgewood comprehensive plan and similar plans and policy documents as adopted by the city of Edgewood.
6. Since a fraction of a parking space cannot be provided, parking calculations from Table 1, Minimum Parking Requirements, shall be rounded up to the nearest whole number.

Table 1: Minimum Parking Requirements

Residential	
<i>Accessory</i>	
Accessory Dwelling Unit (ADU), Attached	One per dwelling unit
ADU, Detached (Backyard Cottage)	One per dwelling unit
Caretaker Residence	One per dwelling unit
<i>Single-Family</i>	
Detached Dwelling	Two per dwelling unit
Cottage Court	Two per dwelling unit
<i>Multifamily</i>	
Duplex: Side by Side	Two per dwelling unit

Duplex: Back to Back	Two per dwelling unit
Duplex: Top and Bottom	Two per dwelling unit
Attached Dwelling	Two per dwelling unit
Multi-Plex	1.5 per dwelling unit
Townhouse	1.5 per dwelling unit
Apartment	1.5 per dwelling unit
<i>Other</i>	
Adult Family Home	One per three beds plus one per employee
Nursing and Residential Care Facilities	One per four beds
Assisted Living Facilities	One per three beds plus one per employee
Live/Work Unit	One per business use in addition to the residential use
Agriculture and Resource	
Family Farm	Parking study required
Agricultural Sales	One per 300 gross square feet
<i>Crop Production</i>	
Marijuana Production	Parking study required
Crop Production, All Other	Parking study required
<i>Animal Production and Aquaculture</i>	
Hog and Pig Farming	Parking study required
Cattle Feedlots	Parking study required
Animal Production and Aquaculture, All Other	Parking study required
Mining, Quarrying, and Oil and Gas Extraction	Parking study required
Utilities	
Electric Power Generation	NA
Potable Water Treatment	Parking study required
Sewage Collection or Treatment Facility	NA
Wireless Communication Facilities	Parking study required
Manufacturing	
Animal Slaughtering and Processing	Parking study required
Marijuana Processing	See city Ordinance Nos. 11-0356, 13-0410, 14-0425, and/or 17-0502
Manufacturing, Craft (special)	One per 1,000 gross square feet
Manufacturing, Light	One per 1,000 gross square feet
Manufacturing, Heavy	One per 1,000 gross square feet
Wholesale and Retail Trade	

Wholesale Trade	Three per 1,000 square feet
Retail Trade	
Automobile and Other Motor Vehicle Dealers	One space per 500 square feet of sales area, or one space per 1,000 square feet of lot area, whichever is greater
Gasoline Stations	0.75 per fueling station multiple product dispenser
Pet and Pet Supplies Stores	One per 300 gross square feet
Fuel Dealers	One per 750 gross square feet of building devoted to maintenance
Marijuana Retailers	See city Ordinance Nos. 11-0356, 13-0410, 14-0425, and/or 17-0502
Sexually Oriented Retail Businesses	One per 100 gross square feet
Retail Trade, All Other	Three per 1,000 square feet
Transportation and Warehousing	
Transportation	
Pipeline Transportation	NA
Transportation, All Other	Parking study required
Warehousing and Storage	
Mini-Warehouses and Self-Storage Units	One per 2,000 gross square feet
Warehousing and Storage, All Other	One per 2,000 gross square feet
Business and Professional Services (Sector 51-56)	
General (All Office Use)	Three per 1,000 square feet
Rental and Leasing	
Passenger Car Rental and Leasing	One per 5,000 gross square feet
Truck, Utility Trailer, and RV Rental and Leasing	One per 5,000 gross square feet
Consumer Goods Rental	One per 500 gross square feet
Commercial and Industrial Equipment Rentals	One per 5,000 gross square feet
Waste Management and Remediation Services	
Waste Management and Remediation Services, All Other	Parking study required
Educational Services	
Elementary and Secondary Schools	For primary schools, two per employee, plus one per 30 children, plus parking for buses. For secondary schools and higher educational facilities, two per employee, plus one per four students, plus parking for buses.
Junior Colleges, Colleges, Universities, and Professional Schools	Two per employee, plus one per four students, plus parking for buses
Technical and Trade Schools	Two per employee, plus one per four students, plus parking for buses
Educational Services, All Other	Two per employee, plus one per four students, plus parking for buses
Health Care and Social Assistance	
Ambulatory Health Care Services, All Other	One per 250 gross square feet

Hospitals	Parking study required
Social Assistance	
Services for the Elderly and Persons with Disabilities	One per 250 gross square feet
Vocational Rehabilitation Services	One per 250 gross square feet
Child Daycare Services, Home-Based	Two per facility, plus one per employee
Child Daycare Services, All Other	One per employee, plus one per five clients, and loading area
Social Assistance, All Other	One per 250 gross square feet
Arts, Entertainment, and Recreation	
Libraries	One per 250 gross square feet
Museums and Art Galleries	One per 250 gross square feet
Zoos, Aquariums, and Botanical Gardens	Parking study required
Golf Courses and Country Clubs	Parking study required
Sexually Oriented Entertainment	One per 100 gross square feet
Gambling Industries	Parking study required
Indoor Arts, Entertainment, and Recreation Activities, Other (Special)	Parking study required
Outdoor Arts, Entertainment, and Recreation Activities, Other (Special)	Parking study required
Accommodation	
Hotels (except Casino Hotels) and Motels	1.1 per bedroom
Bed-and-Breakfast Inns	One per guest room
RV Parks and Recreational Camps	Parking study required
Food Service and Drinking Places	
Special Food Services	Parking study required or follow primary use parking standards
Mobile Vendors	NA
Drinking Places for Alcoholic Beverages	One per 100 square feet in dining, lounge and customer ordering area
Restaurants, Full Service	One space per 100 square feet of seating or waiting area or one space for every three seats, whichever is greater
Restaurants, Limited Service	One per 100 square feet in dining, lounge and customer ordering area
Snack and Nonalcoholic Beverage Bars	One per 100 square feet in dining, lounge and customer ordering area
Services (Sector 811-812)	
Automotive Repair and Maintenance	
Automotive Oil Change and Lubrication Shops	Parking study required
Car Washes	Parking study required
Automotive Repair and Maintenance, All Other	Parking study required
Personal Care Services	One per 250 gross square feet
Other Repair and Maintenance	

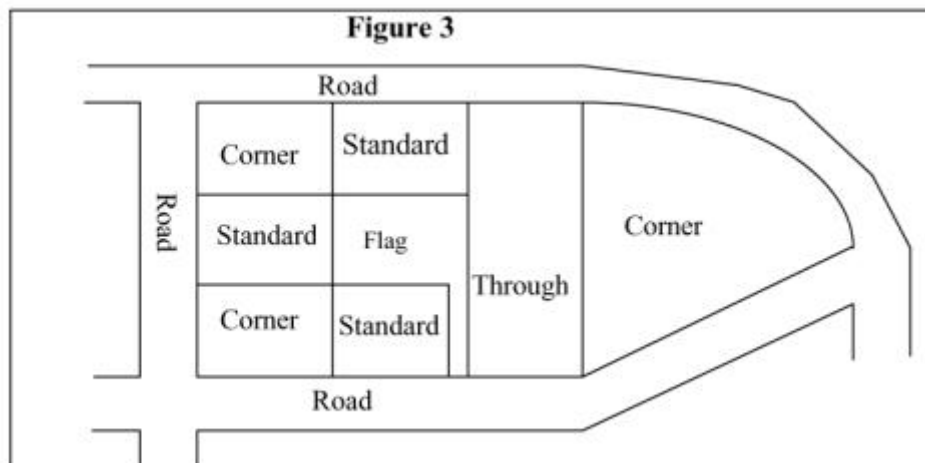
Other Repair and Maintenance, Consumer	One per 500 gross square feet
Other Repair and Maintenance, Commercial/Industrial	One per 500 gross square feet
Funeral Homes and Funeral Services	One per three seats
Crematoria	One per three seats
Pet Care Services	
Kennels	One per 300 gross square feet
Veterinary Services	One per 300 gross square feet
Pet Care Services, All Other	One per 300 gross square feet
Civic and Public Uses	
Cemeteries	Parking study required
Religious Assembly	
up to 10,000 sq. ft.	One per five fixed seats plus one per 50 square feet of gross floor area without fixed seats used for assembly purposes
10,000 to 19,999 sq. ft.	One per five fixed seats plus one per 50 square feet of gross floor area without fixed seats used for assembly purposes
20,000 to 29,999 sq. ft.	Parking study required
30,000 to 39,999 sq. ft.	Parking study required
40,000 sq. ft. or greater	Parking study required
Correctional Institutions (922140)	Parking study required
Administrative Government Facilities and Services	One per 250 gross square feet
Parks, Open Space, and Public Recreation	Parking study required

(Ord. 20-579 § 5 (Exh. D); Ord. 16-482 § 2 (Exh. F); Ord. 16-469 § 2 (Exh. A); Ord. 15-448 § 2 (Exh. A); Ord. 10-336 § 2; Ord. 03-203 § 1).

18.90.140 Performance standards. See attached Ordinance No. 20-0572, Exhibit I

18.90.150 Setback standards.

A property line is a line of record bordering a lot that divides one lot from another lot or from a public or private street right-of-way or any other private or public space. See Figure 3.



- A. Front lot line is the portion of a lot line abutting a street right-of-way.
- B. Interior lot line is any lot line other than a front or rear lot line.
- C. Rear lot line is the lot line opposite and most distant from the front lot line.
- D. All lots shall contain at least one front yard setback. A front yard setback shall be required abutting each right-of-way on corner lots and through lots. All lots shall contain one rear yard setback except for through lots. All other setbacks will be considered interior yard setbacks.
- E. Projection Exception.
 - 1. Fireplace structures, cornices, canopies, sunshades, bay or garden windows or similar ornamental features may project into any setback, provided such projections are:
 - a. Not wider than 10 feet;
 - b. Not more than 18 inches into an interior, front, or rear yard setback.
 - 2. Eave overhangs may project two feet into any required setback.
 - 3. Porches, decks, and other structures which do not exceed 30 inches height from the finished lot grade may project into any setback, provided such projections do not extend more than three feet into a front, rear, or interior yard setback.
 - 4. Wheelchair ramps may project into any required setback. (Ord. 03-203 § 1).

18.90.160 Signs.

Repealed by Ord. 19-552. (Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1; Ord. 02-188 § 2).

18.90.170 Streetscapes.

A. Streetscapes shall be improved as specified in Chapter 18.95 EMC, Design Standards, EMC 18.90.090, Landscaping, and EMC 18.90.130, Parking.

B. The community development director or designee may modify commercial streetscape improvement requirements for structure remodeling or tenant improvements in accordance with Chapter 18.95 EMC, Design Standards, EMC 18.90.090, Landscaping, and EMC 18.90.130, Parking, and the following:

- 1. The community development director or designee may permit modification of streetscape improvements, requirements and standards when development of the required landscaping improvement(s), in the opinion of

the community development director or designee, is not practical due to physical limitations of the site which are no fault of the applicant.

2. The community development director or designee may permit modification of streetscape improvement standards where the required streetscape, in the opinion of the community development director or designee, is not roughly proportionate to the impact, type, scale, and cost of the proposed development action.

3. The streetscape design alternatives shall be documented as an administrative determination. Mailing of notice to adjacent property owners potentially affected by the development regulation modifications is required. (Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.90.180 Tree preservation See attached EMC 18.90.180, which applies without any of the proposed edits shown.

18.90.190 Accessory dwelling units.

A. Purpose. Accessory dwelling units (ADUs) are intended to increase the supply of affordable and independent housing for a variety of households, increase home and personal security, and provide flexible options for property owners and their families. This should occur by utilizing the existing infrastructure and community resources throughout the city while protecting the existing character of single-family neighborhoods.

B. Procedures. Any landowner seeking to establish an ADU shall apply for and obtain approval in accordance with the following procedures:

1. Application. The landowner shall apply for a building permit for an ADU. A complete application form must demonstrate that all size thresholds and design standards are met.
2. Septic System Approval. A site with or proposing an on-site sanitary sewer (OSS) for the proposed ADU shall have an approved sanitary sewer inspection or separate septic system review by Tacoma-Pierce County Health Department (TPCHD) and must provide the TPCHD-approved site plan at the time of ADU application.
3. Application Review. Accessory dwelling unit determination of completeness, department review and approval shall be subject to the procedures for a Process I administrative approval as prescribed in EMC 18.40.080.
4. Business License. If the ADU shall be made available for rental occupancy, the landowner shall obtain a business license for such rental pursuant to Chapter 5.05 EMC. The state application for a business license or city of Edgewood business license shall be included in the landowner's ADU permit application.
5. Preexisting Accessory Dwelling Units. Preexisting accessory dwelling units, established prior to the enactment of this code section, may obtain legal status using the same standards and procedures for a new ADU. After approval, the landowner must provide title notification establishing that the ADU was legally constructed.

C. General Requirements. The creation of an ADU shall be subject to the following general requirements:

1. Number. One ADU shall be allowed per lot of record as an accessory use in conjunction with any detached single-family structure. ADUs shall not be counted in site net density calculations pursuant to EMC 18.90.040.
2. Type of Unit. An ADU shall be permitted as a second dwelling unit either attached to, or detached from, the primary residence.
3. Size. An ADU shall be no greater than 1,200 square feet (net square feet including only livable space) or 80 percent of primary residence size, whichever is less.
4. Design. Each ADU shall be architecturally consistent with the primary dwelling unit on site in the following ways:

- a. Exterior finish materials shall visually match in color, texture, type, size and placement, the exterior finish materials of the primary dwelling.
- b. The roof style shall match the predominant roof style of the primary dwelling.
- c. New construction of a detached ADU or conversion of an existing detached structure to an ADU shall not be permitted within the required front, side, or rear yard setback. An exception to the required rear and side yard setback shall be allowed if the rear yard abuts an alley.
- d. For detached ADUs, the building height of the ADU shall not be greater than the principal dwelling's building height.
- e. An ADU shall have a permanent foundation.
- f. An attached ADU must utilize a private entrance; contain a bath, kitchen and sleeping quarters; and provide fire separation from the main unit.

5. Utilities. The landowner shall be responsible for obtaining all necessary utility service for an ADU, including without limitation, water, sewer, electric, and phone service, in accordance with applicable rules, regulations, and policies.

6. Parking. One off-street parking space shall be required for the ADU in addition to off-street parking required for the principal dwelling pursuant to EMC 18.90.130, Parking.

D. Prohibition. ADUs that have not been approved pursuant to this section are prohibited. (Ord. 18-536 § 1; Ord. 16-469 § 2 (Exh. A)).

Chapter 18.95

DESIGN STANDARDS

Sections:

- 18.95.010 Purpose.
- 18.95.020 Applicability.
- 18.95.030 Site planning.
- 18.95.040 Building design.
- 18.95.050 Special residential design standards applicable to all zones.

18.95.010 Purpose.

A. The purpose of this chapter is to assure that quality physical development occurs in the city of Edgewood and to establish a comprehensive site plan design review process. Key objectives include:

- 1. Promote economic vitality and a sense of place consistent with the community vision;
- 2. Emphasize human scale design with a main street character in mixed use and commercial areas;
- 3. Allow for flexibility to accommodate creative design that meets the intent of adopted standards;
- 4. Provide clear and straightforward regulations that can be understood by a wide range of users;
- 5. Establish an efficient and objective design review process; and
- 6. To provide for the review of development proposals with respect to overall site design and to provide a means for guiding development in a logical, safe, attractive, and expedient manner, while also allowing property to be developed in phases.

B. The following standards are intended to accomplish the objectives above. The intent is to provide clear objective standards for applicants during the development design review process.

C. Where there is a conflict between the Edgewood development regulations and these design standards, then EMC 18.30.060, Conflict of provisions, will apply.

D. When a standard uses the word “shall,” the standard is mandatory. When a standard uses the word “should,” the standard is mandatory unless the applicant can demonstrate, to the satisfaction of the director, an equal or better means of satisfying the intent statement listed in that subsection has been provided. When a standard uses the word “may,” the city has the discretion to require the standard or exception if it is consistent with the intent statement. (Ord. 20-582 § 4; Ord. 11-360 § 3 (Exh. B)).

18.95.020 Applicability.

A. Site plan design review shall be required prior to the issuance of construction permits in any of the following circumstances:

1. The new construction of a nonresidential building or other structure;
2. The expansion, remodel, or alteration of any building or other structure by more than five percent of its existing floor area, or overall size in cases where floor area standards are not applicable;
3. The expansion of any building or structure that creates a new dwelling unit;
4. A change of use, or where traffic, parking, noise or other impacts are greater than the impacts for the previously existing use, as determined by the director; or
5. The construction and reconstruction of driveway approaches, gates, roads, shared access facilities, alleys, and driving surfaces within ingress/egress easements.

B. The following activities shall not require site plan design review:

1. Permits authorizing residential construction for detached single-family residential use and accessory dwelling units.
2. Any activity that does not require a building permit or is not considered a change in use, as determined by the director.
3. Any activity on the exterior of a building that does not exceed a 25 percent change in any existing facade or roof form.
4. Interior work that does not alter the exterior of the structure or affect parking standards as determined by the director.
5. Normal building maintenance and repair. (Ord. 20-582 § 5; Ord. 16-469 § 2 (Exh. A); Ord. 11-360 § 3 (Exh. B)).

18.95.030 Site planning.

A. Compatibility with Surrounding Properties.

1. Intent. Promote the functional and visual compatibility between adjacent properties.
2. Implementing Measures.
 - a. Physical and visual connections between properties should be considered during the design phase.
 - b. Site planning should seek to preserve natural site features and vistas where possible.

c. Landscaping, building height, building location and orientation, massing, and architectural style should reflect the zone purpose statements in EMC 18.80.080(B).

d. Landscape screening shall be provided along property lines adjacent to “incompatible uses.” Incompatible uses include outdoor storage areas next to any other use, service areas next to any other use, auto-oriented commercial next to residential, and commercial, mixed use or industrial development adjacent to a residentially zoned or developed property. See subsection (H) of this section.



Figure 1 – Landscape screen between incompatible uses: gas station and mixed use development. A wider buffer, a mix of native trees and architectural fencing would improve this landscape treatment.



Figure 2 – Trellis and landscaping provides screening between drive-through use and residential.

B. Building Location and Orientation.

1. Intent. Create physical and visual connections between businesses, streets, and open spaces in order to create a vibrant and attractive business and streetscape environment.

2. Implementing Measures.

a. Building location shall conform with the lot frontage requirements contained in EMC 18.80.080(D).

b. Innovative organizational schemes should be incorporated into project design such as a “village green,” “small town grid,” “pedestrian square,” “perimeter walk,” etc., that integrate the proposed project into existing or future development and create a pedestrian focus.

c. Buildings shall be oriented to face a public street or public space.

- d. Buildings should emphasize a physical and visual connection to the public realm by orienting a significant facade, primary entrance and display windows towards the public street or other public space. Within the BP zone, the degree of orientation to the street may be less if the development is intended for light industrial and similar uses; however, building entrances should be clearly visible from and connected to the street and any adjacent open spaces or trails.
- e. Solid, blank facades and service areas shall be oriented away from public streets and other public spaces.
- f. The location of all buildings and site improvements shall accommodate and reflect programmed improvements incorporated into the city's capital improvement plan.
- g. The following shall be included to ensure that the site design encourages safety:
 - i. Site design should enable a passerby on the adjacent street to look through a site's perimeter features and visually observe common areas and primary entrances on the site.
 - ii. Site design shall avoid creating potential entrapment areas.
 - iii. Buildings should be arranged on the site to overlook pedestrian routes and parking areas to allow for informal surveillance of these areas.
 - iv. Housing units, offices or other uses that allow for informal surveillance should surround courtyards and open spaces.



Figure 3 – Mixed use buildings oriented around a village green.



Figure 4 – Commercial buildings with display windows oriented toward the public street and pedestrians.



Figure 5 – Facade oriented towards a public space, with significant visibility to ensure safety.

C. Streetscape Features.

1. Intent. Create a streetscape that is safe, convenient, comfortable and appealing for people on foot.

2. Implementing Measures.

a. Development shall include the site planning measures below to define the street edge, encourage pedestrian access, and provide pedestrian amenities.

i. Public street design shall comply with EMC Title 12, including (but not limited to) the Meridian Corridor and Town Center street design standards.

ii. Clear Walkway Area. A clear five-foot dimension for pedestrian travel shall be maintained. Signs, street furniture, planters and other amenities, as well as outdoor dining, shall not encroach upon the clear walkway area. LID materials (e.g., permeable pavement, etc.) shall be utilized to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).

iii. No large item display areas in the front yard area such as auto sales. Small, temporary displays for items such as groceries, hardware, plants, books, etc., may be allowed along sidewalk edge.

iv. Commercial and mixed use development should provide at least two of the following pedestrian amenities near the sidewalk:

(A) Pedestrian furniture such as seating, lighting, drinking fountain.

(B) Pedestrian-oriented space, such as a widened sidewalk or small courtyard for outdoor seating, incorporating LID features to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).

(C) Landscaping that exceeds minimum code requirements, incorporating LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).

(D) Artwork.

(E) Space for transit stop with seating.

(F) Pedestrian-oriented signage, e.g., blade or awning sign.

(G) Decorative screen wall, trellis or other building or site feature.

(H) Other element that encourages pedestrian activities as approved by the city. All site configurations and elements shall be as approved by the city.

b. New development on corner lots at intersections shall include public spaces that meet the design requirements of subsection (F) of this section.

c. Residential development should provide interest along the streetscape, such as substantial landscaping, porches, entry features, artwork and/or other techniques.



Figure 6 – Clear walkway area with pedestrian signs, street furniture, planters and other amenities.



Figure 7 – Streetscape featuring substantial landscaping and pedestrian benches.



Figure 8 – Residential sidewalk showing clear walkway area and substantial landscaping for visual interest.

D. Access.

1. Intent. Provide safe and efficient access to the site and buildings from the street for pedestrians and vehicles.

2. Implementing Measures.

a. Pedestrian and vehicle access to the site shall be visible, and easily accessible from the street.

b. Driveways should be shared and consolidated in order to reduce the number of curb cuts to ensure smoother, more organized traffic movements and less disruption of pedestrian movement. Curb cuts (driveway openings) should be:

i. Limited to 13 feet wide per entry, exit or turn lane.

ii. A minimum of 300 feet apart from any other curb cut or street intersection.

iii. Not interrupt the paving material of the sidewalk with another material. Sidewalk paving should be continuous.

iv. Vehicular access to corner lots shall be located on the lowest classified roadway and as close as practical to the property line most distant from the intersection. Location of vehicle access to streets shall be subject to street engineering standards.

c. Each development shall include at least one paved pedestrian path connecting the sidewalk along each street frontage to the entrance(s) of building(s) on the site. Paved paths shall use materials that meet LID standards (e.g., permeable pavement, etc.) to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM). Please see subsection (G) of this section, Pedestrian Connections, for additional requirements, and the PCM and associated reference documents regarding requirements for materials meeting LID standards.

d. Access Roads. The city may require all development projects on properties that front on two streets to provide an internal vehicular connection between the two frontage streets. The required access may be part of the parking lot/site circulation, but parking, other than parallel parking, fronting directly on the street or access drive shall be prohibited. Location of ingress to and egress from the access shall be as approved by the city.



Figure 9 – Street frontage with limited curb cuts conducive to pedestrian activity.



Figure 10 – Shared access between adjoining properties.



Figure 11 – Garage accessed off an alley minimizes disruption of traffic and pedestrian movements.

E. Parking Lot Design.

1. Intent. To minimize the visual impact of parking facilities, ensure that they do not dominate the pedestrian realm, allow for shade and landscaping to soften their appearance and maintain the safety and viability of businesses.

2. Implementing Measures.

- a. Parking lot location shall comply with EMC 18.80.080(D) and (H)(3) regarding lot frontage requirements and parking lot location. In most cases, parking lots should not be located between the structure and the street. In those cases where they are allowed in this configuration, additional landscaping, pedestrian amenities and clear, separated pedestrian connections shall be provided between the sidewalk and building entrance.
- b. Smaller separated parking areas are preferred.
- c. Parking lots shall integrate main drive aisles (where applicable) to appear more like streets, and shall include sidewalks, landscaping, and pedestrian scaled lighting.
- d. Masonry walls and other structural screening features may be used for corner accents or screening headlights if necessary, but shall not be used as a substitute for landscaping.
- e. Surface parking landscaping should comply with subsection (H) of this section and EMC 18.90.090; provided, that where parking is adjacent to the street frontage, landscaping should be increased and there shall be at least one tree planted for every five parking stalls. Landscaping shall spatially define the street edge and create a distinctive perimeter along the street front. Landscaping shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).
- f. Parking aisles shall be designed to create a central pedestrian access to building entries where applicable.
- g. Parking aisles should incorporate landscaping between parking rows. Consistent with Chapter 13.05 EMC, applicants are required to implement LID (e.g., drainage swales, bioretention cells, etc.) to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).



Figure 12 – Parking lot featuring smaller parking areas, significant landscaping and integrated low impact development stormwater facilities.



Figure 13 – Significant landscaping along street edge to screen parking and define pedestrian realm. Additional trees would improve this landscaping design and further screen views.

F. Open Spaces and Common Areas.

1. Intent. Enhance the vitality of the business environment and the pedestrian experience by linking public plazas, courtyards, green spaces and other gathering spaces to the public sidewalk and each other.

2. Implementing Measures.

a. Development shall include outdoor common areas or open spaces, pursuant to EMC 18.80.080(F).

b. Open space may be provided in the form of grassy meadows with native plantings, green space with formal landscaping, plazas, courtyards or wider sidewalks with seating. Open space design in specific areas should consider the opportunities and concepts contained within the Town Center and Meridian Corridor plan, including realization of a greenway that celebrates the rural history and connects mixed use and commercial development with parks, open spaces and the civic campus. Open space(s) and adjacent plazas, courtyards, and/or sidewalks shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).

c. Open spaces on adjoining properties should be physically connected where possible and should consider the design attributes of adjacent open spaces to provide for logical transitions.

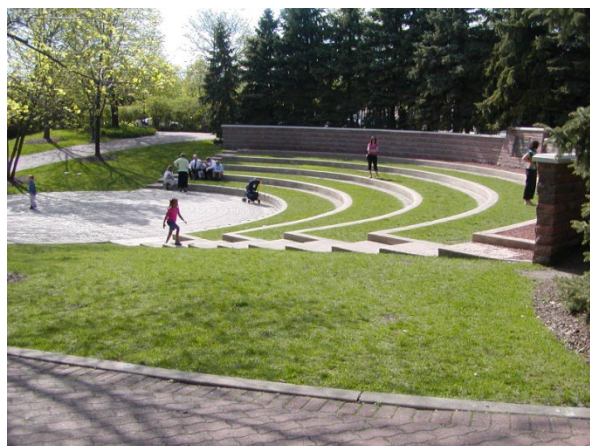


Figure 14 – Large common area with landscaping and outdoor seating encourages pedestrian activity.



Figure 15 – Outdoor plaza with seating and landscaping adjacent to sidewalk edge.

d. Required open space and open space that is included as part of the development intensity development options in EMC 18.80.080(D), Table 3, are referred to as “pedestrian-oriented spaces” and shall address the following requirements. Any disturbed or altered open space(s) shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).

i. Spaces shall include landscaping conducive to pedestrians, lighting, public art, benches and brick or other special paving.

- ii. Paved walking surfaces of either concrete or approved unit paving shall be provided.
 - iii. Benches and/or low seating walls should be provided.
 - iv. Driveways, service areas or any other areas subject to regular vehicle use shall not occupy public space.
 - v. Pedestrian-oriented spaces should be oriented toward the south (for solar exposure) when possible to create a more comfortable microclimate.
- e. Pedestrian-oriented spaces shall be directly linked both visibly and physically from public sidewalks and walkways.
- f. Corners should include pedestrian-oriented spaces. Rather than extending to the corner, new buildings should incorporate forecourts, plazas or gardens that welcome the public and offer a dramatic statement at the corner. Significant landscaping, decorative screen walls, or gateway signage (as applicable), or other features approved by the director as meeting the design intent shall be included.
- g. Where the front building facade is not directly adjacent to the sidewalk, the space between the sidewalk pavement and the building shall be developed as a garden and/or pedestrian-oriented space. Within the TC zone, the area shall be developed specifically as a pedestrian-oriented space meeting the requirements of subsection (F)(2)(d) of this section.



Figure 16 – Open space in mixed use areas designed to integrate natural areas and pedestrian connections.



Figure 17 – Public space in building setback area adjacent to sidewalk with amenities provided.



Figure 18 – Corner treatment with public space, architectural feature and landscaping creates an inviting entry and place for social activity.

G. Pedestrian Connections.

1. Intent. Ensure that there are clear pedestrian connections within and between commercial and mixed use districts.
2. Implementing Measures.
 - a. Pedestrian facilities such as sidewalks, crosswalks and bus shelters should connect all modes of transportation. Pedestrian facilities and connections shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).
 - b. Develop an on-site pedestrian circulation concept. An overall on-site pedestrian circulation plan shall be required. Paths should be integrated with the required parking lot landscaping.
 - c. Bicycle circulation shall be considered in the site design.
 - d. Safe bicycle parking shall be provided.
 - e. Pedestrian paths of eight-foot minimum unobstructed width should be provided to connect all businesses and the entries of multiple buildings on the same development site.
 - f. Buildings with entries not facing the street or that have parking areas between the building and the street shall have a clear and obvious pedestrian path from the street to the entry.
 - g. The pedestrian path from the street sidewalk to the building main entry should be at least 60 inches wide (preferably 96 inches wide).
 - h. A specially marked or paved crosswalk should be provided through parking lots greater than 150 feet long (measured parallel to the street front) or more than two bays deep (approximately 75 feet measured perpendicular from street front). Generally, paths should be provided every four rows and a maximum distance of 150 feet should be maintained between paths.

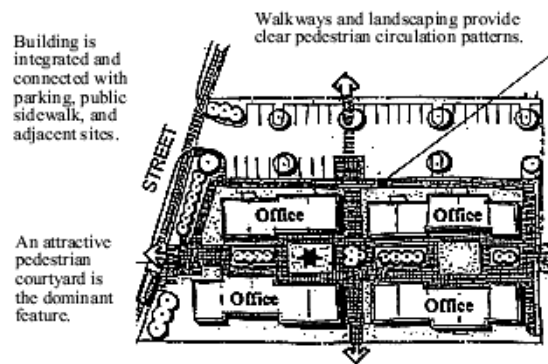


Figure 19 – Site plan showing clear and comprehensive pedestrian circulation concept, strong connections, common open space and shared parking.



Figure 20 – Architectural feature clearly marks pedestrian connection between street and commercial shops down below.



Figure 21 – Building entrance connected to street with public art and public space integrated into design.

- i. Pedestrian access routes through parking areas shall be separated from vehicular parking and travel lanes by use of contrasting paving material, which may be raised above the vehicular pavement, excluding the use of speed bumps.
- j. In all zones of the city, transit stops adjacent to development shall be integrated into the development of adjacent site improvements as required in EMC 18.90.130(E)(2). This may be done by providing extra space for waiting areas, incorporating bus pull outs or stops into the site's circulation scheme and/or providing a path (preferably covered) directly from the transit stop into the project's entrance. Pavement for expanded waiting areas and connecting paths may be located within required setbacks and may count as landscape areas.
- k. Encourage pedestrian paths from all transit stops through Mixed Use and Commercial zones to connect adjacent residential areas.
- l. Where possible, provide steps and ramps across retaining walls and slopes in accordance with the Edgewood Municipal Code.
- m. Gates shall be provided to breach fences if they impede pedestrian movement to shopping and other common activities, especially to transit.
- n. Pedestrian paths shall be designed and maintained in a safe and adequately lighted condition to promote pedestrian safety.
- o. Adjacent landscaping shall not block visibility to and from a pedestrian path, especially where it approaches a roadway or driveway.



Figure 22 – Pedestrian access route through parking area separated by curb and distinctive pavement.



Figure 23 – Path connecting residential development and sidewalk to adjacent park.



Figure 24 – Pedestrian path through grocery store lot that is separated from vehicle use areas.

H. Landscaping.

1. Intent. Provide landscaping that is attractive, drought tolerant and appropriate for conditions. Landscaping is intended to soften the built form and should be integrated with the overall design of the site.

2. Implementing Measures.

a. Landscaping shall be provided in locations and quantities pursuant to the standards in EMC 18.80.080(H).

b. A site landscape design concept shall be developed. Applicants are required to implement LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM). The landscaping concept should be suitable and fitting with the character of Edgewood as a community bordering rural and agricultural areas. Existing substantive vegetation and native materials in informal plantings and arrangements should be considered in the concept. More structured or formal landscaping is appropriate where it is necessary to control planting due to limited space and in areas adjacent to the streetscape.



Figure 25 – Landscape design that enhances adjacent development and creates a sense of place.



Figure 26 – Landscaping that is creative and integrated with site design.



Figure 27 – On-site landscaping integrated with public space.

c. The landscape concept should include the following elements:

- i. A unified pedestrian circulation system with amenities and plantings.
- ii. A coordinated system of open spaces and/or planted areas that shall provide the required pedestrian areas. The plan should indicate how the various spaces and plantings relate to and achieve the project's site design objectives of continuity, variety, activity, etc.
- iii. Plantings and/or site features that enhance the buildings' architectural qualities.
- iv. In addition, the concept shall consider the following landscape design objectives where appropriate:
 - (A) Coordinate selection of plant material to provide a succession of blooms, seasonal color and a variety of texture.
 - (B) Provide a transition in landscaping design and plant materials, including trees, shrubs, and groundcovers between adjacent sites, within a site and from native vegetation areas in order to achieve greater continuity.
 - (C) Provide pedestrian-oriented spaces and design landscaping to create definition between public and private (residential) spaces.
 - (D) Use plantings to highlight significant site features and to define the function of the site, including parking, circulation, entries and open space.
 - (E) Integrate interior surface parking landscaping with required LID systems, biofiltration swales, or surface water detention ponds to the maximum extent practicable.
 - (F) Incorporate or protect natural features including wetlands, significant trees and vegetation, and slopes.
 - (G) Preserve distant views.
 - (H) Create extensions or connection to a local park or a regional bicycle/pedestrian trail system.
- d. Consider alternative building and parking siting strategies to preserve and protect stands of existing trees.
- e. Low impact development (LID) stormwater management techniques are required to be used to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM), and smaller, dispersed facilities that include native plant materials are preferred. Facilities should not impede pedestrian circulation and should be designed as positive landscaping features. Stormwater facilities should be integrated into the overall site design and landscaping plan, through one of the following techniques, generally listed in order of preference:
 - i. Locate swales, rain gardens, bioretention cells, and other systems at the side or rear of the lot where feasible (per Minimum Requirement No. 5 of the PCM) and incorporate them into perimeter landscaping.
 - ii. Locate facilities within parking lots and service areas, e.g., between parking rows.
 - iii. Locate facilities on the front edge of the property and incorporate them creatively into the landscaping. Enhanced landscaping should be used for this option. Storage ponds shall not be located along the front edge of the property unless no feasible alternative exists.
 - iv. Other techniques approved by the director as meeting the design intent of this section.



Figure 28 – Tree retention near parking lot and sidewalk.



Figure 29 – Low impact development stormwater facility integrated into parking lot design and pedestrian circulation concept of a large format retail site is highly functional and enhances the overall aesthetic appeal.

I. Service Areas and Outdoor Storage Areas.

1. Intent. Reduce the impact of service areas, mechanical equipment and utilities.
2. Implementing Measures.

- a. Service areas (loading docks, trash dumpsters, compactors, mechanical equipment, and storage yards) shall be located to avoid negative visual, olfactory, auditory (noise), or physical impact on the street environment, and adjacent residentially zoned or developed properties.
- b. Service areas shall be located in the less visible sides of the site and shall be screened from view from public areas, sidewalks and adjacent properties by structures, enclosure and/or landscaping. Berms may also be used in combination with the above. Trash collection areas, outdoor storage tanks, and similar service areas shall be located within enclosed structures constructed of similar materials and quality as the associated building, with a gate that can be closed.
- c. Consideration should be given to developing common service courts at the interior of blocks to accommodate loading trash bins, recycling facilities, storage areas and utilities. Service areas shall be located and designed for easy access by each tenant. Any emissions of noise, vapor, heat or fumes shall be appropriately mitigated.
- d. Within the Town Center and Mixed Use Residential zones, the total area for outdoor storage and display should be less than five percent of the total gross square footage of building occupied by the use unless it is screened from public view in such a way as it is not visible from public streets, sidewalks or residential areas located adjacent to the sites.
- e. Public utilities should be screened along the street by landscaping, where feasible.
- f. Undergrounding of utilities shall be required within a site for all major construction (see EMC 18.95.020(B)(1)) and shall be required along the street frontage of new streets or widened existing streets. This requirement of undergrounding of utilities shall be applied to both private and public streets.



Figure 30 – Dumpster area screened from view from public areas.



Figure 31 – Dumpster area screened from view from public areas.

J. Site Lighting.

1. Intent. Establish site lighting compatible with the development as well as the surrounding area and streetscape, promote pedestrian and vehicular safety, and improve the aesthetic appearance of the development.
2. Implementing Measures.
 - a. All lighting shall be shielded, equipped with refractors or placed indirectly to prevent stray upward light.
 - b. Lighting shall be provided with gradual transition to unlit areas. Avoid creating highly contrasting pools of light and dark areas that can be temporarily blinding.
 - c. Pedestrian-scale lighting shall be provided on walkways, building entrances, parking lots, open spaces and other areas where pedestrian activity is expected.
 - d. Lighting shall be provided in parking lots, pedestrian paths and building entrances. A minimum of two footcandles of light is required, with higher levels of lighting at building entrances, e.g., four footcandles.

- e. Search lights and strobe lights that project beyond the subject property are prohibited.
- f. Light fixtures shall be no glare and mounted no more than 25 feet above the ground to minimize the impact onto adjacent properties. All fixtures over 15 feet in height shall be fitted with a full cut-off shield.
- g. Accent lights are encouraged to be integrated with landscaping and streetscape features. All building lights shall be directed onto the building itself or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building.
- h. Fixtures should be located to eliminate interference with windows adjacent to the parking area.
- i. Provide lighting at the building entries and paths and paths through parking lots. For safety, at least four footcandles of light is required at the entry and two footcandles at the paths.
- j. Use pedestrian-scaled lighting where there is pedestrian activity.
- k. Design lighting to enable users to identify a face 15 yards away, in order to reduce anonymity and to give the pedestrian the opportunity to choose another route.
- l. Parking lot light fixtures shall be no glare and mounted no more than 25 feet above the ground to minimize the impact onto adjacent properties. All fixtures over 15 feet in height shall be fitted with a full cut-off shield.
- m. Fixtures should be located to eliminate interference with windows adjacent to the parking area.
- n. All building lights shall be directed onto the building itself or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building.



Figure 32 – Pedestrian-scale lighting along public walkway.



Figure 33 – Site lighting detail.



Figure 34 – Pedestrian lighting sconce detail.

K. Drive-Through Facilities.

1. Intent. Reduce vehicle and pedestrian conflicts and improve the pedestrian environment.
2. Implementing Measures.
 - a. Drive-through facilities shall comply with the following:
 - i. Drive-through facilities and stacking lanes shall not be located along a facade of the building that faces a right-of-way.
 - ii. Stacking lanes shall accommodate all vehicles on site.
 - iii. Drive-through windows and stacking lanes shall be partially screened from the street(s) by landscaping and/or architectural elements, or combination thereof, provided such elements reflect the primary building and provide appropriate screening. Stacking lanes and associated screening and/or landscaping shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).
 - iv. The stacking lane shall be physically separated from the parking lot, sidewalk, and pedestrian areas by landscaping and/or architectural elements, or combination thereof, provided such elements reflect the primary building and provide appropriate separation. Painted lanes are not sufficient. Where pedestrian exits cross a drive-through lane or stacking lane, speed bumps shall be required between the pedestrian path and the oncoming traffic.
 - v. A bypass/escape lane is required for all drive-through facilities.



Figure 35 – Drive-through lane located behind building and screened by landscaping and architectural element.



Figure 36 – Drive-through lane detail – note paving treatment, plantings and architectural element.

(Ord. 16-482 § 2 (Exh. F); Ord. 11-360 § 3 (Exh. B)).

18.95.040 Building design.

A. Massing and Articulation.

1. Intent. To reduce the apparent bulk of buildings, maintain a human scale and provide both variety and an overall sense of consistency along the street face.
2. Implementing Measures.
 - a. The “base” of the building should be distinguished at ground level using articulation and materials such as stone, masonry, or decorative concrete.
 - b. The “middle” of the building should be distinguished by a change in materials or color, windows, balconies, step-backs and signage.
 - c. The “top” of the building will emphasize a distinct profile or outline with elements such as projecting parapet, cornice, upper level step-back or pitched roofline.

d. Buildings shall include articulation along the facades facing and visible from public streets or other public spaces. The purpose is not to create a regular rigid solution but rather to break up the mass in creative ways. All major construction shall employ at least two of the following elements. If a proposed building is over two stories in height, greater than 10,000 square feet or more than 100 feet wide as measured along any facade facing a street and visible from that street, then the building shall use at least three of the following implementing measures:

- i. Changes in materials.
- ii. Individual bays or protruding storefronts.
- iii. Balconies or decks on upper floors.
- iv. Separated, distinct roof forms.
- v. Extrusion of corners.
- vi. Distinct window patterns.
- vii. Changes in colors.
- viii. Other features approved by the director as meeting the intent.
- ix. Provided, that for all development within the Town Center and MUR zones building facades over 100 feet that are adjacent to or visible from the street shall include at least two items from subsections (A)(2)(d)(ii) through (iv) of this section.

e. Reduce Scale of Large Buildings. All new buildings over 50,000 square feet in gross building footprint shall:

- i. Provide a modulated roofline by alternating dormers, stepped roofs, gables, or other roof elements;
or
- ii. Provide a gable, hipped, gambrel or shed roof with at least a 4/12 pitch; and at least two of the features listed below:
- iii. Cluster smaller uses and activities in individual storefronts or bay windows around entrances on street-facing facades.
- iv. Provide significant pedestrian-oriented spaces and landscaping along the building facade.
- v. Provide upper story step-backs, e.g., above ground floor.

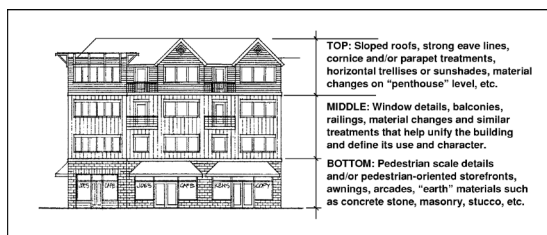


Figure 37 – The basics of building design: defining a base, middle and top.



Figure 38 – Building articulation and changes in materials reduce the apparent bulk of the structure.



Figure 39 – Facade showing changes in materials, distinct window patterns, changes in color, and articulation.

B. Prominent Entrances.

1. Intent. To ensure that entrances are easily identifiable and accessible from streets and sidewalks.
2. Implementing Measures.

- a. Primary entrances shall be located so that they are visible from the public right-of-way or plazas.
- b. Primary entrances to the building shall be made visible and prominent by using architectural elements, such as canopies, fixed seating, large doors, porches, or protruding or recessed entrances.
- c. The primary public entrances of all businesses and multifamily residential buildings shall be enhanced by two or more of the following at or near the entry:
 - i. Provide at least 200 square feet of landscaping.
 - ii. Provide pedestrian facilities, such as benches, kiosks, special paving, bicycle racks, etc.
 - iii. Provide a trellis, arbor or other building element that incorporates landscaping.
 - iv. Provide special pedestrian-scaled lighting.
 - v. Provide adjacent window displays.
 - vi. Provide building ornamentation such as mosaic tile, relief sculpture, ornamental wood or metal trim, etc.
 - vii. Provide artwork or special pedestrian scaled signs.
 - viii. Other methods approved by the director as meeting the intent.



Figure 40 – Building articulation, changes in materials and separated roof forms.

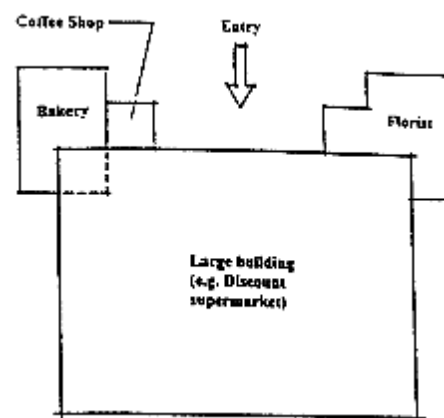


Figure 41 – Smaller uses and activities clustered around entrances reduce the scale of large buildings.

- d. Residential uses should incorporate a porch, stoop or recessed or protruding entry as a transition between the public and private realm.
- e. Consider the following in the design of building entrances to increase personal safety:
 - i. Avoid hidden building entrances and ensure visually unobstructed sight lines into entries.
 - ii. Sufficiently illuminate inset doorways and alcoves to ensure unobstructed visibility and enhance personal safety.



Figure 42 – Apparent building mass is reduced through varied roof forms, step-backs and individual storefronts.



Figure 43 – Prominent building entry.



Figure 44 – Residential building incorporating a porch at a secondary entrance as a transition between the private and public realm.

C. Treatment of Corners.

1. Intent. Encourage unique, identifiable architectural features at building corners at street intersections.

2. Implementing Measures.

a. All new buildings located on properties at the intersection of two public streets shall employ two or more of the following design elements or treatments to the building corner facing the intersection:

i. Provide at least 100 square feet of sidewalk area or pedestrian-oriented space in addition to the building setback that is otherwise required. Upper stories may or may not be set back from the corner.

ii. Provide a corner entrance to courtyard, building lobby, atrium, or pedestrian pathway. Courtyards, pedestrian pathways, and other outdoor public spaces shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).

iii. Include a corner architectural element such as:

(A) Bay window or turret.

(B) Roof deck or balconies on upper stories.

(C) Building core setback “notch” or curved facade surfaces.

(D) Sculpture or artwork either bas-relief, figurative or distinctive use of materials subject to administrative review.

iv. Provision of pedestrian weather protection canopy at the corner of the building.

v. Other similar treatment or element approved by the city.



Figure 45 – Mixed use building with recessed entrances and awnings.



Figure 46 – Corner treatment – prominent entry, distinctive materials and pedestrian space.



Figure 47 – Corner treatment with building art and open space.

D. Ground Level Details.

1. Intent. To reinforce the character of the streetscape and provide pedestrian amenities.

2. Implementing Measures.

a. All new buildings shall include on the facades that face a public street, park, or pedestrian route at least four of the following:

i. Decorative treatment of windows and doors such as moldings, kick-plates, projecting window sills, glazing, or door designs, around all ground floor windows.

ii. Decorative railings, grillwork, or landscape guards.

iii. Landscaped trellises and arbors.

iv. Exterior lighting sconces.

v. Decorative brick, tile, stone work or wood details on the ground floor facade.

vi. Decorative paving in the sidewalk.

vii. Artwork. The artwork may be freestanding or attached to the building. All artwork is subject to approval by the director.

viii. Pedestrian scale signage, such as blade signage.

ix. Benches and seat walls along 20 percent of the length of the facade.

x. Other similar features approved by the director as meeting the intent of this subsection.

b. For commercial and mixed use buildings in the Town Center zone, ground floors should be a minimum height of 12 feet measured from finished floor to ceiling to provide a visual connection to the street and reinforce the main street design intent.



Figure 48 – Building with awnings, ground floor windows, exterior lighting sconces, pedestrian signage, and integration of public spaces.



Figure 49 – Decorative grillwork creates visual interest.



Figure 50 – Clear vision glass along ground floor gives this retail frontage a high degree of transparency. Also note weather protection.

E. Transparency Zone.

1. Intent. To provide a visual connection between activities inside and outside of buildings.
2. Implementing Measures.
 - a. Commercial and mixed use buildings in the Commercial and Mixed Use Residential zones shall include windows with clear vision glass on at least 35 percent of the area between two and 12 feet above grade for all ground floor building facades that are visible from an adjacent street.
 - b. All development in the Town Center shall include windows with clear vision glass on at least 60 percent of the area between two and 12 feet above grade for all ground floor building facades that are visible from an adjacent street.

F. Weather Protection.

1. Intent. Improve comfort and pedestrian activity.
2. Implementing Measures.
 - a. All businesses should provide pedestrian weather protection at least four feet wide along at least 75 percent of the length of building facades that are adjacent to the street or that include entrances. The weather protection may be in the form of awnings, marquees, canopies or building overhangs to create a covered outdoor pedestrian space of at least 100 square feet.
 - b. Pedestrian weather protection should be provided at public entries.
 - c. Canopies or awnings should be placed between eight feet and 12 feet above the sidewalk and should be a minimum depth of six feet. The color, material and configuration of the pedestrian coverings shall be as approved by the city. Coverings with visible corrugated fiberglass are not permitted, but corrugated metal may be used as an architectural detail. Fabric and rigid metal awnings are acceptable if they meet the applicable standards. All lettering and graphics on pedestrian coverings shall conform to Chapter 18.97 EMC, Sign Code.



Figure 51 – Weather protection built into building design.



Figure 52 – Weather protection attached to building.



Figure 53 – Building material detail showing durable materials and changes in materials creating variation.

G. Building Materials.

1. Intent. Encourage the use of high-quality materials that enhance the character of the building and make Mixed Use and Commercial zones more attractive to customers.

2. Implementing Measures.

- a. Exterior building materials shall be high-quality and selected for durability and suitability. Materials that show permanence such as brick, stone, glass, steel and wood are preferred.
- b. Natural wood materials such as wood timbers, shake siding, plank siding, shiplap siding, brick and stone are particularly encouraged.
- c. Colors should be muted; bright colors should be used only as accents.
- d. Building facades that use a combination of materials to add variation are encouraged.
- e. The use of sustainably harvested, salvaged, recycled or reused materials, particularly those that reflect an agrarian context, are encouraged.
- f. Metal building exteriors are not permitted unless the specific materials and design are otherwise consistent with these design standards and the overall intent is met as approved by the director.
- g. Concrete block walls should not be visible from a public street or open space unless they are architecturally treated and landscaping is incorporated, or the concrete block is used in combination with other materials. At a minimum, 85 percent of the surface shall incorporate colored or split-faced blocks or similar treatments.
- h. Mirrored glass, corrugated fiberglass, T-111, and vinyl plank siding shall not be permitted.
- i. Chain link fencing should not be used in visible locations along street frontages.



Figure 54 – Building showing preferred use of materials: stone, brick and metal that convey permanence and durability of construction.



Figure 55 – Artwork along a parking garage to reduce visual impact of the blank wall.

H. Treatment of Blank Walls.

1. Intent. Reduce the visual impact and apparent size of large walls that do not have windows.
2. Implementing Measures.
 - a. All blank walls, as defined in EMC 18.20.050, B definitions, (see Figure 19) within 50 feet of the street right-of-way, park or adjacent lot and visible from that street, park or adjacent lot shall be treated in one or more of the following implementing measures:
 - i. A vertical trellis in front of the wall with climbing vines or plant materials.
 - ii. A landscaped planting bed with plant materials that obscure or screen at least 50 percent of the wall's surface within three years.
 - iii. Artwork (mosaic, mural, sculpture, relief, etc.) over at least 50 percent of the blank wall surface. The property owner shall maintain all artwork in good condition.

iv. Other method as approved by the director to ensure that the intent of this standard has been satisfied.



Figure 56 – Raised parapet wall to screen roof mounted mechanical equipment.



Figure 57 – Example of what NOT to do – unscreened equipment can be unsightly from adjacent properties.

I. Screening and Siting of Roof-Mounted Equipment.

1. Intent. Minimize adverse visual, olfactory or auditory impacts of building mechanical equipment and service apparatus.

2. Implementing Measures.

- a. Roof-mounted mechanical equipment should be located and screened so as not to be visible from the street, from the ground level of adjacent properties or from adjacent residential areas at higher elevations. An extended parapet wall or other roof form that is integrated with the architecture of the building should accomplish the screening.

- b. Utility meters, electrical conduit and other service and utilities apparatus related to the building shall be located and screened so as not to be visible from the street. (Ord. 16-482 § 2 (Exh. F); Ord. 15-437 § 2; Ord. 11-360 § 3 (Exh. B)).

18.95.050 Special residential design standards applicable to all zones.

A. Applicability. This section identifies special design standards for specific residential building types located in all zones. When development of the residential building types identified in this section occurs in the Town Center, Commercial or Mixed Use Residential zones, these design standards are in addition to those contained in EMC 18.95.010 through 18.95.040. If the standards contained in this section conflict with those contained elsewhere in the Edgewood Municipal Code, the standards contained in this section shall apply. Accessory dwelling units are allowed as accessory units to the 1) small lot single-family or 2) cluster arrangement building types and follow these design standards when part of such developments. The following building types are addressed:

1. Small lot single-family.
2. Cluster arrangement.
3. Semi-attached single-family buildings.
4. Duplex, townhouse and triplex building units.



Figure 58 – Small lot single-family with alley access for vehicles and architectural variation.

B. Small Lot Single-Family. Single-family detached dwelling units configured on small lots.

1. Intent. Small lot single-family development should be oriented to the street and pedestrians, with alley access for parking. The visual impact of vehicles should be minimized. Repetition with variety is a key design principle. When similar building floor plans and/or shapes are repeated in a development, architectural elements should be varied to add variety.

2. Implementing Measures.

a. Setbacks: see individual setbacks specific to each zone.

b. Access and Curb Cuts.

i. If an alley exists or it can be provided within the block development, vehicle access shall be from the alley.

ii. If an alley does not exist and it is not feasible to provide it within the block development in the opinion of the director, parking lot entrances, driveways and other vehicle access routes onto private property from a public right-of-way shall be restricted to no more than one entrance lane and one exit lane per 300 linear feet of property line as measured horizontally along the street face. Properties with less than 300 linear feet of street frontage shall be limited to one entry and one exit lane for vehicle access. Driveway lanes crossing a public sidewalk shall be no wider than 13 feet per entry lane or exit lane. All driveways, vehicle entrances and exits shall be flared. The city may impose additional restrictions to parking lot and vehicle access point location to reduce impacts to public safety, pedestrian movement, and on-street vehicle circulation and visual qualities.

c. Parking.

i. The standards contained in EMC 18.80.080(H), Parking, Access and Circulation, shall apply.

ii. Parking spaces shall not be located nor positioned to cause headlights to shine directly into windows of residential units.

iii. Designated Off-Street Overflow Parking. Designated off-street overflow parking is provided in shared or cooperative parking areas with common access drive(s).

iv. Primary Parking. Primary parking should consist of a garage for each dwelling unit served by a common access alley that shall meet the minimum IFC standard for access or 15 feet, whichever is greater.



Figure 59 – Example of small lot single-family home with alley access. Basic house design is similar to adjoining properties but colors and architectural elements add variety.

d. Building Design.

i. Height. Refer to height requirements listed in each individual land use district.

ii. Repetition with Variety. Architectural design features shall be utilized to achieve variety in architectural massing within detached single-family developments. This can be accomplished using various architectural styles or variety in facade treatments, rooflines, colors, building materials, trim details, or building attachments such as porches, decks and bay windows. Groups of dwelling units shall add variety to repeated basic designs through front facade treatments, building attachments such as porches and decks, bay windows, and trim details, etc. Only 30 percent of the structures in a grouping shall be architecturally identical. Differences should not be limited solely to facade color or trim alterations. Examples of repetition with variety include:

(A) Reversing elevations;

(B) Combining different elements such as porches, entries, or dormers and gables; and

(C) Adding a different building style or different scale of the same design.

iii. Building Styles. Encouraged building styles for detached single-family building developments include one story and one and a half story cottage and bungalow, one and a half to two story farmhouse.

iv. Colors. Colors should be muted, with bright colors used primarily for accents.

v. Accessory Structures. Accessory structures shall contain building materials and, where roofed, roofing materials and roof forms similar and complementary to that of the primary multifamily residential structure.



Figure 60 – One and a half story cottages clustered around a common green with a mix of hardscape, landscaping and native tree retention.

C. Cluster Arrangement.

1. Intent. Detached buildings of cottage and/or bungalow scale are appropriate for cluster configurations where open space can be aggregated for better efficiency in providing recreational space and natural feature protection areas for trees, tree clusters, and wetlands. Buildings are clustered around common open space and/or an arrangement of private open spaces aggregated together in “commons.” Common open spaces and pathways shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).

2. Implementing Measures.

a. Site Design.

i. Setbacks: see individual land use district for lot setbacks. When units are constructed as a condominium, zoning setbacks between structures on the same lot do not apply.

ii. Orientation. Buildings shall be oriented around one or more common open space areas, composed of joint-use and individual open space areas. The commons should be oriented toward the primary pedestrian street or to a designated and dedicated pedestrian connector to the primary pedestrian street. The pedestrian connectors shall be a minimum of six feet in width.

b. Access and Curb Cuts. The provisions of subsection (B)(2)(b)(ii) of this section shall apply.

c. Parking. The provisions of subsection (B)(2)(c) of this section shall apply.

d. Open Space.

i. Pedestrian paths are required to connect common and individual open space areas to the primary pedestrian street, and can be included in the common open space calculation. These pedestrian paths should be constructed of asphalt, concrete, approved unit pavers, or other low impact development materials where feasible (per Minimum Requirement No. 5 of the PCM), and should be a minimum of six feet in width. See EMC 18.95.030(G), Pedestrian Connections.

- ii. Existing natural features such as trees, tree clusters, wetlands, habitats, rock outcroppings and others should be retained and incorporated into the site and open space design.
- iii. Consistent with Chapter 13.05 EMC, applicants are required to implement LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).
- e. Building Design. The provisions of subsection (B)(2)(d) of this section shall apply.



Figure 61 – Site plan for cottages oriented around common greens with alley access for vehicles. Pedestrian connections are provided through common greens and designated pedestrian paths.

D. Townhouse Units. A townhouse for the purposes of these design standards is defined as three or more attached single-family dwelling units with individual front entries.

1. Intent.

- a. Add variety and interest to building groupings.
- b. Create the design ambiance of a small town neighborhood:
 - i. Vary key building elements of the basic dwelling design (entry hoods, porches, dormers, trellises, bay windows, gables, etc.); and/or
 - ii. Provide a diversity and variety of buildings within each development.
 - iii. Orientation. Townhouse buildings can be configured in a block grid arrangement with primary orientation of the building fronts to the primary pedestrian street; or in a cluster arrangement with the primary orientation of building fronts to a common open space, connected to the primary pedestrian street with a pedestrian connector (sidewalk, trail, promenade, etc.).



Figure 62 – Townhomes clustered around a common park area.



Figure 63 – Alley access for vehicles is required for semi-attached and townhome units.

2. Implementing Measures.

a. Cluster Arrangement Standards.

i. Setbacks for Primary Buildings (See Individual Land Use District for Setbacks). Where buildings are in a cluster with the front building facades oriented inward to a common open space, setbacks of buildings adjacent to the street are to be treated as the front or street setback. Setbacks are the same as referenced for all sides except where the buildings are attached.

ii. Orientation. Buildings shall be oriented around one or more common open space areas, composed of joint-use and individual open space areas. The commons shall be oriented toward the primary pedestrian street or to a designated and dedicated pedestrian connector to the primary pedestrian street. The pedestrian connectors shall be a minimum of six feet in width.

iii. Access and Curb Cuts. Garage access by alley shall be required. Where dwellings are attached at the garage walls, both dwellings are required to share the same driveway approach to the attached garages, using a maximum 12-foot-wide flared approach.

iv. Parking. The provisions of subsection (B)(2)(c) of this section shall apply.

v. Open Space.

(A) Open space is aggregated for the benefit of all cluster dwellings. It shall consist of the following hierarchy of open space: a minimum of 120 square feet of attached private open space for the rear and the front facades of each dwelling unit. This is inclusive of decks, patios, and

other pedestrian-only areas; and an additional common open space shared by all dwellings equal to a summation of a minimum of 50 percent of the total ground level building area of each cluster dwelling.

(B) Pedestrian paths are required to connect common and individual open space areas to the primary pedestrian street, and can be included in the common open space calculation. These pedestrian paths should be a minimum of six feet in width. See EMC 18.95.030(G), Pedestrian Connections.

(C) Existing natural features such as trees, tree clusters, wetlands, habitats, rock outcroppings and others should be retained as a part of the site design in both block grid and cluster configurations.

(D) Consistent with Chapter 13.05 EMC, applicants are required to implement LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).



Figure 64 – Pedestrian paths are required to connect open space areas in townhouse developments to the street.

b. Block Grid Standards.

- i. Setbacks for Primary Buildings (See Individual Land Use District for Setbacks). Setbacks are the same as referenced for all sides except where the buildings are attached.
 - ii. Access and Curb Cuts. Garage access shall be by alley. Where dwellings are attached at the garage walls, both dwellings shall share the same driveway approach to the attached garages, using a 12-foot-wide flared approach.
 - iii. Parking. The provisions of subsection (B)(2)(c) of this section shall apply.
 - iv. Open Space. The provisions of EMC 18.95.030(F)(2) shall apply.
- c. Building Design.** The provisions of subsection (B)(2)(d) of this section shall apply.



Figure 65 – Residential street showing primary vehicle access via an alley, on-street parking, and a diversity in building designs, sizes, types and materials.

(Ord. 20-579 § 6 (Exh. E); Ord. 16-482 § 2 (Exh. F); Ord. 16-469 § 2 (Exh. A); Ord. 11-360 § 3 (Exh. B)).

Chapter 18.97

SIGN CODE

Sections:

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- 18.97.020 Applicability and interpretations.
- 18.97.030 Exemptions.
- 18.97.040 Prohibited signs.

Article II. Sign Standards Applicable to All Signs

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- 18.97.270 Master sign plans.
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Article V. Definitions

- 18.97.300 Definitions.
- Article I. General Provisions

18.97.010 Intent and purpose.

A. Intent. Signs have a strong visual impact on the character and quality of the community. As a prominent part of the scenery, they attract or repel the viewing public, affect the safety of vehicular traffic, and their suitability or appropriateness helps to set the tone for the neighborhood. The city relies upon its scenery and physical beauty to attract commerce; aesthetic considerations assume economic value. It is the intent of the city, through this chapter, to protect and enhance the city's historic and residential character and its economic base through the provision of appropriate and aesthetic signage. In addition, it is the intent of the city to limit the size, type and location of signs in order to minimize their distracting effect on drivers and thereby improve traffic safety.

B. Purpose. The purpose of this chapter is to promote the public health, safety and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral and nondiscriminatory sign standards and requirements. This chapter has also been adopted to:

1. Promote and accomplish the goals, policies and objectives of the city's comprehensive plan and the Edgewood Municipal Code (EMC), specifically this title, Development Standards;
2. To provide minimum standards in order to safeguard life, health, property and public welfare, and promote traffic safety by controlling the design, quality of materials, construction, illumination, size, location and maintenance of signs and sign structures;
3. Recognize free speech rights by regulating signs in a content-neutral manner;
4. Promote the free flow of traffic and protect pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to, cluttered, distracting, or illegible signage;
5. Protect the beauty of the city's built environment by encouraging signs that are compatible with the architectural style, characteristics, and scale of the building to which they may be attached, and to encourage signs that are compatible with adjacent buildings and businesses;
6. Protect property values, the local economy, and the quality of life by preserving and enhancing the appearance of the streetscape;
7. Provide consistent sign design standards;
8. Encourage creative and innovative approaches to signage, and signs that are of a quality design, pleasing in appearance and are appropriate in size, materials and illumination to the surrounding neighborhood;
9. Provide an improved visual environment for the citizens of and visitors to the city;

10. Adopt clear, understandable regulations which enable the fair and consistent enforcement of this chapter; and

11. Address emerging trends in digital and electronic sign technologies and provide regulations that facilitate the use of such technologies while ensuring the protection of motorists and pedestrians from the hazards of glare, startling bursts of light, and use of virtual movement and animation intended to attract driver attention, hold driver gaze, or otherwise distract drivers from the safe operation of their vehicles. Protect neighborhoods, surrounding development, and the night sky from the nuisance factors associated with such glare, movement, and animation of digital and electronic signs. (Ord. 19-552 § 2 (Exh. A)).

18.97.020 Applicability and interpretations.

A. This chapter applies to all signs, as defined in EMC 18.97.300, Definitions, within the city that are visible or audible from any street, sidewalk, or public place, regardless of the type or nature.

B. This chapter is not intended to, and shall not be interpreted to, restrict speech on the basis of its content, viewpoint, or message. Any classification of signs in this chapter which purports to permit speech by reason of the type of sign, identity of the sign user or otherwise shall be interpreted to allow commercial or noncommercial speech on the sign. No part of this chapter shall be construed to favor commercial speech over noncommercial speech. To the extent that any provision of this chapter is ambiguous, the term shall be interpreted not to regulate speech on the basis of the content of the message.

C. Nothing in this chapter shall be construed to prohibit a person from holding a sign while picketing or protesting on public property that has been determined to be a traditional or designated public forum, e.g., a sidewalk or park, so long as the person holding the sign does not block ingress to and egress from buildings; create a safety hazard by impeding travel on sidewalks, in bike or vehicle lanes, or on trails; or violate any other reasonable time, place, and manner restrictions adopted by the city. (See EMC 18.97.230, Sign walkers.) (Ord. 19-552 § 2 (Exh. A)).

18.97.030 Exemptions.

The following signs or activities relating to signs are not subject to the permitting requirements of this chapter, as long as they meet the standards set forth below:

A. Changes to the face or copy of changeable copy signs, digital signs, or EMCS, provided such changes do not change the material, appearance, size, or dimensions of the sign as originally permitted by the city.

B. The normal repair and maintenance of conforming or legal nonconforming signs.

C. Temporary signs meeting the requirements in EMC 18.97.240, Temporary signs.

D. Building identification signs that meet one or more of the following four criteria:

1. Signs not exceeding one square foot in area for residential buildings, or not exceeding two square feet in area for nonresidential buildings.
2. Business name and address signs on an entry door that do not exceed two square feet in area.
3. Certain stone or cement plaques and cornerstones with engraved or cast text or symbols that are permanently embedded in the building's foundation or masonry siding materials; provided, that none of these exceed four square feet in area.
4. Other building identification signs meeting these requirements as required pursuant to the city's building code (EMC Title 15, Buildings and Construction) or zoning code (this title, Development Standards), public works standards, or any other city or state code, ordinance, or regulation.

E. Governmental Signs. Signs installed by the city, county, or a federal or state governmental agency for the protection of the public health, safety, and general welfare, including, but not limited to, the following:

1. Emergency and warning signs necessary for public safety or civil defense;

2. Traffic or wayfinding signs erected and maintained by an authorized public agency;
3. Signs required to be displayed by law;
4. Signs showing the location of public facilities; and
5. Any sign, posting, notice, or similar sign placed by or required by a governmental agency in carrying out its responsibility to protect the public health, safety, and general welfare.

F. Flags. Any flags; provided, that they conform to all provisions of this chapter for signs.

G. Interior Signs. Signs or displays located entirely inside of a building and located at least three feet away from transparent doors and windows.

H. Nondiscernable Signs. Signs and associated sign support structures that are not visible, odorous, or audible beyond the boundaries of the lot or parcel upon which they are located, or from any public right-of-way.

I. Vehicle Signs. Any sign on a vehicle not prohibited by EMC 18.97.040(I) and placed in accordance with EMC 18.97.070(B).

J. Temporary Signs in Windows. Any temporary sign taped or otherwise affixed to the inside of a window, in such a manner as to be easily removed; provided, that the total area of such sign in any one window does not exceed the size limitations in EMC 18.97.250, Window signs, and EMC 18.97.240, Temporary signs.

K. Bench Signs. Any outdoor bench or furniture with any signs, other than plaques, that do not exceed one square foot in area.

L. Private Signs. Privately maintained traffic control signs in a subdivision with private roads or privately maintained traffic control signs in a private parking lot. (Ord. 19-552 § 2 (Exh. A)).

18.97.040 Prohibited signs. See attached Ordinance 19-0552, Exhibit A

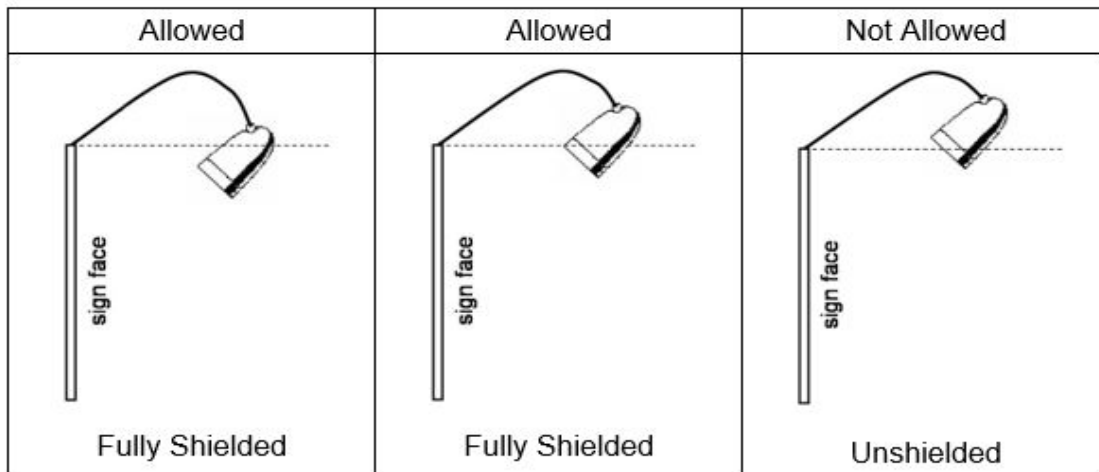
18.97.050 Sign illumination.

A. General. No temporary sign may be illuminated. No sign located in a residential zone may be illuminated, except that on parcels two acres in size or greater, signs may be halo illuminated or illuminated as necessary for allowable digital signs. Permanent signs allowed by this chapter may be nonilluminated, or illuminated by internal light fixtures, halo illuminated, or have external indirect illumination, unless otherwise specified. All illuminated signs shall comply with the time limitations of subsection (D) of this section.

B. Externally Illuminated Signs.

1. Except as provided in this subsection, externally illuminated signs shall be illuminated only with steady, stationary, fully shielded light sources directed solely onto the sign without causing glare. Light shielding shall ensure that the lamp or light source is not visible beyond the premises and shall further ensure that the light is contained within the sign face.
2. A light fixture mounted above the sign face may be installed with its bottom opening tilted toward the sign face, provided:
 - a. The bottom opening of the light fixture is flat, i.e., it could be covered by a flat board allowing no light to escape; and
 - b. The uppermost portion of the fixture's opening is located no higher than the top of the sign face, as shown in Figure 1 below. Light fixtures aimed and installed in this fashion shall be considered fully shielded.

Figure 1



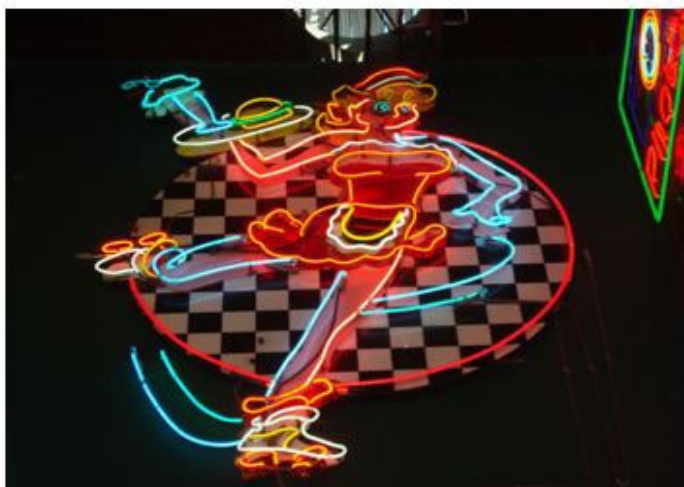
C. Internally Illuminated Signs.

1. Internally illuminated signs shall be constructed with an opaque sign face background with translucent text, symbols, logo shields, or any combination of these. If the sign owner desires to have the entire sign face visible at night, an external light source may be used to illuminate the sign, subject to the illumination standards in this chapter.
2. In no case may an internally illuminated sign, a digital sign, or an EMCS exceed a light output of 50 nits in a residential zone or 100 nits in a nonresidential zone during nighttime hours.
3. Neon sign lighting is allowed only within the TC, C, MUR, BP, I, and P zoning districts. Neon lighting shall not exceed 100 nits per sign face and may be used as text or copy, but shall not be used as a sign graphic. Neon signs with solid backgrounds are not allowed in windows in order to ensure maximum light and visibility through windows. Examples of neon signs are shown in Figures 2a and 2b below.

Figure 2a (Allowed)



Figure 2b (Prohibited)



D. Time Limitations. All illuminated signs over three square feet in area shall be turned off by 11:00 p.m., or when the business closes, whichever is later. Signs subject to time limitations are required to have functioning and properly adjusted automatic shut-off timers. (Ord. 19-552 § 2 (Exh. A)).

18.97.060 Sign materials.

A. Temporary Signs. The construction of temporary signs is limited to the materials described in the definition of “temporary sign” in EMC 18.97.300, Definitions. In addition, the temporary sign must also conform to the requirements of this chapter, including, but not limited to, EMC 18.97.240, Temporary signs.

B. Permanent Signs. Permanent signs must be manufactured of durable materials that are designed to withstand the natural elements and the effects of water and wind (see Figures 3 and 4). The following additional requirements apply to any permanent sign larger than 30 square feet, except for window signs located inside glass:

1. Paper-faced signs, including vinyl-coated paper and those applied with adhesives, are not allowed. Canvas or vinyl signs must be made of minimum 20-ounce materials with polymeric plasticizers for durability.

2. Sign faces made of canvas, fabric, vinyl, or similar pliable materials that are attached to permanent sign structures must be mounted behind a perimeter frame or trim cap so that the edges of the sign face are not exposed. Flags made of 100 percent spun polyester are exempt from this requirement.

Figure 3



Figure 4



(Ord. 19-552 § 2 (Exh. A)).

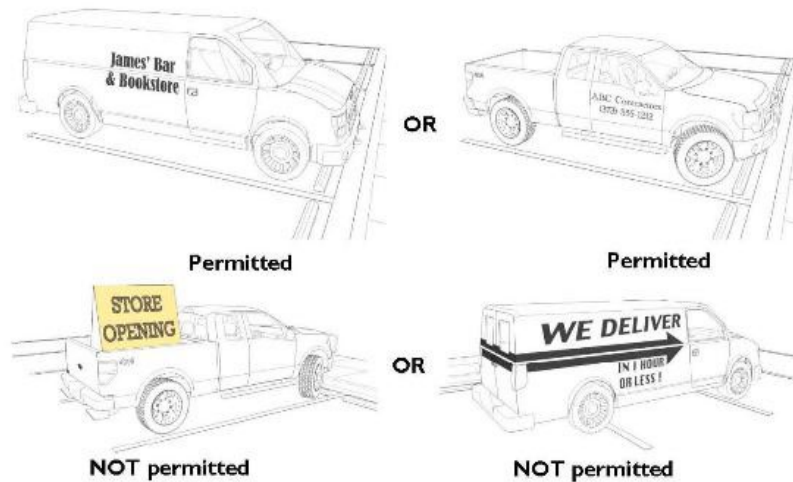
18.97.070 Sign placement and location restrictions.

A. Rights-of-Way. No sign may be placed within the roadway portion of any city right-of-way, except as otherwise permitted by first obtaining a street use permit or a special event permit from the city. No permanent sign may be placed within the right-of-way. See EMC 18.97.240(G) for restrictions on temporary signs within the right-of-way but outside the roadway.

B. Attached to Vehicles on Private Premises. No sign may be mounted, attached, or painted on a trailer, boat, or motor vehicle that is parked, stored, or displayed conspicuously on private premises in a manner intended to attract the attention of the public, excluding signs that are permanently painted or wrapped on the surface of the vehicle, or adhesive vinyl film affixed to the interior or exterior surface of a vehicle window, or signs magnetically attached to motor vehicles or rolling stock that are actively used in the daily conduct of business (see Figure 5). All vehicles

covered by this subsection shall be operable and parked in a lawful or authorized manner within a required parking stall that is marked and striped for the parking of vehicles.

Figure 5



C. Attached to Other Fixtures. No sign may be painted, attached, or mounted on any fuel tanks, storage containers, or solid waste receptacles or their enclosures, except for information that is required by law.

D. Freeway-Oriented Signs. Freeway-oriented signs are prohibited, except in the following instances:

1. Building-mounted wall signs per EMC 18.97.160, window signs per EMC 18.97.250, and temporary signs per EMC 18.97.240 as otherwise allowed by this chapter may face the freeway if:

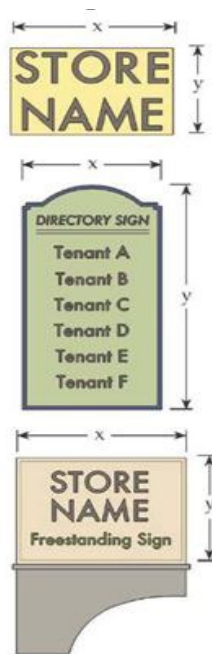
- a. They are installed by a business that has its primary customer entrance facing the freeway; and
- b. The wall, window or temporary sign also faces an intervening parking lot or frontage road that serves the business.

2. Freestanding signs as otherwise allowed by this chapter may be permitted for businesses located on and facing frontage roads along freeways, even if such signs are incidentally visible from the freeway. (Ord. 19-552 § 2 (Exh. A)).

18.97.080 Sign area measurements.

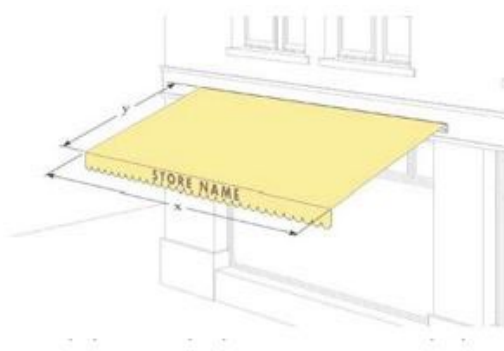
Sign area for all sign types is measured as follows:

A. Background Panel or Surface. Sign copy mounted, affixed, or painted on a background panel or surface distinctively painted, textured, or constructed as a background for the sign copy is measured as that area contained within the smallest rectangle, parallelogram, triangle, or circle that will enclose the sign copy and the background, as shown in Figure 6.

Figure 6

B. Individual Letters or Graphics. Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or surface of another structure, that has not been painted, textured, or otherwise altered to provide a distinctive background for the sign copy, is measured as the sum of the smallest square, rectangle, parallelogram, triangle, or circle that will enclose every word, sentence, and complete message, and each graphic in the sign.

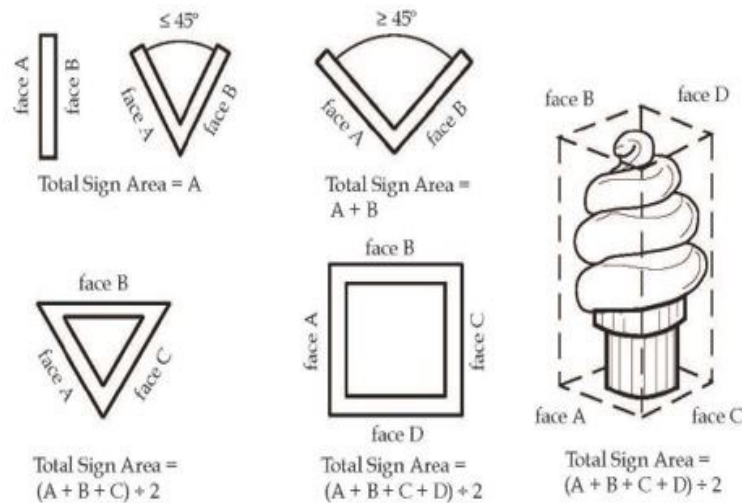
C. Illuminated Surface. Sign copy mounted, affixed or painted on an illuminated surface or illuminated element of a building or structure is measured as the entire illuminated surface or illuminated element which contains sign copy, as shown in Figure 7. Such elements may include, but are not limited to, illuminated canopy fascia signs, interior illuminated awnings, or both.

Figure 7

D. Backlit Translucent Panels. Backlit translucent panels and spandrels, with or without text or graphics, are measured as the area of the height and width of any internally illuminated translucent panel or spandrel, including the side panels if the structure or spandrel is greater than six inches in width.

E. Multi-Face Signs. Multi-face signs, as shown in Figure 8, are measured as follows:

1. Two-Face Signs. If the interior angle between the two sign faces is 45 degrees or less, the sign area is of one sign face only. If the angle between the two sign faces is greater than 45 degrees, the sign area is the sum of the areas of the two sign faces.
2. Three- or Four-Face Signs. The sign area is 50 percent of the sum of the areas of all sign faces.
3. Spherical, free-form, sculptural or other nonplanar sign area is measured as 50 percent of the sum of the areas using only the four vertical sides of the smallest four-sided polyhedron that will encompass the sign structure, as show in Figure 8 below. Signs with greater than four polyhedron faces are prohibited.

Figure 8

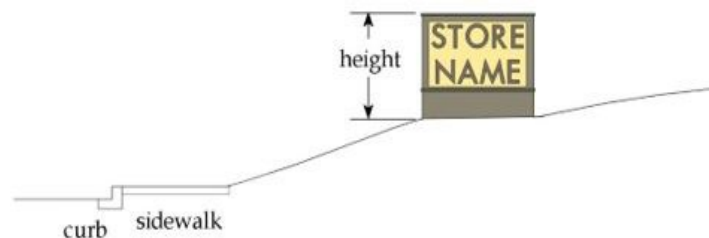
(Ord. 19-552 § 2 (Exh. A)).

18.97.090 Sign height measurement.

Sign height is measured as follows:

A. Freestanding Signs. Sign height is measured as the vertical distance from natural grade at the base of a sign to the top of the sign, including the sign support structure; except that signs within 25 feet of an adjacent road may be measured as follows:

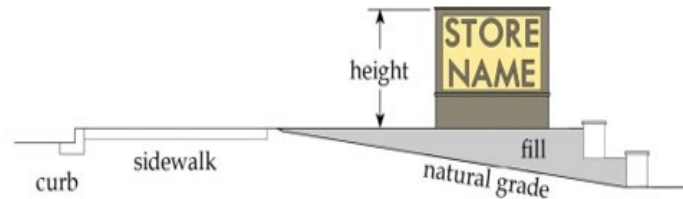
1. If natural grade at the base of a sign is higher than the grade of the adjacent road, sign height shall be measured from the base of the sign as shown in Figure 9.

Figure 9

2. If natural grade at the base of the sign is lower than the grade of an adjacent road, the height of the sign shall be measured from the top of curb or road-grade elevation; provided, that fill is placed between the curb and the

sign and extends at least five feet beyond the base of the sign in all directions, as shown in Figure 10. Any cut, fill, or grading work must comply with applicable site grading, fill, or excavation requirements contained elsewhere in the EMC.

Figure 10



(Ord. 19-552 § 2 (Exh. A)).

18.97.100 Sign structure and installation.

A. Support Elements. Any angle iron, bracing, guy wires, or similar features used to support a sign shall not be visible.

B. Electrical Service. When electrical service is provided to freestanding signs or landscape wall signs, all such electrical service is required to be underground and concealed. Electrical service to building-mounted wall signs, including conduit, housings, and wire, shall be concealed. A building permit (electrical) must be issued prior to the installation of any new signs requiring electrical service.

C. Raceway Cabinets. Raceway cabinets, where used as an element of building-mounted wall signs, shall match the building color scheme at the location of the building where the sign is located. Where a raceway cabinet provides a contrast background to sign copy, the colored area is considered part of the sign face and is counted in the aggregate sign area permitted for the site or business. Examples of raceway cabinets are shown in Figure 11.

Figure 11



D. Limitation on Attachments and Secondary Uses. All permitted sign structures and their associated landscape areas shall be kept free of supplemental attachments or secondary uses, including, but not limited to, supplemental signs not part of a permitted sign, light fixture, newspaper distribution rack, or trash container. The use of sign structures and associated landscape areas as bicycle racks or support structures for outdoor signs is prohibited. (Ord. 19-552 § 2 (Exh. A)).

18.97.110 Digital signs.

A digital sign is not a separately allowed sign type. The purpose of this section is to regulate the manner in which digital sign technology can be applied to sign types that are otherwise allowed in this chapter. This section is not intended to allow more signs or larger signs than otherwise permitted in this chapter. No permit shall be issued for a digital sign that does not comply with the following standards:

A. Zoning. Allowed in all zoning districts.

B. Number. One digital sign per 100 feet of street frontage in the TC, C, MUR, BP, I, and P zoning districts. One digital sign per 100 feet of street frontage in residential zones on parcels two acres or greater in size, not to exceed one sign per parcel.

C. Setback Location. As allowed under the specific sign type; however, a minimum separation spacing in the TC, C, MUR, BP, I, and P zoning districts of 100 feet is required in order to comply with subsection (B) of this section.

D. Size and Area. Maximum of 30 square feet, or as otherwise limited by the size limits of this chapter.

E. Height. As allowed under the specific sign type.

F. Design. Maximum luminance: 50 nits during nighttime hours. Motion limits: no motion allowed except for instantaneous change of message. Minimum hold between messages: eight seconds.

G. Programming. To ensure that digital signs are programmed and continue to operate according to local standards, digital signs shall be designed for local on-site control and programming. (Ord. 19-552 § 2 (Exh. A)).

18.97.120 Electronic message center signs (EMCS).

An EMCS is not a separately allowed sign type. The purpose of this section is to regulate the manner in which EMCS technology can be applied to sign types that are otherwise allowed in this chapter. This section is not intended to allow more signs or larger signs than otherwise permitted in this chapter. No permit shall be issued for an EMCS that does not comply with the following standards:

A. Zoning. Only allowed in the TC, C, MUR, BP, I, and P zoning districts.

B. Number. One EMCS per 100 feet of street frontage, not to exceed one per business or tenant space. Parcel area must meet or exceed one acre and contain at least 100 feet of contiguous street frontage to allow an EMCS.

C. Setback Location. As allowed under the specific sign type; however, a minimum separation spacing of 100 feet is required in order to comply with subsection (B) of this section.

D. Size and Area. Maximum of 30 square feet, or as otherwise limited by the size limits of this chapter.

E. Height. As allowed under the specific sign type.

F. Design – Maximum Luminance.

1. Daytime: 5,000 nits.

2. Nighttime: 50 nits.

3. Signs shall include auto-dimming features with light-sensory capabilities to dim the sign to allowable luminance levels during nighttime hours.

G. Motion Limits. No motion except for a fade-in of the next message with the fade transition being no more nor less than one and one-half seconds. Fade transition is required rather than instantaneous message changes to avoid sudden or startling flashes of light. The minimum hold between messages shall be 10 seconds, plus one and one-half seconds for a transition fade. Signs shall have no flashing copy or lights; revolving beacon lights; chasing, blinking, or stroboscopic lights; or fluttering, undulating, swinging, or otherwise moving parts.

H. Programming. To ensure that EMCS are programmed and continue to operate according to local standards, EMCS shall be designed for local on-site control and programming. The applicant shall provide a written certificate from the sign manufacturer that the nighttime light intensity has been factory preset not to exceed allowable levels under this section, and that this setting is protected from end-user modification by password-protected software or other method that ensures compliance. (Ord. 19-552 § 2 (Exh. A)).

Article III. Sign Types

18.97.130 Permanent signs.

Permanent signs shall comply with the sign area, height, number, type, and other requirements of this section and any other applicable sections, as well as the following Table 1 in this section¹. Sign permits are required for all permanent signs in accordance with EMC 18.97.260, Sign permits.

Table 1 – Standards for Permanent Signs by Sign Type.

Type	Zone	Number of Signs	Maximum Height (feet)	Maximum Area (sq. ft.)	Setbacks
Accessory Sign (EMC 18.97.140)	Only allowed in the TC, C, MUR, BP, I, and P zoning districts	1 sign at each vehicle ingress or egress, no more than 4 accessory signs per parcel	Building- mounted max. of 8 ft.; freestanding max. of 3 ft. from grade	3 sq. ft. per sign face; may be double-sided	Flexible, see EMC 18.97.140
Accessory Sign – Drive Through, Large (EMC 18.97.140)	Only allowed in the TC, C, MUR, BP, I, and P zoning districts	In addition to other accessory signs, 1 large accessory sign for each point of entry to a drive-up window	5.5 ft., including the associated sign structure	45 sq. ft. per drive-up point of entry	Signs shall be oriented so that the sign face is not visible from the public right-of-way
Awning or Canopy Sign (EMC 18.97.150)	Only allowed in the TC, C, MUR, BP, I, and P zoning districts	1 awning sign for each primary entrance to a tenant space, see EMC 18.97.150 for secondary entrances	Awning sign cannot be mounted higher than a max. of 25 ft. above the ground floor	On primary elevation, sign shall not exceed 1 sq. ft. of sign per linear foot of awning or canopy width	Cannot project beyond the edges of the awning on which it is displayed. Cannot project above, below, or beyond the edges of the building wall on which it is located.
Building-Mounted Wall Signs (EMC 18.97.160)	Residential parcels larger than 2 acres in any zoning district	1 per each building facade on an accessory structure, e.g., barn that is parallel to and visible from a street frontage	Shall not project above rooflines or obscure architectural details and may not exceed 70% of the blank wall height	50 sq. ft., but cannot exceed 3% of the area of the facade of building where sign is mounted	Mounted on building that must comply with setbacks
Building-Mounted Wall Signs (EMC 18.97.160)	In the TC, C, MUR, BP, I, and P zoning districts	1 per each building facade that is parallel to and visible from a street frontage	Shall not project above rooflines or obscure architectural details and may not exceed 70% of the blank wall height	Up to 5% of the area of the facade upon which sign is placed, not to exceed 60% of the width of wall plane or tenant space	Mounted on building that must comply with setbacks
Changeable Copy Signs (EMC 18.97.170)	In all zoning districts	1 per parcel but 1 additional sign allowed if placed 100 ft. from right-of-way and other restrictions	15 ft. max.	No more than 20% of the allowed wall sign area or 50% of a freestanding sign may be changeable copy; if at least 100 ft. from streets, may be a max. of 50% of wall sign area	If building-mounted, building must comply with setbacks; if freestanding, sign must comply with setbacks for freestanding signs
Freestanding Signs (EMC 18.97.180)	TC, C, MUR, BP, I, and P zoning districts ¹	See code – 1 for each site frontage	See code – depending on street frontage, 6 to 15 ft.	See code – depending on street frontage, 20 to 100 sq. ft.	5 ft. from street property line; 25 ft. from any interior side lot line; and 30 ft. from any residential zone
Ground-Mounted or Landscape Wall Signs (EMC 18.97.190)	Allowed in all zones but not allowed on individual single-family lots	1 per development	5 ft. max. from grade	Between 24 sq. ft. to 32 sq. ft., see EMC 18.97.190	At least 5 ft. from street property line; 25 ft. from any interior side lot line
Portable Signs (EMC 18.97.200)	Only allowed in the TC, C, MUR, BP, I, and P zoning districts	1 per business or tenant space	Sandwich board signs, max. of 4 ft. in height; pole-mounted signs, max. of 5 ft. in height	Sandwich board signs, 3 ft. in width; pole-mounted, 2 ft. in width	Must be located no further than 10 ft. from primary building of business; prohibited on city right-of-way, sidewalk without

Table 1 – Standards for Permanent Signs by Sign Type.

Type	Zone	Number of Signs	Maximum Height (feet)	Maximum Area (sq. ft.)	Setbacks
					street use permit
Projecting Signs (EMC 18.97.210)	All zoning districts	1 per tenant space or building frontage, allowed in addition to wall signage	No higher than the first story level of the building; no lower than 8 ft. above the grade of sidewalk, walkway or driveway	Nonresidential zones: cannot exceed 12 sq. ft.; residential zones: face of sign cannot exceed 1.5 sq. ft. in area	Must be attached to building which complies with setbacks, may extend a max. of 4 ft. from building and hung a minimum of 6 inches from building
Service Island Signs (EMC 18.97.220)	Only allowed in the TC, C, MUR, BP, I, and P zoning districts	1 sign on canopy fascia per street frontage, not to exceed 20% of area of canopy fascia	See building-mounted wall sign requirements	20% of area of canopy fascia to which sign is mounted	Mounted on building that must comply with setbacks
Sign Walker (EMC 18.97.230)	Only allowed in the TC, C, MUR, BP, and I zoning districts	No limit	Shall not exceed 8 ft. in height when held in place	8 sq. ft. in area	Minimum of 30 ft. from street intersection; prohibited on public property or public right-of-way, in driveways, parking stalls, driving lanes, etc.
Window Sign² (EMC 18.97.250)	All zoning districts	No more than 1 permanent window sign per window	No higher than second-story windows for permanent window signs	Shall not exceed 25% of area of window in which sign is displayed	Building in which window sign is displayed must comply with setbacks

1. See EMC 18.97.240 for temporary freestanding signs which are allowed in residential areas.

2. Window signs may be permanent or temporary. This table includes the regulations for permanent window signs.

(Ord. 19-552 § 2 (Exh. A)).

18.97.140 Accessory signs. See Ordinance No. 20-0572, Exhibit I

18.97.150 Awning or canopy signs.

No permit shall be issued for an awning or canopy sign which does not comply with the following standards:

A. Zone. Only allowed in the TC, C, MUR, BP, I, and P zoning districts.

B. Number. One awning or canopy sign is allowed for each primary entrance to a building or tenant space. In addition, one awning or canopy sign may be allowed on a secondary entrance which faces a public street or on-site parking area. The awning or canopy sign may only be placed on the ground-floor level facade of the building. Awning or canopy signs shall be included in the calculations for allowable wall signage per facade.

C. Setback Location.

1. An awning or canopy sign may not be mounted higher than a maximum of 25 feet above the ground floor.
2. An awning or canopy sign shall not project above, below, or beyond the edges of the face of the building wall or architectural element on which it is located.
3. No part of the sign, as a part of, or displayed on, the vertical surface of an awning or canopy, shall project beyond the edges of the awning or canopy surface on which it is displayed. If an awning or canopy is placed on

multiple store fronts, each business or tenant space is permitted signage no greater than 60 percent of the store width or tenant space.

4. The awning or canopy sign shall not extend horizontally a distance greater than 60 percent of the width of the awning, canopy, or valance on which it is displayed.

D. Dimensions. The sign area on the primary elevation shall not exceed one square foot of sign area per linear foot of awning or canopy width. A maximum of 40 percent of an awning or canopy on which signage is proposed may be of an angle greater than 60 degrees from horizontal.

Figure 13



E. Height. See subsection (C) of this section (Setback Location).

F. Design. If sign letters or logos are backlit or internally illuminated, only the face area containing the letters or logos may be illuminated. The sign may also be externally illuminated as allowed by EMC 18.97.050. (Ord. 19-552 § 2 (Exh. A)).

18.97.160 Building-mounted wall signs.

No permit shall be issued for a building-mounted wall sign which does not comply with the following standards:

A. Residential. Wall signs are not allowed on residential parcels smaller than two acres in size in any zoning district, except for address numbers as required by law and building identification signs allowed by EMC 18.97.030.

1. Number. One per each accessory building facade that is parallel to and visible from a street frontage.
2. Setback Location. Permitted on the building wall of an individual building.
3. Dimensions. Total area shall not exceed 100 square feet or three percent of the area of the facade upon which the sign is placed, whichever is less. Width: not to exceed 60 percent of the width of the wall plane upon which the sign is placed.

Figure 14

4. Height. Shall not project above rooflines or obscure architectural details and may not exceed 70 percent of the blank wall height.

5. Design. Nonilluminated only.

B. Nonresidential Zones.

1. Number. One per each building facade that is parallel to and visible from a street frontage.

2. Location on Building. Signs may not cover or obscure architectural details of a building, such as stair railings, windows, doors, decorative louvers or similar elements intended to be decorative features of a building design. Signs must appear to be a secondary feature of the building facade.

3. Dimensions.

a. Area. The total signage area may be up to five percent of the area of the facade upon which the sign is placed.

b. Width. Not to exceed 60 percent of the width of the wall plane upon which the sign is placed or the width of the tenant space.

c. Height. Shall not project above rooflines or obscure architectural details and may not exceed 70 percent of the blank wall height.

4. Size of Parcel or Site. No restrictions.

5. Design.

a. Illumination, Flush- or Tight-Mounted. All individual letter signs shall be installed to appear flush-mounted. If the letters are illuminated and require a raceway, the letters shall be installed tight against the raceway, which shall be painted to match the color of the surface to which the raceway is mounted. Where possible – especially on new construction – the raceway should be recessed to allow letters to be flush with the wall surface.

b. Where more than one sign is allowed for a business, all signs shall be consistent in design, style, color, and method of illumination. Where there are multiple businesses or tenants on a site, all signs shall conform to a master sign plan, consistent with EMC 18.97.270. (Ord. 19-552 § 2 (Exh. A)).

18.97.170 Changeable copy sign.

No permit shall be issued for a changeable copy sign which does not comply with the following standards:

A. Zones. Changeable copy signs are allowed in all zoning districts, but only as an integral part of a building-mounted wall sign or freestanding sign.

B. Number. No more than one changeable copy sign shall be allowed for each parcel, except that additional changeable copy signs are permitted as follows:

1. The additional changeable copy sign(s) must be placed at least 100 feet from abutting streets or rights-of-way; and
2. The additional changeable copy sign(s) must not exceed the maximum area, height, and quantity standards otherwise applicable to any freestanding or building-mounted wall sign on the parcel.

Figure 15



C. Setback Location. Placement is allowed only as an integral part of a building-mounted wall sign or a freestanding sign. Changeable copy signs that are portable are not permitted.

D. Dimensions. No more than 20 percent of the allowed building-mounted wall sign area if placed less than 100 feet from abutting streets and no more than 50 percent of a freestanding sign face may be changeable copy; however, these size limitations do not apply to signs required by law. Building-mounted wall signs with changeable copy placed at least 100 feet from abutting streets may be a maximum of 50 percent of permitted wall sign area.

E. Height above Grade. Fifteen feet maximum. Building-mounted wall signs are limited to the maximum height for freestanding signs.

F. Design. Nonilluminated in all zones. Internally or indirectly illuminated in nonresidential zones subject to the illumination standards in EMC 18.97.050. (Ord. 19-552 § 2 (Exh. A)).

18.97.180 Freestanding signs.

No sign permit shall be issued for a freestanding sign that does not comply with the following standards:

A. Zone. Permanent freestanding signs are only allowed in the TC, C, MUR, BP, I, and P zoning districts.²

B. Number.

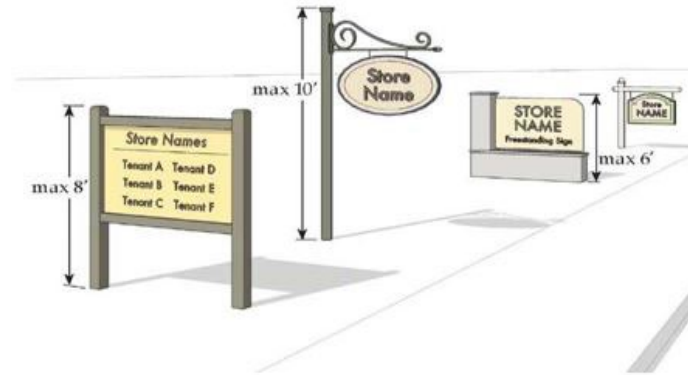
1. The number and type of freestanding signs for single and multiple-tenant uses are derived from the use, zone, location, and length of development site frontage as described in this section.
2. One individual freestanding sign is allowed per parcel for each street frontage. Multiple shared freestanding signs may be permissible in accordance with the minimum separation distance in subsection (C)(4) of this section, and subject to a master sign plan. Flag lot sites with frontage on a public street are permitted one sign on the frontage providing primary access to the site and may request or apply for a master sign plan with adjoining properties to erect a shared freestanding sign that complies with the street frontage requirements of the properties joined in the master sign plan.
3. Shopping centers, mixed-use developments, adjoining parcel development, or multi-tenant buildings may request or apply for a master sign plan for the comprehensive review of all signs proposed within the site development.

Figure 16



C. Setback and Location.

1. No freestanding sign shall be permitted on any site that does not have street frontage.
2. Freestanding signs shall be set back a minimum of five feet from the street side property line, a minimum of 25 feet from any interior side lot line and a minimum of 30 feet from any residential district.
3. No freestanding sign shall be located in the triangular area(s) measured 15 feet by 15 feet where a driveway enters onto a street, or in any other area which may obstruct the vision of motorists so as to create a safety hazard. Additionally, all signs are subject to the public works standards regarding sight distances.
4. Where more than one freestanding sign is proposed on a site with multiple frontages, a minimum of 150 linear feet shall separate each sign.

Figure 17**D. Dimensions.**

1. Maximum sign size and height dimensions are determined based on the property's linear distance of total street frontage and are subject to both the setback and location criteria in subsection (C) of this section and the following requirements:

Individually Permitted Freestanding Signs

Total Street Frontage	<u>Maximum Size</u>	Maximum Height
0 – 60 feet	40 square feet	6 feet
61 – 119 feet	50 square feet	8 feet
120 feet or more	75 square feet	10 feet

Shared Freestanding Signs (approved under a master sign plan)

Total Street Frontage	<u>Maximum Size</u>	Maximum Height
0 – 60 feet	48 square feet	7.5 feet
61 – 119 feet	60 square feet	10 feet
120 feet or more	90 square feet	12 feet

2. An individual freestanding sign may be permitted up to a maximum height of 12 feet and a maximum size of 120 square feet and a shared freestanding sign may be permitted up to a maximum height of 15 feet, in accordance with subsection (D)(2)(c) of this section, and a maximum size of 150 square feet; provided, that all of the following conditions are satisfied:

- a. The sign is ground-mounted on a monument-style base, made or covered with brick or stone, which extends at least the full width of the sign face and is at least one-fourth of the total sign height. An alternate material may be approved by the director if he or she finds that the material better reflects the materials and architecture of the closest or principal building on the site;
- b. The sign cabinet and the associated trim caps that secure and frame the sign face are dark bronze, black, or an earth tone color that reflects the color of the sign base or the color of the siding or trim of the building to which the sign applies;

- c. The sign is no taller than 75 percent of the height of the tallest building on the property or within the master sign plan area, as measured to the midpoint between the fascia line and the ridge on a pitched roof building, or the top of the highest cornice or parapet on a flat roof building; and
- d. The sign maintains a setback separation distance of 200 feet from any other freestanding sign on the same property or subject to the same master sign plan.

E. Design. The following design standards apply to freestanding signs:

1. The sign face may be either nonilluminated or externally illuminated. An internally illuminated sign is allowed if the background of the sign is totally opaque and only the graphics, text, or both are illuminated.
2. The permanent sign base shall have a minimum aggregate width of 40 percent of the width of the sign cabinet or face. (Ord. 19-552 § 2 (Exh. A)).

18.97.190 Ground-mounted or landscape wall sign.

No permit shall be issued for a ground-mounted or landscape wall sign which does not comply with the following standards:

Figure 18



- A. Zones. Allowed in all zones but not allowed on individual single-family lots in the single-family zone.
- B. Number. Multiple signs are permitted to a maximum of 24 square feet and sign(s) shall not cover more than 40 percent of the landscape wall's background area.
- C. Setback. Perimeter/screen walls shall be located at least five feet from either the sidewalk or public right-of-way.
- D. Dimensions.
 1. Single-family subdivisions or multifamily developments: one sign up to a maximum of 24 square feet in area.
 2. Nonresidential use in TC, C, MUR, BP, I, and P zoning districts: one sign up to a maximum of 24 square feet in area.
 3. Civic uses in all zoning districts: one sign up to a maximum of 32 square feet.
- E. Height. Maximum of five feet above grade. The sign copy shall be a minimum of six inches below the top of the wall and 12 inches above ground level. Signs shall not project above or beyond the top or sides of the landscape wall.

F. Design. Illumination is permitted. (Ord. 19-552 § 2 (Exh. A)).

18.97.200 Portable signs.

No permit shall be issued for a portable sign, sandwich board sign, or pole-mounted sign that does not comply with the following standards:

A. Zone. Allowed only in the TC, C, MUR, BP, I, and P zoning districts, except that temporary portable signs are allowed in residential zones, subject to the provisions of EMC 18.97.240, Temporary signs.

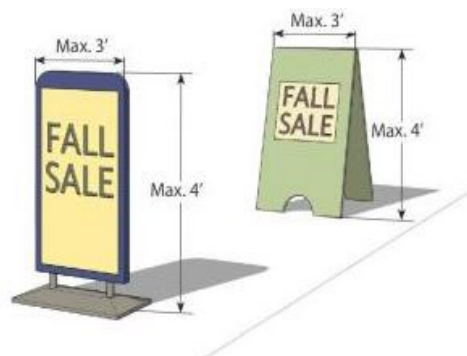
B. Number. Not more than one portable sign may be displayed per business or per tenant space.

C. Location. Must be located no farther than 10 feet from the primary building of the business, or, if there is only one business or tenant space on the site, it may be located not farther than 10 feet from the site's driveway entrance. No portable sign may be located within, over, or on the city right-of-way or any public sidewalk without a street use permit issued by the city.

D. Dimensions – Size and Height. Sandwich board signs: a maximum of four feet in height as measured in the flat standing position and not the open standing position, and a maximum of three feet in width. Pole-mounted signs: a maximum of five feet in height, and a maximum of two feet in width.

E. Design and Materials. Must be constructed with durable materials that are designed to withstand the natural elements and the effects of water and wind, otherwise they will be regulated as temporary signs under EMC 18.97.240. Portable signs must be designed to withstand typical prevailing winds and must include a heavy weighted base for pole-mounted signs, and a heavy weight suspended between the opposing faces of a sandwich board sign.

Figure 19



F. Display Hours. Portable signs and temporary portable signs may only be displayed during business operating hours.

G. Type. Portable signs may not be changeable copy signs or illuminated in any manner. (Ord. 19-552 § 2 (Exh. A)).

18.97.210 Projecting signs.

No permit shall be issued for any projecting sign that does not comply with the following standards:

A. Zone. Allowed in all zoning districts.

B. Number. One projecting sign may be allowed per tenant space or building frontage. Projecting signs are permitted in addition to allowable wall signage.

C. Location.

1. No part of any projecting sign shall be located closer than eight feet above the grade of the sidewalk, walkway, or driveway directly below and within three feet of the sign.

2. Projecting signs may extend a maximum of four feet from the building and shall be separated a minimum of six inches away from the building.
3. No projecting sign shall be located within 25 feet of another projecting sign on the same site or on the same building.
4. No projecting sign shall be located higher than the first-story level of the building.
5. No projecting sign shall extend into the right-of-way, including the sidewalk, without an approved street use permit issued by the city.

D. Dimensions.

1. Nonresidential Zones. The face of a projecting sign shall not exceed 12 square feet in area.
2. Residential Zones. The face of a projecting sign shall not exceed one and one-half square feet in area.

Figure 20



E. Height. No higher than the first-story level of the building, and a maximum of 25 feet above grade.

F. Design.

1. Nonresidential Zones. May be illuminated, internally or indirectly. In residential zones, projecting signs may not be illuminated.
2. Projecting signs shall be perpendicular to the building wall to which they are affixed.
3. Projecting signs shall not exceed four inches in thickness.
4. Projecting signs shall be supported by or suspended from solid rods or otherwise tethered or reinforced to avoid movement in wind. (Ord. 19-552 § 2 (Exh. A)).

18.97.220 Service island signs.

No permit shall be issued for a service island sign that does not comply with the following standards:

A. Zone. Allowed only in the TC, C, MUR, BP, I, and P zoning districts.

B. Number and Size.

1. Island Canopies. One sign on the canopy fascia per street frontage, not to exceed 20 percent of the area of canopy fascia to which the sign is mounted.

2. Spandrel Signs and Canopy Support Signs. Spandrel signs shall not exceed 20 percent of the spandrel area, and both spandrel signs and signs attached to canopy support columns shall be deducted from allowable wall signage on the associated principal building on the site.

C. Setback – Location. Mounted on building that must comply with setbacks.

D. Height. Shall not project above rooflines or obscure architectural details and may not exceed 70 percent of the blank wall height.

E. Design. Spandrel signs may be internally illuminated, subject to the illumination standards of EMC 18.97.050. Signs attached to canopy support columns shall not be illuminated. (Ord. 19-552 § 2 (Exh. A)).

18.97.230 Sign walkers.

Sign walkers are allowed, subject to the following standards:

A. Permit. A permit is not required for a sign walker, but the sign walker shall comply with all applicable requirements of this chapter.

B. Zone. Only allowed in the TC, C, MUR, BP, and I zoning districts.

C. Number. No limit.

D. Location. Sign walkers are restricted to a minimum of 30 feet from a street or driveway intersection, measured from the back of the curb or edge of pavement if no curb exists, and shall not be located in any of the following places:

1. On any public property or within public right-of-way, although sign walkers are allowed on public sidewalks;
2. In parking aisles or stalls;
3. In driving lanes;
4. On fences, walls, boulders, planters, other signs, vehicles, utility facilities or other structures; or
5. In a manner which results in a sign walker or the sign walker's sign physically interfering with motorists, pedestrians, or bicyclists.

E. Dimensions. The sign walker's sign shall not exceed eight square feet in area, and shall not exceed eight feet in height when held in place.

F. Design. The sign walker's sign cannot be illuminated. Sign walkers shall be limited to daylight hours only. A sign walker's sign may not include any element of a prohibited sign as described in EMC 18.97.040. (Ord. 19-552 § 2 (Exh. A)).

18.97.240 Temporary signs.

A. No Permit Required – Materials. No sign permit is required for temporary signs that comply with the standards in this section. Temporary signs are primarily distinguished by the materials which make up the sign (see definition of "temporary sign" in EMC 18.97.300 and EMC 18.97.060, Sign materials). Temporary signs shall comply with the requirements of this chapter.

B. Removal. Temporary signs shall be removed if the sign is in need of repair, is worn, dilapidated, or creates a public nuisance.

C. City Property (Excluding City Right-of-Way). See EMC 18.97.020(C). Temporary signs on city-owned property (excluding city right-of-way) are allowed only in conjunction with a city approved and issued special event permit.

D. Residential Zones. Temporary signs may be placed on property residentially zoned in accordance with the requirements of this chapter and the following:

1. Building-/Surface-/Wall-Mounted Signs. Not allowed on properties under two acres in size. For larger parcels, see subsection (F) of this section.
2. Changeable Copy Signs. See applicable sign type.
3. Freestanding Signs (Includes Post-Mounted, Stake-Mounted, and Portable Signs).
 - a. Single-Family Properties. Temporary freestanding signs shall not exceed four square feet in size and five feet in height if the sign is mounted on the ground. Temporary freestanding signs shall not exceed three feet in height if the sign is stake-mounted or portable.
 - b. Multifamily Properties. Temporary freestanding signs shall not exceed six square feet in size and five feet in height if the sign is post-mounted on the ground. Temporary freestanding signs shall not exceed three feet in height if the sign is stake-mounted or portable.
4. Window Signs. Limited to no more than one temporary window sign per residential unit, not to exceed four square feet.

E. Nonresidential or Mixed-Use Properties. Temporary signs are allowed on properties within the TC, C, MUR, BP, and P zoning districts in accordance with the requirements of this chapter and the following:

1. Building-/Surface-/Wall-Mounted Signs.
 - a. Size. Limited to 40 square feet total per building site, not to exceed 20 square feet per individual sign.
 - b. Location. Must be flatly affixed to walls below the fascia or parapet line, or flatly affixed to on-site fences either facing the abutting street, or facing inward to the subject site. Signs shall not be attached or tethered to other site improvements.
2. Freestanding Signs (Including Post-Mounted, Stake-Mounted, and Portable Signs) – Size and Height. Limited to four square feet in area, and sign cannot exceed five feet in height if the temporary sign is post-mounted in the ground and cannot exceed three feet in height if the temporary sign is stake-mounted or portable. No more than two on-site freestanding temporary signs may be displayed per site.
3. Window Signs. Limited to one temporary sign per window not to exceed 50 percent of the individual window area, and not to exceed 20 percent of the total ground-floor window area on any given facade, subject to the window sign requirements of EMC 18.97.250.

F. Temporary Signs on Large Properties within Any Zoning District. The following temporary signs may be placed on any site at least two acres in size, in accordance with the requirements of this section and the following:

1. Type. Any type.
2. Size and Height. Not to exceed 64 square feet and up to eight feet above ground level.
3. Exclusivity. The sign allowed under this subsection is in lieu of and shall not be displayed with or be in addition to other temporary signs allowed by this section.

G. City Right-of-Way. Temporary signs are prohibited in the roadway. Temporary signs on city right-of-way (placed outside of the roadway) must comply with the following requirements:

1. Location. Allowed only between the property line and the back edge of the nearest sidewalk, or where no sidewalk exists, between the property line and a line five feet away from the nearest edge of the roadway pavement. Signs may not be placed on sidewalks, driveways, or other paved areas designed for pedestrian or vehicular use; in planter strips; or as conditioned in a street use permit. Approval of the abutting owner is recommended.
2. Type. Signs on stakes that can be manually pushed or hammered into the ground are allowed. All other signs are prohibited, unless specifically allowed by a street use permit.
3. Size and Height. Limited to four square feet, and three feet in height.
4. Other Signs. The city may allow other signs in city right-of-way with a street use permit.
5. Attachments. Signs in the right-of-way may not include attachments such as balloons, streamers, or other attention-getting devices. (Ord. 19-563 § 1 (Exh. A); Ord. 19-552 § 2 (Exh. A)).

18.97.250 Window signs.

No permit shall be issued for a permanent window sign that does not comply with the following standards:

- A. Zone. Allowed in all zoning districts.
- B. Number. No more than one permanent window sign may be placed in a single window.

Figure 21



C. Setback – Location. No higher than second-story windows for permanent window signs. For the requirements applicable to temporary window signs, see EMC 18.97.240.

D. Window Coverage. Window signs, whether temporary or permanent, shall not exceed 25 percent of the area of the window on which they are displayed.

E. Height. No higher than the first-story level of a building, maximum height 25 feet from grade.

F. Design. Permanent window signs are limited to individual painted or vinyl cut-out letters and graphics, or neon signs constructed with or without a solid or opaque background. Permanent signs with solid backgrounds are not

permitted in windows in order to ensure maximum light and visibility through windows. Temporary window signs are exempt from the restrictions in this subsection. (Ord. 19-552 § 2 (Exh. A)).

Article IV. Permitting

18.97.260 Sign permits.

A. What Is a Sign Permit? A sign permit is the approval granted by the city for any person to erect, alter, expand, or relocate a sign. For some signs, a building permit may also be required.

B. Is a Sign Permit Required? A sign permit is not required for any sign that is erected, altered, expanded, or relocated in accordance with the criteria listed in EMC 18.97.030, Exemptions. Even if a permit is not required, the sign must conform to this sign code.

C. Who Approves the Application? Sign permits are approved by the community development director or designee. If a building permit is required for the sign, the building official approves the building permit. If a street use permit is required, the public works director approves the permit.

D. Who May Submit an Application? The owner or tenant of the property where the sign will be located, or the owner's agent on their behalf and with their written consent.

E. How Do I Submit an Application? A complete sign permit application must be submitted to the city and the application must include all of the following:

1. Application Form. A completed sign permit application, including the applicant's name, address, phone number, and email address. If the applicant is not the property owner, then the property owner must be identified, and the application must include an affidavit from the property owner, verifying that the property owner has given permission to the applicant for the submission of the sign permit application and for the installation or posting of the sign on the property owner's land.
2. Other Permit Applications. If required by the building code, a completed building permit application. In some instances, a street use permit application or a special event permit application may be required.
3. Building Elevation/Site Plan. Signs proposed to be mounted on a building require a building elevation drawn to scale that specifies the locations and size of existing signs on the building, the location and size of new signs proposed on the building, the dimensions of the wall plane upon which the signs will be placed, and drawings or photographs which show the scale of the sign in relation to surrounding doors, windows and other architectural features. Freestanding signs require a site plan indicating the proposed sign location as it relates to property lines, surrounding landscaping, adjacent streets, driveways and adjacent buildings.
4. Detailed Description of Sign. A scaled colored rendering or drawing of the sign and its associated structure, including dimensions of all sign faces, and descriptions of materials to be used on the sign and associated trim caps, fixtures and support structure, description of the sign face illumination and methods used to ensure that only text, graphics and logo shields are internally illuminated.
5. Scaled Installation Drawing. A scaled drawing that includes the sign description, proposed materials, size, weight, manner of construction and method of attachment, including all hardware necessary for proper sign installation, and, if applicable, foundation design.
6. Lighting. A drawing indicating the location and fixture type of all exterior lighting for the proposed signs. The drawing shall specify wattage and lamp type to ensure compatibility with the illumination standards in EMC 18.97.050.
7. Master Sign Plan. If the sign is subject to a master sign plan as described in EMC 18.97.270, a master sign plan must be included as part of a complete sign permit, unless a master sign plan for the site or building has already been approved, is current and is on file with the city.
8. Fees. Payment of the appropriate sign permit fee (and all other fees, such as building permit and/or electrical permit fees) must be paid.

F. How Is Notice Provided? There is no notice to the public that a sign permit application has been submitted.

G. How Is an Application Reviewed? A sign permit application follows the Process I procedure in EMC 18.40.070 and 18.40.080. The application is categorically exempt from SEPA and, pursuant to RCW 36.70B.140(2), is exempt from the other permit processing requirements in RCW 36.70B.060 and 36.70B.110, including, but not limited to, the notice of application, determination of completeness and issuance of a final decision within the time permit set forth in RCW 36.70.080.

H. What Approval Criteria Are Used?

1. A sign permit application shall not be approved unless the director makes written findings and conclusions that the criteria applicable to each sign type, as well as the sign standards in this chapter, are satisfied.
2. Building permit applications associated with the sign shall be reviewed by the building official for consistency with the building code.
3. If the sign uses electrical wiring and connections, a licensed electrician must submit a copy of the electrical permit application to the city, with the original submitted for approval to the state of Washington. If the sign requires a street use or special event permit, the application shall be submitted with the sign permit application for review by the public works director.

I. What If an Application Is Denied? The applicant may file an administrative appeal as provided in EMC 18.40.080(D).

J. What Happens after Approval? Once the sign permit issues, the sign must be installed within 180 days or the sign permit will expire. Building permits and street use permits shall expire in accordance with other applicable code provisions. No sign may be erected, altered or relocated if the sign permit has expired, even if the associated building permit or street use permit has not expired. (Ord. 19-552 § 2 (Exh. A)).

18.97.270 Master sign plans.

A. What Is a Master Sign Plan? A master sign plan is a plan that includes, in a coordinated fashion, all of the signs needed for spaces in a proposed mixed-use or nonresidential, multi-tenant building(s) or site development or for coordination of adjoining parcels seeking to combine their total street frontage subject to the sizing requirements in EMC 18.97.180(D). In addition, a master sign plan may be voluntarily developed by the owner or agent of any new or existing nonresidential use.

B. Who Approves the Application? The community development director or designee.

C. Who May Submit an Application? The owner of the buildings or site development.

D. How Do I Submit an Application? A complete application for a master sign plan must be submitted, which includes all of the following information:

1. A complete master sign plan application, including the applicant's name, address, phone number and email address. If the applicant is not the property owner(s), then the property owner(s) must be identified and the application must include an affidavit from the property owner(s), verifying that the property owner(s) has given permission for the applicant to submit the master sign plan application. No master sign plan application may be submitted without written consent from all affected property owners, and no sign may be placed upon real property without the consent of the real property owner(s);
2. A site plan drawn to legible scale, indicating the location of all buildings, driveways and pavement areas, landscape areas, abutting streets, and proposed freestanding signs on the site;
3. Elevation drawings of each building on a site that indicate proposed sign locations on each of the buildings;
4. Maximum allowable signage on each elevation based upon a five percent calculation of all facades;

5. The master sign plan application shall identify the sign features and sign types proposed to be used on each building and the proposed location. In addition, the applicant shall include a statement describing the manner in which the building or site owner wishes to allocate allowable signage among tenants and where specific tenant signage shall be located;

6. A narrative description of the development to demonstrate that the master sign plan meets the required design standards of this chapter;

7. Fees. Payment of all of the appropriate fees for a master sign plan.

E. How Is Notice Provided? There is no notice provided to the public that a master sign plan application has been submitted.

F. How Is an Application Reviewed? A master sign plan application follows the Process I procedure in EMC 18.40.070 and 18.40.080. The application is categorically exempt from SEPA and, pursuant to RCW 36.70B.140(2), is exempt from the other permit processing requirements in RCW 36.70B.060 and RCW 36.70B.110, including, but not limited to, the notice of application, determination of completeness and issuance of a final decision within the time permit set forth in RCW 36.70.080.

G. What Approval Criteria Are Used? All signs in the master sign plan must meet the criteria for approval of a sign permit in this section. In addition, all of the signs in the master sign plan:

1. Shall be architecturally similar and visually related to each other through the incorporation of common design elements. Up to two sign types may be used on any one building. All sign cabinets, trim caps, and all sign supports, such as poles and braces, shall be of a common color;
2. Shall be architecturally integrated with the buildings included in the master sign plan; and
3. Must not obscure the view of other signs which are consistent with this chapter.

H. What Happens If a Master Sign Plan Is Denied? The applicant may file an administrative appeal as provided in EMC 18.40.080(D).

I. What Happens after Approval? Once the master sign plan issues, the signs depicted in the approved plan must be installed within 180 days or the master sign plan will expire. Building permits and street use permits for any signs shown in the master sign plan shall expire in accordance with other applicable code provisions. No sign may be erected, altered or relocated if the master sign plan has expired, even if the associated sign permit, building permit or street use permit has not expired.

J. Can the Master Sign Plan Be Amended? An application for an amendment to an approved master sign plan can be submitted at any time, subject to the same requirements and procedures that apply to the original master sign plan application. Tenants whose signs are included in the amendment application need the property owner's consent to file such application. In order to approve any such amendment, the director shall consider the existing signs on the building(s) subject to the approved master sign plan when determining whether the application meets the criteria for approval in subsection (G) of this section. (Ord. 19-552 § 2 (Exh. A)).

18.97.280 Sign variances.

A. What Is a Sign Variance? A variance application is submitted concurrent with a sign permit application when the property owner/tenant seeks to deviate from the strict application of the regulations in this chapter which apply to:

1. Sign placement on a parcel or building frontage;
2. Sign area; or
3. Sign height (as limited in this chapter).

A variance may not be granted to allow any prohibited signs or prohibited sign features, as described in EMC 18.97.040, or for any other purpose that is not specifically listed in this subsection. The variance procedure in this section does not apply to the processing of any street use permit or building permit.

First Amendment Exception. Where an applicant can demonstrate that the strict application of the regulations in this chapter would violate his/her First Amendment rights, the city may grant a First Amendment exception that does not conform to all of the variance criteria in subsection (G) of this section. However, the applicant shall submit an application which provides his/her response to each of the variance criteria in subsection (G) of this section. In order to process a First Amendment exception, the city shall follow all other requirements of this section. In order to approve a First Amendment exception, the city must make written findings, and may only grant such exception to the extent reasonably necessary to protect the applicant's First Amendment rights. If a First Amendment exception is granted, it shall be processed as an approval of a variance for purposes of this chapter.

B. Who Approves the Application? After a public hearing on the consolidated applications of the sign permit and sign variance, the hearing examiner approves the applications.

C. Who May Submit an Application? The owner of the buildings, the owner of the property or site development.

D. How Do I Submit an Application? A complete application for a sign variance shall consist of the following:

1. **Application Form.** A completed sign variance application, including the applicant's name, address, phone number and email address. If the applicant is not the property owner, then the property owner must be identified and the application must include an affidavit from the property owner, verifying that the property owner has given permission to the applicant for the submission of the sign variance application and for the installation/posting of the sign on the property owner's property.
2. Sign permit application (all of the materials required by EMC 18.97.260(E)).
3. A narrative report which describes the requested variance in detail. The report shall identify all of the sections of this chapter from which the applicant is requesting the variance, as well as the nature and extent of the variance (in size, area, location on the property, height).
4. The narrative report shall also include the applicant's description of the manner in which the sign variance satisfies all of the variance criteria in subsection (G) of this section.
5. Payment of the appropriate sign variance fee.

E. How Is Notice Provided? The public is given notice of a sign variance application and the associated sign permit application through issuance of a notice of application, as described in EMC 18.40.180.

F. How Is an Application Reviewed? The sign variance application is consolidated for processing, with the associated sign permit application, as Process III (hearing examiner review) in EMC 18.40.100. The city determines whether the applications are complete (EMC 18.40.150), the notice of application issues (EMC 18.40.180), a notice of public hearing issues (EMC 18.40.190) and a public hearing is held by the hearing examiner (EMC 18.40.190(E)). The hearing examiner issues a decision (EMC 18.40.100(Q) and (R)).

G. What Approval Criteria Are Used? Sign variance applications shall be reviewed by the hearing examiner to determine whether all of the following criteria are satisfied. In order to approve any sign variance, the director must make written findings to show that all of the following criteria have been met:

1. The request for a sign variance is due to unusual conditions pertaining to sign visibility needs for a specific building or lot; and
2. The sign will not create a hazard; and
3. The sign will not violate any state statute or any city code provision (other than the ones identified in subsections (A)(1) through (3) of this section); and

4. The sign will not negatively affect adjacent property; and
5. The sign will be in keeping with the general character of the surrounding area and the granting of the variance would not result in an alteration of the essential character of the surrounding area; and
6. The proposed variance is consistent with the purposes and intent of the zoning/development code and the purposes of this chapter; and
7. The variance is consistent with the city's comprehensive plan; and
8. The applicant has established that there are practical difficulties in complying with the provision(s) of this chapter identified in subsections (A)(1) through (3) of this section and that the proposed sign is a reasonable use of the property (economic considerations alone do not constitute practical difficulties); and
9. The plight of the applicant is due to circumstances unique to the property, which were not created by the applicant or landowner; and
10. The variance will not permit any sign or use that is not allowed in the zoning district where the affected land is located, nor will it allow any sign or sign feature prohibited under EMC 18.97.040.

H. What If an Application Is Denied? The applicant may file an administrative appeal as provided in EMC 18.40.100(T) and (X).

I. What Happens after Approval? Once the variance and sign permit issue, the sign must be installed within 180 days or the variance and sign permit will expire. Building permits and street use permits shall expire in accordance with other applicable code provisions. No sign may be erected, altered or relocated if the sign permit has expired, even if the associated building permit or street use permit has not expired. (Ord. 19-552 § 2 (Exh. A)).

18.97.290 Nonconforming signs, maintenance, removal and enforcement. See Ordinance No. 20-0572, Exhibit I

18.97.300 Sign variances. See Ordinance No. 20-0572, Exhibit I; Ordinance No. 19-0552, §2, Exhibit A; and

Chapter 18.100

DEVELOPMENT STANDARDS – USE SPECIFIC

Sections:

- 18.100.010 Accessory residential vehicle service and repair standards.
- 18.100.030 Animals.
- 18.100.040 Daycare facilities.
- 18.100.050 Essential public facilities.
- 18.100.070 Home business.
- 18.100.080 Limited home businesses.
- 18.100.090 Manufactured homes on individual lots.
- 18.100.100 Sexually oriented businesses.
- 18.100.110 Wireless communications facilities.
- 18.100.120 Marijuana-related uses – Prohibited.

18.100.010 Accessory residential vehicle service and repair standards.

The repair, service, restoration, modification, assembly, disassembly, construction, reconstruction, or other work on a motor vehicle, recreational vehicle or a sporting vehicle on any residential premises in any zone that allows residential uses shall be subject to the following standards:

- A. Work shall be limited to the noncommercial repair and maintenance of motor vehicles, recreational vehicles, sporting vehicles and vehicular equipment that is currently registered to a resident of the premises or a member of the residents' family, which shall be limited to parents, grandparents, spouse, or children related by blood, marriage or adoption.
- B. Such work is prohibited in residential complexes consisting of three or more dwelling units on a parcel.
- C. Such work shall be conducted on no more than one vehicle at any one time.
- D. Such work shall be conducted only between the hours of 7:00 a.m. and 10:00 p.m. on weekdays and 9:00 a.m. and 7:00 p.m. on weekends.
- E. Assembly, disassembly or bodywork shall only be conducted within a fully enclosed garage or accessory building. Minor service and repair work may be performed in an open accessory structure or in the driveway directly adjacent to the garage or carport. Such work shall not be performed in the public right-of-way nor shall vehicles be stored in the public right-of-way even if the driveway is located in the public right-of-way.
- F. Parts, equipment, debris, excess materials or other supplies needed for the repair of a vehicle on the premises shall be stored within a fully enclosed structure such as a garage or accessory building. No items shall be left outside overnight.
- G. The performance of such work shall not create a nuisance to the neighbors.
- H. Upon completion of any work allowed by this section, the property shall be cleaned of all debris, oil, grease, gasoline, cloths or rags, and all other equipment or material used in the work, and the property shall be left in such a condition that no hazard to persons or property shall remain. Storage and disposal of all hazardous materials shall be in accordance with state and local regulations.
- I. Disposal of all waste products shall be in accordance with state and local regulations.
- J. Painting of vehicles is prohibited. (Ord. 20-579 § 7 (Exh. F); Ord. 03-203 § 1).

18.100.030 Animals.

- A. Four small farm animals (noncommercial) shall be allowed per legal lot of record. Lots that are one contiguous half acre in size or greater shall be allowed no more than 12 small farm animals per acre. All small farm animals kept outside shall be cooped or kept in hutches or pens or similar enclosures.
- B. No other animals are allowed in residential districts other than pets. (Ord. 20-579 § 7 (Exh. F); Ord. 03-203 § 1).

18.100.040 Daycare facilities.

- A. Affordable, good quality, licensed daycare within Edgewood is a needed service critical to the well-being of parents, children, elders, and disabled persons in the community. It is the purpose of this section to facilitate the location of licensed facilities in the city in a manner that both simplifies the review and approval process and ensures that the facilities are compatible with the surrounding land uses.
- B. This section shall apply to child daycare services, as defined in this title, operating within the city of Edgewood. It shall not apply to foster care, group homes, and other residential programs providing round-the-clock care; nor shall it apply to care services of a casual, nonrecurring nature or provided in the home of the person being cared for (i.e., baby-sitting) or cooperative, reciprocal care by a group of individuals in their respective homes (i.e., childcare co-operative).

C. The community development director or designee, or hearing examiner, as appropriate, shall approve applications for family daycare homes and daycare centers subject to the following general requirements and the requirements of RCW 36.70A.450(2)(a) through (e):

1. Washington State daycare licensure and all applicable state and local licensure and land use permits shall be obtained prior to operation and shall be maintained.
2. The facility shall comply with all building, fire safety, health code, and business licensing requirements.
3. A safe passenger loading area shall be provided and certified by the department of early learning licensuror.
4. Signage, if any, shall conform to the requirements of Chapter 18.97 EMC, Sign Code.
5. Parking shall conform to the requirements of EMC 18.90.130, Parking.
6. No structural or decorative alteration shall be made to the dwelling, which will alter the single-family character of an existing or proposed residential structure, or which is incompatible with surrounding residences.
7. In addition to the general requirements above, child daycare services, home-based (624410, part) are subject to the following requirements:
 - a. The outdoor recreation areas shall be enclosed by at least six-feet-high fence.
 - b. The outdoor play equipment for child daycare facilities shall not be located in any required front or side yard setback area.
8. In addition to the requirements above, child daycare services, all other (624410, part) are subject to the following requirements:
 - a. The daycare center shall not be located within 300 feet of another daycare facility.
 - b. Outdoor recreation areas shall be enclosed by a six-foot-high fence.
 - c. Outdoor play equipment for child daycare facilities shall not be located in any required front or side yard setback area.
 - d. The permit may be conditioned in order to reduce potential conflicts between the daycare center and surrounding neighborhood, including, but not limited to, noise attenuation, special parking needs, and hours of operation.
 - e. There shall be a clearly marked, off-street area for loading and unloading clients. Adequate vehicle turnaround shall be provided on site for parking and loading so as to preclude the necessity of backing out onto the street. (Ord. 20-579 § 7 (Exh. F); Ord. 16-463 § 6 (Exh. B); Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.100.050 Essential public facilities.

Under the state Growth Management Act, essential public facilities include those facilities that are typically difficult to site such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140; state and local correctional facilities; solid waste handling facilities; and in-patient facilities including substance abuse facilities, mental health facilities, and group homes. For the purposes of and within this title, essential public facilities are treated as listed or substantially similar to listed use types, thereby affirming their siting in appropriate areas; except as applied to public lands, where they are liberally construed to include a broad array of public services. Essential public facilities do not include wireless telecommunications facilities. (Ord. 20-579 § 7 (Exh. F); Ord. 03-203 § 1).

18.100.070 Home business.

The purpose of this section is to provide standards which allow residents of single- or multifamily dwellings to operate businesses or conduct commercial activity from their principal residence or from a permitted accessory structure while achieving the goals of retaining the residential character of the dwelling and the neighborhood.

A. Home businesses are limited to an accessory use in conjunction with a single-family detached dwelling use type. Obtaining a home business permit is required in addition to the general business license required by Chapter 5.05 EMC. The home business permit is administered through the city clerk's office.

B. The following uses are exempt from the regulations of this section:

1. Child daycare services, home-based (624410, part), which are subject to EMC 18.100.040.
2. Accommodation (Sector 721) – bed-and-breakfast inns (721191).
3. Garage sales, yard sales, bake sales, temporary home bazaars for hand-crafted items or parties for the display of clothing, gifts and household products, and other similar uses shall not be subject to regulation pursuant to this section; provided, that:
 - a. Any such use shall not be in existence for more than four times in any one calendar year, and is not in violation of any other section of the title or other city ordinances; and
 - b. Any such garage sales and yard sales involve only the sale of household goods, none of which were purchased for the purpose of resale.
4. For the profit sale of produce or other food products is limited to the temporary seasonal sale of produce grown on the premises.
5. Hobbies which do not result in payment to those engaged in such activity.

C. Prohibited Activities.

1. No home business or business use on residential property that a person owns, occupies or is in lawful control of, contrary to the provisions of this section.
2. The following on-site activities are prohibited as home businesses:
 - a. Motor vehicle, commercial truck and heavy equipment repair.
 - b. Motor vehicle, commercial truck and heavy equipment bodywork.
 - c. Motor vehicle, commercial truck and heavy equipment painting.
 - d. Motor vehicle, commercial truck and heavy equipment wash and/or detailing services.
 - e. Storage of motor vehicles, commercial trucks or heavy equipment.
 - f. Storage of used parts of vehicles and/or used machinery in inoperable condition.
 - g. Storage of building materials such as lumber, plasterboard, pipe, paint or other construction materials unless being used to construct a specific structure on the premises, pursuant to a current city building permit.

D. The following performance standards prescribe the parameters under which home business activities may be conducted when incidental to a residential use. Activities that exceed these performance standards are subject to Chapter 18.70 EMC, Permitted Land Uses, to determine the appropriate civic, commercial, or industrial use category that applies to the activity.

1. The following standards apply to all home business activities within the city of Edgewood:

- a. A home business permit shall be obtained directly through the city clerk's office for each home business and any property on which a home business is undertaken.
- b. A city business registration shall be obtained and maintained for each home business as described in Chapter 5.05 EMC.
- c. The home business shall be clearly incidental and secondary to the use of the property as residential purposes and shall not change the residential character of the dwelling or neighborhood.
- d. There shall be no more than three deliveries per week to the residence by suppliers.
- e. Traffic generated by a home business shall not exceed 16 round trips per day associated with the home business, including deliveries and client-related trips.
- f. Utility demand for sewer, water, electricity, garbage or natural gas shall not exceed normal residential levels.
- g. Equipment or operation processes shall not be utilized which would produce or cause the emission of gases, dust, odors, vibration, electrical interference, smoke, noise, or light in a manner likely to cause offense or irritation to neighboring residents.
- h. The home business(es) shall not use electrical or mechanical equipment that results in:
 - i. A change to the fire rating of the structure(s) used for the home business(es);
 - ii. Visual or audible interference in radio or television receivers, or electronic equipment located off premises; or
 - iii. Fluctuations in line voltage at or beyond the property line.
- i. There shall be no storage, distribution and/or production of toxic or flammable materials, nor spray painting or spray finishing operations that involve toxic or flammable materials, which in the judgment of the fire marshal pose a dangerous risk to the residence, its occupants, and/or surrounding properties. An applicant shall make available the material safety data sheets, listing all potentially toxic and/or flammable materials associated with the home business, to the fire marshal if requested for review.

E. One or more home business may be conducted in a single-family residential detached dwelling use type as an accessory use, except as prohibited in subsection (C) of this section, Prohibited Activities; provided, that the home business shall:

- 1. Be operated by a resident of the property on which the business is located.
- 2. Employ no more than one full- or part-time person, other than residents of the dwelling.
- 3. Be operated within the dwelling or other accessory buildings normally associated with uses permitted in the zone in which the property is located.
- 4. Not interfere with existing uses on nearby land or with other uses permitted in the zone in which the property is located.
- 5. Comply with all conditions imposed pursuant to this section.
- 6. Have one parking space per employee provided on the same parcel of land, in addition to that parking required for the dwelling.
- 7. Not utilize more than two vehicles and utility trailers, with a gross vehicle and trailer weight of more than 10,000 pounds, in the operation of the home business. Parking for said vehicles and/or trailers shall be provided on the subject property.

8. Store all materials, parts, tools and other equipment used in the operation of the home business entirely within the dwelling or accessory building.
9. Comply with building, land use and fire code requirements for permits, occupancy, and inspection, including use of hazardous materials or equipment.
10. Limit manufacturing to the small-scale assembly of already manufactured parts but shall not preclude production of small, individually hand-crafted items, furniture or other wood items as long as the activity meets the other standards of this section.
11. Prohibit customers or clients on the premises prior to 8:00 a.m. and after 8:00 p.m. on Mondays through Fridays, and prior to 9:00 a.m. and after 5:00 p.m. on weekends and state or federal holidays.
12. Limit the home business activity to 40 percent of the gross floor area of the residence, including garages and unfinished basements, and accessory buildings; or 2,000 square feet, whichever is less.
13. Meet the signage requirements of Chapter 18.97 EMC, Sign Code.
14. Each business must meet the requirement of Chapter 5.05 EMC, Business Licenses and Regulations.

F. The decision to approve, approve with conditions, or deny an application for a home business permit shall be made by the community development director or designee upon findings of whether or not the purposed home business is or will be:

1. In compliance with the standards contained in this section;
2. Subordinate to the residential use of the property; and
3. Undertaken in a manner that is not detrimental or disruptive in terms of appearance or operation to neighboring properties or the community.
4. The community development director or designee may impose conditions upon the approval of a home business permit to ensure compatibility with adjacent residential uses and surrounding neighborhoods. These conditions may include, but are not limited to, the following:
 - a. Further limiting the hours, days, place and manner of operation.
 - b. Requiring site and building design features that minimize environmental impacts such as noise, vibration, air pollution, glare, odor and dust.
 - c. Requiring additional building setbacks, and increased lot area, depth or width.
 - d. Further limiting the building area used by the home business and restricting the location of the use on the site in relationship to adjoining uses.
 - e. Designating the size, number, location and design of vehicle access points.
 - f. Requiring street right-of-way to be free at all times of vehicles associated with the home business.
 - g. Requiring landscaping, buffering and/or screening of the home business from adjoining uses and establishing standards for the continued maintenance of these improvements.
 - h. Requiring storm drainage improvements, and surfacing of parking and loading areas.
 - i. Limiting the extent and type of interior or exterior building remodeling necessary to accommodate the home business.
 - j. Limiting or setting standards for the location and intensity of outdoor lighting.

k. Requiring and designating the size, height, location of fences and materials used for their construction.

G. Permit Revocation and Expiration.

1. The community development director or designee may revoke a home business permit if the conditions of approval have not been complied with and the home business is otherwise being conducted in a manner contrary to this title.
2. When a home business permit has been revoked due to violation of these standards, a minimum period of one year shall elapse before another application for a home business permit by the applicant(s) or member of the family residing on the subject property will be considered.
3. A home business permit shall become invalid if the applicant moves his or her residence.

H. An ongoing home business may be granted nonconforming status; provided, that it was permitted under Pierce County authority prior to Edgewood's incorporation and has been in continuous operation since initial approval. The burden of providing a home business's nonconforming status rests with the property owner or tenant. A home business without city or county approval which cannot prove nonconforming status shall be considered in violation of this section and shall cease until the appropriate approvals have been granted. (Ord. 20-579 § 7 (Exh. F); Ord. 15-448 § 2 (Exh. A); Ord. 10-351 § 3 (Exh. B); Ord. 03-203 § 1).

18.100.080 Limited home businesses.

A. The purpose of this section is to provide standards which allow residents of single- or multifamily dwellings to operate businesses or conduct commercial activity from their principal residence or from a permitted accessory structure while achieving the goals of retaining the residential character of the dwelling and the neighborhood.

B. Limited home businesses are permitted as an accessory use in conjunction with single-family detached dwelling, single-family attached dwelling, and multifamily attached dwelling use types.

C. The following uses are exempt from the regulations of this section:

1. Child daycare services, home-based (624410, part), which are subject to EMC 18.100.040.
2. Accommodation (Sector 721) – bed-and-breakfast inns (721191).
3. Garage sales, yard sales, bake sales, temporary home bazaars for hand-crafted items or parties for the display of clothing, gifts and household products, and other similar uses shall not be subject to regulation pursuant to this section; provided, that:
 - a. Any such use shall not be in existence for more than four times in any one calendar year and is not in violation of any other section of the title or other city ordinances; and
 - b. Any such garage sales and yard sales involve only the sale of household goods, none of which were purchased for the purpose of resale.
4. For the profit sale of produce or other food products is limited to the temporary seasonal sale of produce grown on the premises.
5. Hobbies, which do not result in payment to those engaged in such activity.

D. Prohibited Activities.

1. No limited home business or such use on property that a person owns, occupies or is in lawful control of, contrary to the provisions of this section.
2. The following on-site activities are prohibited as home businesses:
 - a. Motor vehicle, commercial truck and heavy equipment repair.

- b. Motor vehicle, commercial truck and heavy equipment bodywork.
- c. Motor vehicle, commercial truck and heavy equipment painting.
- d. Motor vehicle, commercial truck and heavy equipment wash and/or detailing services.
- e. Storage of motor vehicles, commercial trucks or heavy equipment.
- f. Storage of used parts of vehicles and/or used machinery in inoperable condition.
- g. Storage of building materials such as lumber, plasterboard, pipe, paint or other construction materials unless being used to construct a specific structure on the premises, pursuant to a current city building permit.

E. The following performance standards prescribe the parameters under which limited home business activities may be conducted when incidental to a residential use. Activities that exceed these performance standards are subject to Chapter 18.70 EMC, Permitted Land Uses, to determine the appropriate civic, commercial, or industrial use category that applies to the activity.

The following standards apply to all limited home business activities within the city of Edgewood:

1. A limited home business permit shall be obtained directly through the city clerk's office for each limited home business and any property on which a limited home business is undertaken.
2. A city general business license must be obtained and maintained for each limited home business as described in Chapter 5.05 EMC.
3. The limited home business shall be clearly incidental and secondary to the use of the property as residential purposes and shall not change the residential character of the dwelling or neighborhood.
4. All the activities of the limited home business(es) shall be conducted indoors, except for those related to growing or storing of plants used by the limited home occupation(s).
5. No modification shall be made to the dwelling to establish or operate the limited home business that would cause it to resemble anything other than a dwelling.
6. There shall be no more than three deliveries per week to the residence by suppliers.
7. Traffic generated by a limited home business shall not exceed 16 round trips per day associated with the home business, including deliveries and client-related trips.
8. Sales, either retail or wholesale, shall be limited to mail order and telephone sales with off-site delivery.
9. Services to patrons shall be arranged by appointment or provided off site.
10. Utility demand for sewer, water, electricity, garbage or natural gas shall not exceed normal residential levels.
11. Equipment or operation processes shall not be utilized which would produce or cause the emission of gases, dust, odors, vibration, electrical interference, smoke, noise, or light in a manner likely to cause offense or irritation to neighboring residents.
12. The home business(es) shall not use electrical or mechanical equipment that results in:
 - a. A change to the fire rating of the structure(s) used for the home business(es);
 - b. Visual or audible interference in radio or television receivers, or electronic equipment located off premises; or

c. Fluctuations in line voltage at or beyond the property line.

13. There shall be no storage, distribution and/or production of toxic or flammable materials, nor spray painting or spray finishing operations that involve toxic or flammable materials, which in the judgment of the fire marshal pose a dangerous risk to the residence, its occupants, and/or surrounding properties. An applicant shall make available the material safety data sheets, listing all potentially toxic and/or flammable materials associated with the home occupation, to the fire marshal if requested for review.

F. One or more limited home business may be conducted in a residential dwelling as accessory uses, excepted as prohibited in EMC 18.100.070(C), Prohibited Activities; provided, that the limited home business shall:

1. Not have any employee, volunteer or other person engaged in the commercial activity on the site, other than residents of the dwelling.
2. Be operated in its entirety within the principal dwelling.
3. Not have a separate entrance from outside the building.
4. Not use any mechanical equipment except that which is used normally for purely domestic or household purposes.
5. Not utilize more than 25 percent of the total floor area of the living space of the dwelling. Areas within attached garages, unfinished basements and storage buildings shall not be considered living space for purposes of calculating allowable home business area but may be used for storage of goods associated with the limited home business.
6. Not show any evidence that a business is being conducted from the premises.
7. Not have any exterior signage that identifies the property as a business location.
8. Not allow clients or customers to visit the premises for any reason.
9. Not have any exterior storage of materials.
10. Each business must meet the requirement of Chapter 5.05 EMC, Business Licenses and Regulations.

G. Permit Revocation and Expiration.

1. The community development director or designee may revoke a home business permit if the conditions of approval have not been complied with and the home business is otherwise being conducted in a manner contrary to this title.
2. When a home business permit has been revoked due to violation of these standards, a minimum period of one year shall elapse before another application for a home business permit by the applicant(s) or member of the family residing on the subject property will be considered.
3. A home business permit shall become invalid if the applicant moves his or her residence.

H. An ongoing home business may be granted nonconforming status; provided, that it was permitted under Pierce County authority prior to Edgewood's incorporation and has been in continuous operation since initial approval. The burden of providing a home business' nonconforming status rests with the property owner or tenant. A home business without city or county approval, which cannot prove nonconforming status, shall be considered in violation of this section and shall cease until the appropriate approvals have been granted. (Ord. 20-579 § 7 (Exh. F); Ord. 15-448 § 2 (Exh. A); Ord. 10-351 § 4 (Exh. C); Ord. 03-203 § 1).

18.100.090 Manufactured homes on individual lots.

A manufactured home that is placed on an individual lot shall be considered a single-family detached dwelling. The manufactured home shall:

- A. Be placed on a permanent conventional foundation and set up in accordance with building code requirements;
- B. Be oriented on the lot so that the longest facade is parallel or predominately parallel to the public or private street;
- C. Be comprised of at least two fully enclosed parallel sections each not less than 12 feet wide by 36 feet long;
- D. Have exterior siding similar in appearance to siding material commonly used on conventionally built housing;
- E. Include either an attached or detached carport or garage;
- F. Include a finished porch or deck for each entrance door;
- G. A title elimination is required prior to building occupancy;
- H. Be a new manufactured home. (Ord. 05-252 § 3; Ord. 03-203 § 1).

18.100.100 Sexually oriented businesses.

A. The purpose of this section is to protect Edgewood's residents and corporate citizens from documented harmful secondary effects attributable to sexually oriented businesses as documented by the findings of a municipal task force organized to study these issues and the findings of other jurisdictions dealing with similar issues. The regulations included herein are intended to shield the community from crime, disease, and prostitution; to provide a quality environment for children in the community; to advance the goals and purposes of schools and religious organizations serving Edgewood; and to foster and preserve the family orientation of the city's residential neighborhoods.

B. This section shall apply to all sexually oriented businesses, as defined herein and as may be hereafter defined, located within the city of Edgewood.

C. Sexually oriented business uses are prohibited:

1. Within 330 feet of any property zoned for any residential use or of any property used for any single-family or multiple-family residential use;
2. Within 330 feet of any public or private elementary or secondary school property;
3. Within 330 feet of any child daycare center, child care service, nursery, preschool, or community youth center;
4. Within 330 feet of any church or other facility or institution used primarily for religious purposes;
5. Within 330 feet of any public park, open space or other place where children are likely to congregate;
6. Within 500 feet of any public or school bus stop; and
7. Within 1,000 feet of any other sexually oriented business use;
8. As used herein, the distances shall mean the straight-line distance between the edge or corner of the property on which the use is located to the nearest edge or corner of the property of another sexually oriented business use or any of the sensitive receptor areas set forth above.

D. Any business subject to the regulations of this section shall be required to obtain a conditional use permit, in conformance with EMC 18.50.040, Conditional use.

E. The definitions in this section apply throughout this chapter unless the context clearly requires otherwise.

1. Any establishment where the business or activity of the facility includes the following:
 - a. Any exhibition, performance, dance or conduct of any type conducted in a premises where such exhibition, performance, or dance involves a person who is unclothed or in such costume, attire, or

clothing as to expose any portion of the female breast below the top of the areola or any portion of the pubic region, anus, buttocks, vulva or genitals, or wearing any device or covering exposed to view which simulates the appearance of any portion of the female breast below the top of the areola or any portion of the pubic region, anus, buttocks, vulva or genitals, or human male genitals in a discernibly turgid state, even if completely and opaquely covered; or

b. Any exhibition, performance, dance or conduct of any type conducted in a premises where such exhibition, performance or dance is distinguished or characterized by a predominant emphasis on the depiction, description, simulation or relation to the following specified sexual activities:

i. Human genitals in a state of sexual stimulation or arousal; or

ii. Acts of human masturbation, sexual intercourse or sodomy; or

iii. Fondling or other erotic touching of human genitals, pubic region, buttocks or female breast; or

iv. Any exhibition, performance, dance or conduct which is intended to sexually stimulate any member of the public and which is conducted on a regular basis or as a substantial part of the activities in these premises. This includes, but is not limited to, any such exhibition, performance, dance or conduct performed for, arranged with or engaged in with fewer than all members of the public on the premises at that time, for which payment is made, either directly or indirectly, for such performance, exhibition, dance or conduct and which is commonly referred to as table dancing, couch dancing, taxi dancing, lap dancing, private dancing or straddle dancing, or similar types of performances, exhibitions, dances or conduct.

c. Provided, however, that for the purposes of this section, adult entertainment activities do not include the following: plays, operas, musicals, or other dramatic works that are not obscene; classes, seminars and lectures which are held for serious scientific or educational purposes and which are not obscene; or exhibitions, performances, expressions or dances that are not obscene.

d. Provided, further, that these exemptions shall not apply to the sexual conduct defined in Chapter 5.10 EMC, Business License, nor the sexual conduct described in RCW 7.48A.010(2)(b)(ii) and (iii).

2. Any goods, products, commodities, or other wares, including, but not limited to, videos, CD-ROMs, DVDs, magazines, books, pamphlets, posters, cards, periodicals or nonclothing novelties, which depict, describe or simulate specified anatomical areas or specified sexual activities.

3. A retail establishment which, for money or any other form of consideration, either:

a. Has, as a primary part of its business, the purpose or function of selling, exchanging, renting, loaning, trading, transferring, and/or providing for viewing or use, off the premises, any adult oriented merchandise; or

b. Provides for, as its substantial stock in trade, the sale, exchange, rental, loan, trade, transfer, and/or provide for viewing or use, off the premises, any adult-oriented merchandise.

For the purposes of this section, a “primary part of [a] business” includes, but is not limited to, instances where a business provides or has advertising displays, merchandise, or product information reasonably visible to customers and other persons within the business facilities that shows, displays, or otherwise depicts adult-oriented merchandise or other sexually oriented business activities. Provided, however, that it shall not be considered a “primary part of [a] business” if such display, merchandise, or product information is only reasonably visible from within a limited portion of the business facility screened from general view, taking up not more than 20 percent of the customer floor space, and where the access to the limited portion can be controlled to prevent accidental or incidental viewing of the display, merchandise, or product information by customers and other persons outside the limited portion of the business facilities.

Also, for the purposes of this section, a “substantial stock in trade” refers to, but is not limited to, instances where 20 percent or more of the revenue generated by the business is derived from the sale, exchange, rental, loan, trade,

transfer, and/or provision of adult-oriented merchandise; 20 percent or more of the inventory of the business is adult-oriented merchandise; or 20 percent or more of the customers of the business buy, exchange, rent, borrow, trade, transfer, and/or shop for adult-oriented merchandise in or from the business.

4. Any device which, for payment of a fee, membership fee, or other charge, is used to view, exhibit, or display a film, videotape, or videodisc. All such devices are denominated in this section by the terms “panoram” or “panoram device.” The terms panoram and panoram device as used in this section do not include games which employ pictures, views, or video displays; or state-regulated gambling devices.

5. Those uses and zoning designations where children are likely to congregate, including property zoned for residential use or any single-family or multifamily residential use; public or private elementary or secondary schools; daycare facilities, nurseries, or preschools for children; churches or other facilities or institutions used primarily for religious purposes; and public parks or open spaces where children are likely to congregate.

6. A business that includes, as a primary part of its business, any one or more of the following as defined herein: “adult entertainment facility,” “adult-oriented merchandise,” “adult retail use,” and/or “panoram”; or a similar facility, merchandise, or entertainment.

7. Specified Anatomical Areas. Any of the following:

- a. Less than completely and opaquely covered human genitals, anus, pubic region, buttock, or female breast below a point immediately above the top of the areola; or
- b. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

8. Specified Sexual Activities. Any of the following:

- a. Human genitals in a state of sexual stimulation or arousal; or
- b. Acts of human masturbation, sexual intercourse, sodomy, oral copulation, or bestiality; or
- c. Fondling or other erotic touching of human genitals, pubic region, buttocks, or female breasts, whether clothed or unclothed, of oneself or of one person by another; or
- d. Excretory functions as part of or in connection with any of the activities set forth in this subsection.

F. If any portion of this section is deemed to be in conflict or inconsistent with any other provisions of the Edgewood Municipal Code, including, but not limited to, other sections of this title, such other provisions shall be construed in conformity herewith; provided, that if such other provisions are not able to be so construed, the provisions of this section shall control, and such other provisions shall be deemed modified to conform herewith, for the purposes of this section only. (Ord. 20-579 § 7 (Exh. F); Ord. 03-203 § 1).

18.100.110 Wireless Communications facilities. See attached Ordinance No. 18-0526 Attachments A and B

18.100.120 Marijuana-related uses – Prohibited.

A. Definitions.

- 1. The definitions in RCW 69.51A.010 (relating to medical cannabis) are hereby adopted by reference.
- 2. The definitions in RCW 69.50.101 are hereby adopted by reference.
- 3. “Marijuana-related business” means any facility for the growing, production, processing, transportation, sale and/or delivery of marijuana or marijuana products in accordance with the provisions of Chapter 69.50 RCW. Without limitation of the foregoing, marijuana-related businesses specifically include marijuana producers, marijuana processors and marijuana retailers as defined by Chapter 69.50 RCW. “Cooperatives” as described in RCW 69.51A.250 are included in this definition of “marijuana-related businesses.”

4. “Illegal marijuana uses” means any growing, production, processing, transportation, sale and/or delivery of cannabis or marijuana or marijuana products under Chapters 69.50 and 69.51A RCW which is in violation of either state or federal law; provided, however, that nothing herein shall be construed as criminalizing the growing or manufacture of cannabis by a qualifying patient or designated provider in accordance with RCW 69.51A.040.

B. Prohibition. Cooperatives, marijuana-related businesses and illegal marijuana uses are prohibited in the following zoning districts:

1. All single-family, multifamily and mixed residential zones, including without limitation SF-2, SF-3, SF-5, MR-1, MR-2 and MUR;
2. All town center, commercial and business park zones, including without limitation TC, C, and BP;
3. All industrial zones, including without limitation I;
4. All public zones, including without limitation P; and
5. Any new zoning district established after October 28, 2014.

C. Additional Violations.

1. It is unlawful to own, establish, operate, use or permit the establishment or operation of a marijuana-related business, marijuana cooperative, or to produce, process, dispense, barter, sell or deliver medical or recreational marijuana, except as otherwise allowed in the definition of “illegal marijuana uses” in subsection (A)(4) of this section. This prohibition extends to producers, processors, retailers and collectives, even if the same are licensed by the state of Washington. This prohibition applies to any person who participates as an employee, contractor, agent or volunteer, or in any other manner or capacity, in any marijuana-related business or illegal marijuana use, regardless of whether he/she has a license from the state of Washington.
2. It is unlawful to perform any group marijuana cultivation activities, including cooperatives, anywhere in the city, regardless of whether such group cultivation or cooperatives are addressed in Chapter 69.51A RCW and allowed with a license from the state.
3. It is unlawful to lease, rent, or otherwise allow any site, whether located indoors, outdoors, in any building, premises, location or land in the city, for marijuana-related businesses or illegal marijuana uses, regardless of whether such activity has been licensed by the state of Washington.
4. The city shall not issue any business license for any marijuana-related business or illegal marijuana use. Any business license obtained through misrepresentation of the activities conducted by the individual business or use shall be invalid and of no force and effect.

D. No Vested or Nonconforming Rights. Neither this section nor any other city ordinance, city action, failure to act, statement, representation, certificate, license, approval or permit issued by the city or its departments, or their respective representatives, agents, employees, attorneys or assigns, shall create, confer, or convey any vested or nonconforming right or benefit regarding any marijuana-related business or illegal marijuana use, even if licensed by the state of Washington.

E. Penalty. Violations of this section shall be enforced as set forth in Chapter 18.85 EMC, or, as applicable, the Uniform Controlled Substances Act, Chapter 69.50 RCW. In addition to any other applicable remedy and/or penalty, any violation of this section is declared to be a public nuisance per se, and may be abated by the city attorney under applicable provisions of this code or state law, including but not limited to the provisions of Chapters 1.10, 8.05 and 18.85 EMC. (Ord. 20-579 § 7 (Exh. F); Ord. 20-572 § 9 (Exh. I); Ord. 17-502 § 1; Ord. 14-425 § 2).

Chapter 18.105

CONCURRENCY MANAGEMENT

Sections:

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18.105.220	Annual reporting and monitoring.
18.105.230	Road LOS monitoring and modeling.
18.105.240	Traffic impact analysis standardized format.

18.105.010 Purpose.

The purpose of this chapter is to implement the concurrency provisions of the transportation and utilities elements of the city's comprehensive plan, the water and sewer comprehensive plans, all in accordance with RCW 36.70A.070(6)(b), consistent with WAC 365-195-510 and 365-195-835. All applications that are not exempt (as defined herein) shall be processed under and shall comply with this chapter, which shall be cited as the city's "concurrency management ordinance." (Ord. 17-499 § 2).

18.105.020 Authority.

The director of public works or his/her designee shall be responsible for implementing and enforcing this concurrency management chapter. (Ord. 17-499 § 2).

18.105.030 Exempt development. See attached Ordinance No. 17-499, §2

18.105.040 Capacity evaluation required for a change in use.

Any nonexempt development activity shall require a capacity evaluation in accordance with this chapter.

A. Increased Impact on Road Facilities. If a change in use will have a greater impact on road facilities than the previous use, as determined by the director, based on review of information submitted by the applicant and such supplemental information as available, a CRC shall be required for the net increase only; provided, that the applicant shall provide reasonably sufficient evidence that the previous use has been actively maintained on the site during the five-year period prior to the date of application for the capacity evaluation.

B. Decreased Impact on Road Facilities. If a change in use will have an equal or lesser impact on road facilities than the previous use as determined by the director, based on review of information submitted by the applicant and supplemental information as available, a CRC will not be required.

C. No Capacity Credit. If no use existed on the site for the five-year period prior to the date of application, no capacity credit shall be issued pursuant to this section.

D. Demolition or Termination of Use. In the case of a demolition or termination of an existing use or structure, the capacity evaluation for future redevelopment shall be based upon the net increase of the impact on road facilities for the new or proposed land use, as compared to the land use existing prior to demolition; provided, that such credit is utilized through a CRC within five years of the date of the issuance of the demolition permit. (Ord. 17-499 § 2).

18.105.050 Capacity evaluations required for certain rezones and comprehensive plan amendments.

A capacity evaluation shall be required as part of any application for a comprehensive plan amendment or zoning map amendment (rezone) which, if approved, would increase the intensity or density of permitted development. As part of that capacity evaluation, the director shall determine whether capacity is available to serve both the extent and density of development which would result from the zoning/comprehensive plan amendment. The capacity evaluation shall be submitted as part of the staff report and shall be considered by the city in determining the appropriateness of the comprehensive plan or zoning amendment. (Ord. 17-499 § 2).

18.105.060 All capacity determinations exempt from project permit processing.

The processing of applications pursuant to the authority in this chapter shall be exempt from project permit processing procedures as described in Chapter 18.40 EMC, except that the appeal procedures of Chapter 18.40 EMC shall apply as indicated in this chapter. The city's processing of capacity determinations and resolving capacity disputes involves a different review procedure due to the necessity to perform continual monitoring of facility and service needs, to ensure continual funding of facility improvements, and to develop annual updates to the transportation and utilities elements of the comprehensive plan. (Ord. 17-499 § 2).

18.105.070 Level of service standards.

A. Generally. Level of service (LOS) is the established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need, as mandated by Chapter 36.70A RCW. LOS standards shall be used to determine if public facilities or services are adequate to support a development's impact. The concept of concurrency is based on the maintenance of specified levels of service through capacity monitoring, allocation and reservation procedures. Concurrency describes the situation in which road facilities are available when the impacts of development occur. For road facilities, this time period is statutorily established as within six years from the time of development. (See RCW 36.70A.070(6)(b) and WAC 365-195-210.)

1. Roads. The city has designated levels of service for road facilities in the transportation element of the city's comprehensive plan:

- a. To conform to RCW 47.80.030 for transportation facilities subject to regional transportation plans;
- b. To reflect realistic expectations consistent with the achievement of growth aims;
- c. For road facilities according to WAC 365-195-325; and
- d. To prohibit development if concurrency for road facilities is not achieved (RCW 36.70A.070), and if sufficient public and/or private funding cannot be found, land use assumptions in the city's comprehensive plan will be reassessed to ensure that level of service standards will be met, or level of service standards will be adjusted. (Ord. 17-499 § 2).

18.105.080 Effect of LOS standards.

A. Roads. The director shall use the LOS standards set forth in the transportation element of the city's comprehensive plan to make concurrency evaluations as part of the review of any application for a transportation concurrency reservation certificate (CRC) issued pursuant to this chapter. (Ord. 17-499 § 2).

18.105.090 Capacity evaluations required prior to issuance of CRC.

A. A capacity evaluation for transportation shall be required for any of the nonexempt activities identified in EMC 18.105.030.

B. The director shall utilize the requirements in EMC 18.105.070 through 18.105.080 to conduct a capacity evaluation prior to issuance of a CRC. In addition to the requirements set forth in these sections, the director may also utilize state law or the Washington Administrative Code, or such other rules regarding concurrency, which may be established from time to time by administrative rule. In cases where LOS standards do not apply, the director shall have the authority to utilize other factors in preparing capacity evaluations to include, but not be limited to, independent LOS analysis.

C. A capacity reservation certificate (CRC) will not be issued except after a capacity evaluation performed pursuant to this chapter, indicating that capacity is available in all applicable city road facilities. (Ord. 17-499 § 2).

18.105.100 Application for capacity evaluation.

A. An application for a CRC and the application for the underlying development permit, or other activity, shall be accompanied by the requisite fee, as determined by city council resolution. An applicant for the CRC shall submit the following information to the director, on a form provided by the director, together with the underlying development application:

1. Date of submittal;
2. Developer's name, address, telephone number and email;
3. Legal description of property as required by the underlying development permit application, together with an exhibit showing a map of the property;
4. Proposed use(s) by land use category, square feet and number of units;
5. Phasing information by proposed uses, square feet and number of units, if applicable;
6. Existing use of property;
7. Acreage of property;
8. Proposed site design information, if applicable;
9. The applicant's proposed mitigation (if any) for the impact on the city's transportation facilities;
10. Written consent of the property owner, if different from the developer;
11. Proposed request of capacity by legal description, if applicable;
12. Stormwater drainage report prepared by a licensed professional engineer.

B. Additional Information for Transportation Capacity Evaluations Only.

1. A preliminary site plan, which is a plan showing the approximate layout of proposed structures and other development, type and number of dwelling units, type and number of nonresidential building areas with gross square footage, the land use codes per the most recent edition of Trip Generation from the Institute of Transportation Engineers (ITE) and an analysis of the points of access to existing and proposed roadways;
2. The applicant is not required to submit a traffic impact analysis from an independent traffic engineer. Instead, those applicants with a transportation CRC application that are required to have the city provide a traffic report in accordance with EMC 18.105.090 shall instead pay to the city a deposit equal to the estimated fee for the city's preparation of a traffic report. The amount of the fee shall be determined by city resolution and paid at the time the transportation CRC application is submitted. The fee shall vary based on the number of new p.m. peak-hour trips produced by the development. The applicant shall be subject to repayment of fees for any subsequent revisions to the original traffic report. Fees for revisions may be calculated in proportion to the original fee depending on the effort involved to revise the traffic report. Even if the traffic report is based on an estimate of the impact, the applicant will still be bound by the estimate of the impact, and any upward deviation from the estimated traffic impact shall require at least one of the following: (a) a finding that the additional

concurrency sought by the developer through a revised application is available to be reserved by the project; (b) mitigation of the additional impact under SEPA; (c) revocation of the CRC. (Ord. 17-499 § 2).

18.105.110 Submission and acceptance of a CRC application.

A. Notice of Application. Issuance of a notice of application for the underlying permit application shall be handled by the planning director or designee, following the process in Chapter 18.40 EMC. The notice of application required by Chapter 18.40 EMC shall state that an application for a concurrency determination has been received by the city.

B. Determination of Completeness. The planning director shall immediately forward all CRC applications received with development applications to the public works/engineering staff. Within 28 days after receiving an application for a CRC, the public works/engineering staff shall mail or personally deliver to the applicant a determination which states either:

1. That the concurrency application is complete; or
2. That the concurrency application is incomplete and what is necessary to make the application complete.

C. Additional Information. An application for a CRC is complete for purposes of initial processing when it meets the submission requirements in EMC 18.105.100. The determination of completeness shall be made when the application is sufficiently complete for review, even though additional information may be required or project modifications may be undertaken subsequently. The director's determination of completeness shall not preclude the director's ability to request additional information or studies.

D. Incomplete Applications.

1. Whenever the city issues a determination that the CRC is not complete, the CRC application shall be handled in the same manner as a project permit application under Chapter 18.40 EMC.
2. Date of Acceptance of Application. An application for a CRC shall not be officially accepted or processed until it is complete and the underlying development application has been determined complete. When an application is determined complete, the director shall accept it and note the date of acceptance. (Ord. 17-499 § 2).

18.105.120 Method of capacity evaluation.

A. Generally. In order to determine concurrency for the purposes of issuance of a transportation CRC, the director shall make the determination described in subsections (B) and (C) of this section. The director may deem the development concurrent with transportation facilities, with the condition that the necessary facilities or services shall be available through a financial commitment in an enforceable development agreement (see Chapter 18.55 EMC). In no event shall the director determine concurrency for a greater amount of capacity than is needed for the development proposed in the underlying application.

B. Transportation.

1. Upon submission and acceptance of a complete transportation CRC application, the director shall conduct a traffic impact analysis and issue a traffic report for those applications meeting the requirements of EMC 18.105.110(B)(1).
2. In performing the concurrency evaluation for transportation facilities, and to prepare the transportation CRC, the director shall determine, based on the conclusions of the traffic report, whether a proposed development can be accommodated within the existing or planned capacity of transportation facilities. This shall involve the following:
 - a. A determination of anticipated total capacity at the time the proposed impacts of development occur or within six years of such time;
 - b. Calculation of how much of that capacity will be used by existing developments and other planned developments at the time the impacts of the proposed development occur;

- c. Calculation of the available capacity for the proposed development;
- d. Calculation of the impact on the capacity of the proposed development, minus the effects of any mitigation identified by the applicant to be provided by the applicant at the applicant's cost;
- e. Comparison of available capacity with proposed development impacts.

3. The director shall determine if the capacity of the city's transportation facilities, less the capacity which is reserved, can be provided while meeting the level of service performance standards set forth in the city's comprehensive plan, and if so, shall provide the applicant with a transportation CRC. The director's determination will be based on the application materials provided by the applicant, which must include the applicant's proposed mitigation for the impact on the city's transportation facilities.

C. Lack of Concurrence.

1. Transportation. If the director determines that the proposed development will cause the LOS of a city-owned transportation facility to decline below the standards adopted in the transportation element of the city's comprehensive plan, and improvements or strategies to accommodate the impacts of development are not planned to be made concurrent with development, a transportation CRC and the underlying development permit, if such an application has been made, shall be denied. Upon denial, the applicant may perform one of the following:

- a. Appeal the findings of the traffic report in accordance with Chapter 18.40 EMC; or
- b. Offer alternative data and/or perform an independent traffic impact analysis at the applicant's sole expense in support of alternative conclusions. Any study shall be in accordance with EMC 18.105.090; or
- c. Modify the development proposal to lessen the traffic impacts and/or identify voluntary transportation improvements as mitigation to be provided by the applicant at the applicant's cost and reapply for capacity review. Reapplication shall require repayment of the traffic report preparation fee in accordance with EMC 18.105.100(B)(2); or
- d. Withdraw the CRC application. (Ord. 17-499 § 2).

18.105.130 Purpose of capacity reservation certificate.

A. A transportation CRC is a determination by the director that: (1) the proposed development identified in the CRC application does not cause the level of service on a city-owned transportation facility to decline below the standards adopted in the transportation element of the city's comprehensive plan; or (2) that a financial commitment (embodied in a development agreement) is in place to complete the necessary improvements or strategies within six years. Upon issuance of a transportation CRC, the director will reserve transportation facility capacity for this application until the expiration of the underlying development permit or as otherwise provided in Chapter 18.40 EMC. Although the CRC may identify the number of projected trips associated with the proposed development, nothing in this chapter (including the trip transfer procedures) shall imply that the applicant "owns" or has any ownership interest in the projected trips. (Ord. 17-499 § 2).

18.105.140 Procedure for capacity reservation certificates.

After receipt of a complete application for a CRC, the director shall process the application in accordance with this chapter and issue the CRC or a denial letter. (Ord. 17-499 § 2).

18.105.150 Use of reserved capacity.

When a CRC and a development permit issue for a project, the CRC shall continue to reserve the capacity unless the development permit lapses or expires without issuance of a certificate of occupancy. (Ord. 17-499 § 2).

18.105.160 Transfer of reserved capacity.

Reserved capacity shall not be sold or transferred to property not included in the legal description provided by the applicant in the CRC application. The applicant may, as part of a development permit application, designate the amount of capacity to be allocated to portions of the property, such as lots, blocks, parcels or tracts included in the application. Capacity may be reassigned or allocated within the boundaries of the original reservation certificate by

application to the director. At no time may capacity or any certificate be sold or transferred to another party or entity to real property not described in the original application. (Ord. 17-499 § 2).

18.105.170 Denial letter.

If the director determines that there is a lack of concurrency under the above provisions, the director shall issue a denial letter, which shall advise the applicant that capacity is not available. If the applicant is not the property owner, the denial letter shall also be sent to the property owner. At a minimum, the denial letter shall identify the application and include the following information:

A. For Roads.

1. An estimate of the level of the deficiency on the transportation facilities; and
2. The options available to the applicant such as the applicant's agreement to construct the necessary facilities at the applicant's cost.

B. For All. A statement that the denial letter may be appealed if the appeal is submitted to the city engineer within 10 days after issuance of the denial letter, and that the appeal must conform to the requirements in Chapter 18.40 EMC. Any appeal of a denial letter must be filed according to this section, prior to issuance of the city's decision on the underlying development application. If an appeal is filed, processing of the underlying development application shall be stayed until the final decision on the appeal of the denial letter. (Ord. 17-499 § 2).

18.105.180 Notice of concurrency determination.

A. Notice of the concurrency determination shall be given to the public together with, and in the same manner as, that provided for the SEPA threshold determination for the underlying development permit, unless the project is exempt from SEPA, in which case notice shall be given in the same manner as a final decision on the underlying development permit without any accompanying threshold determination. In the case of an approved CRC, any mitigation identified by the applicant to be provided by the applicant at the applicant's cost shall be included in the SEPA threshold determination or underlying permit decision (if categorically exempt from SEPA).

B. If a denial letter is not timely appealed, the underlying permit application will be processed and, in most instances, will result in a denial. If a denial letter is appealed, any mitigation or conditions included in the appeal decision shall be included in the SEPA threshold decision or underlying permit decision (if categorically exempt from SEPA). (Ord. 17-499 § 2).

18.105.190 Expiration of CRC and extensions of time.

A. Expiration. If a certificate of occupancy has not been requested prior to the expiration of the underlying permit or termination of the associated development agreement, the director shall convert the reserved capacity to available capacity for the use of other developments. The act of requesting a certificate of occupancy before expiration of the CRC shall only convert the reserved capacity to used capacity if the building inspector finds that the project actually conforms with applicable codes. If a complete underlying project permit application is expired as provided for in Chapter 18.40 EMC, the director shall convert any reserved capacity allocated to the underlying project permit for use by other developments.

B. Extensions for Road Facilities. The city shall assume that the developer requests an extension of transportation capacity reservation when the developer is requesting a renewal of the underlying development permit. No unused capacity may be carried forward beyond the duration of the transportation CRC or any subsequent extension.

C. If a CRC has been granted for a rezone or comprehensive plan amendment, the CRC shall expire when the development agreement for the comprehensive plan or rezone terminates. If there is no associated development agreement, the CRC shall expire within five years after the CRC approval anniversary date. (Ord. 17-499 § 2).

18.105.200 Appeals.

Upon receipt of an appeal of the denial letter, the director shall handle the appeal as follows:

A. A meeting shall be scheduled with the applicant to review the denial letter and the application materials, together with the appeal statement.

B. Within 14 days after the meeting, the director shall issue a written appeal decision, which will list all of the materials considered in making the decision. The appeal decision shall either affirm or reverse the denial letter. If the denial letter is reversed, the director shall identify the mitigation that the applicant proposes to provide at the applicant's cost, which will be imposed on the application approval in order to achieve concurrency.

C. The mitigation identified in the appeal decision shall be incorporated into the city's SEPA threshold decision on the application.

D. The appeal decision shall state that it may be appealed with any appeal of the underlying application or activity, pursuant to Chapter 18.40 EMC. (Ord. 17-499 § 2).

18.105.210 Purpose and procedure for administration.

A. "Capacity" refers to the ability or availability of water in the city's water system. "Capacity" refers to the ability to treat effluent in the city's wastewater treatment plant to the levels and volume limits in the city's NPDES permit. "Capacity" also refers to the ability or availability of road facilities to accommodate users, expressed in an approximate unit of measure, such as LOS for road facilities. "Available capacity" represents a specific amount of capacity that may be reserved by or committed to future users of the city's road facilities.

B. There are two capacity accounts to be utilized by the director in the implementation of this chapter for water, sewer and transportation. These accounts are:

1. The available capacity account; and
2. The reserved capacity account.

Capacity is withdrawn from the available capacity account and deposited into a reserved capacity account when a CRC is issued. Once the proposed development is constructed and an occupancy certificate is issued, the capacity is considered "used." Each capacity account of available or reserved capacity will experience withdrawals on a regular basis. Only the director may transfer capacity between accounts. (Ord. 17-499 § 2).

18.105.220 Annual reporting and monitoring.

A. The director is responsible for completion of annual transportation capacity availability reports. These reports shall evaluate reserved capacity and permitted development activity for the previous 12-month period, and determine existing conditions with regard to available capacity for roads. The evaluations shall report on capacity used for the previous period and capacity available for the six-year capital facilities of the city's comprehensive plan, six-year transportation plan for road facilities, based on LOS standards. Forecasts shall be based on the most recently updated schedule of capital improvements, growth projections, public road facility inventories, and revenue projections, and shall, at a minimum, include:

1. A summary of development activity;
2. The status of each capacity account;
3. The six-year transportation plan;
4. Actual capacity of selected street segments and intersections and current LOS;
5. Recommendations on amendments to CIP and annual budget, to LOS standards, or other amendments to the transportation element of or to the comprehensive plan.

B. The findings of the annual capacity availability report shall be considered by the council in preparing the annual update to the capital improvement element, any proposed amendments to the CIP and six-year TIP, and shall be used in the review of development permits and capacity evaluations during the next period.

C. Based upon the analysis included in the annual capacity availability reports, the director shall recommend to the city council each year any necessary amendments to the CIP, TIP and comprehensive plan. The director shall also report on the status of all capacity accounts when public hearings for comprehensive plan amendments are heard. (Ord. 17-499 § 2).

18.105.230 Road LOS monitoring and modeling.

A. The city shall monitor level of service standards through an annual update of the six-year transportation plan which will add data reflecting development permits issued and trip allocations reserved.

B. A new trip allocation shall be assigned for each traffic analysis zone, based on the results from the traffic demand model used by the city, to ensure that the city is achieving the adopted LOS standards described in this chapter and the transportation element of the comprehensive plan.

C. Amendments to the trip allocation program that exceed the total aggregate annual trip allocation per zone for any given year shall require an amendment to the comprehensive plan. Monitoring and modeling shall be required and must include anticipated capital improvements, growth projections, and all reserved and available capacity. (Ord. 17-499 § 2).

18.105.240 Traffic impact analysis standardized format.

Incorporated herein by this reference are the standardized Traffic Impact Analysis Guidelines, originally dated March 2012 or subsequently updated, of the required format for any submitted developer's independent traffic impact analysis. The traffic impact analysis may be completed at the time of submittal of the original application or upon denial of a transportation CRC application. (Ord. 17-499 § 2).

Site Information

Site Address: 1914; 2010; Meridian Ave E,
Edgewood, Washington

Legal Description: Parcel # 0420091134 Section 09 Township 20 Range 04 Quarter 11 S 1/2 OF S 1/2 OF NE OF NE EXC E 340' FT OF S 135' FT THEREOF EXC W 200' FT THEREOF CYD TO CY OF MILTON PER ETN 886495 EXC RDS ALSO EXC THAT POR CYD TO STATE OF WASH PER ETN 4201538 OUT OF 1-034 SEG G-0907 JU 5/16/95JU DC4/22/09JU

Parcel # 0420091012 Section 09 Township 20 Range 04 Quarter 14 1/2 of NE of SE of NE EXC S 118' FT Thereof & EXC Meridian St N EXC that Por Cyd to State of Wash Per ETN 4189112 DC10/22/08JU

Parcel # 0420091051 Section 09 Township 20 Range 04 Quarter 14 : S 118' FT of N 1/2 of NE of SE of NE of SEC less E 252' FT thereof

Parcel # 0420091032 Section 09 Township 20 Range 04 Quarter 11 E 340' FT of S 1/2 of S 1/2 of NE of NE of SEC EXC RDS EXC that POR CYD to state of Wash By AFN 200809090439 DC10/27/08JU

Parcel Numbers: 0420091134, 0420091012, 0420091051, 0420091032

Zoning: TC

Site Area: Parcel 0420091134 = 313,156 SF or 7.19 acres
Parcel 0420091012 = 129,064 SF or 2.96 acres
Parcel 0420091051 = 48,385 SF or 1.11 acres
Parcel 0420091032 = 39,865 SF or 0.92 acres
Total of all parcels = 530,470 SF or 12.18 acres

Existing buildings on Site:

0420091012 = 2,000 SF Single Family residence and 1,894 SF residential garage
0420091134 = 12,960 SF Multiple Storage Buildings.
0420091032 = 2,304 SF Multiple Commercial Buildings.

NOTE: ALL EXISTING BUILDINGS TO BE REMOVED

Proposed Site Statistics

Total Building Footprints 204,071 SF
Lot Coverage 39%
Max Hard Surface Allowed 90%
Hard Surface Proposed 402,839 SF (76%)
Max Impervious Allowed 75%
Impervious Proposed 374,587 SF (71%)

Max Building Height 45' (57' with 3:1 FAR Bonus)
Proposed building height 36'-2" Res, 56'-2" Mixed Use

Minimum Setback to Zones TC, C, MUR or BP
Other than TC, C, MUR or BP

Min Lot Frontage 50% (35% Meridian)
Lot Frontage Proposed See Sheet A3
Max FAR 1:1 (4:1 with FAR Bonus)
Building Area Proposed 860,411 SF
FAR Proposed 1.62 (1.5 FAR Bonus for Parallel Road Network)

Min Public Open Space 1.5% gross floor area all buildings
Public Open Space Proposed See Sheet A3
Max Density Allowed 48 Units per Acre
Density Proposed 48 Units per Acre

Unit Count

Apartments
Studio/1 Bath Units = 64
1 Bedroom 1 Bath Units = 265
2 Bedroom 2 Bath Units = 245
3 Bedroom 2 Bath Units = 4
Total Units = 578 units

Commercial SF ≈ 31,500 SF

Parking (Residential)

Required: 1 stall per studio and 1 bed (329)
1.5 stall per 2 bed (368)
2 stall per 3 bed (8)
1 guest per 10 units (58)
Total 763

Parking (Commercial)

Required: 3 stall per 1,000 sq. ft. (95)

Total Required = 858

Parking Provided:

Standard Surface Stalls 213 stalls
Compact Surface Stalls 25 stalls
Parallel Stalls 35 stalls
Standard Structured Stalls 369 stalls
Compact Structured Stalls 195 stalls
HC Surface Stalls 25 stalls
HC Structured Stalls 21 stalls
Van Surface Stalls 5 stalls
Van Structured Stalls 5 stalls
Total 893 stalls

Electric vehicle charging per IBC section 427: 5% of parking shall be provided with electric vehicle charging infrastructure.
893 total stalls = 45 required EV stalls with 1 required at handicap stall.

46 EV stalls provided: 19 surface stalls, 3 HC surface stalls and 24 structured stalls.

Legend

	DECORATIVE PLAZA PAVING		PERMEABLE PAVING AREAS (HANOVER PERMEABLE 4"x8" PAVERS OR EQUIVALENT)
	CONCRETE PERMEABLE SIDEWALKS		GRASSCRETE CAPABLE OF SPORTING FIRE RESCUE VEHICLE (TUFFTRACK GRASSROAD PAVERS OR EQUIVALENT)
	RAISED ENHANCED PEDESTRIAN CROSSINGS		PLANTED LANDSCAPE AREA
	ACCESSIBLE ROUTE OF TRAVEL (A.R.T. SEE SHEET A5 FOR REQUIREMENTS)		BUILDING INCLUDED IN THIS PERMIT
	FUTURE ELECTRIC VEHICLE CHARGING STALL		BIKE PARKING STALLS WHERE XX IS NUMBER OF STALLS - 1 BIKE ON EACH SIDE OF A BIKE RACK
	PHASING LINE		

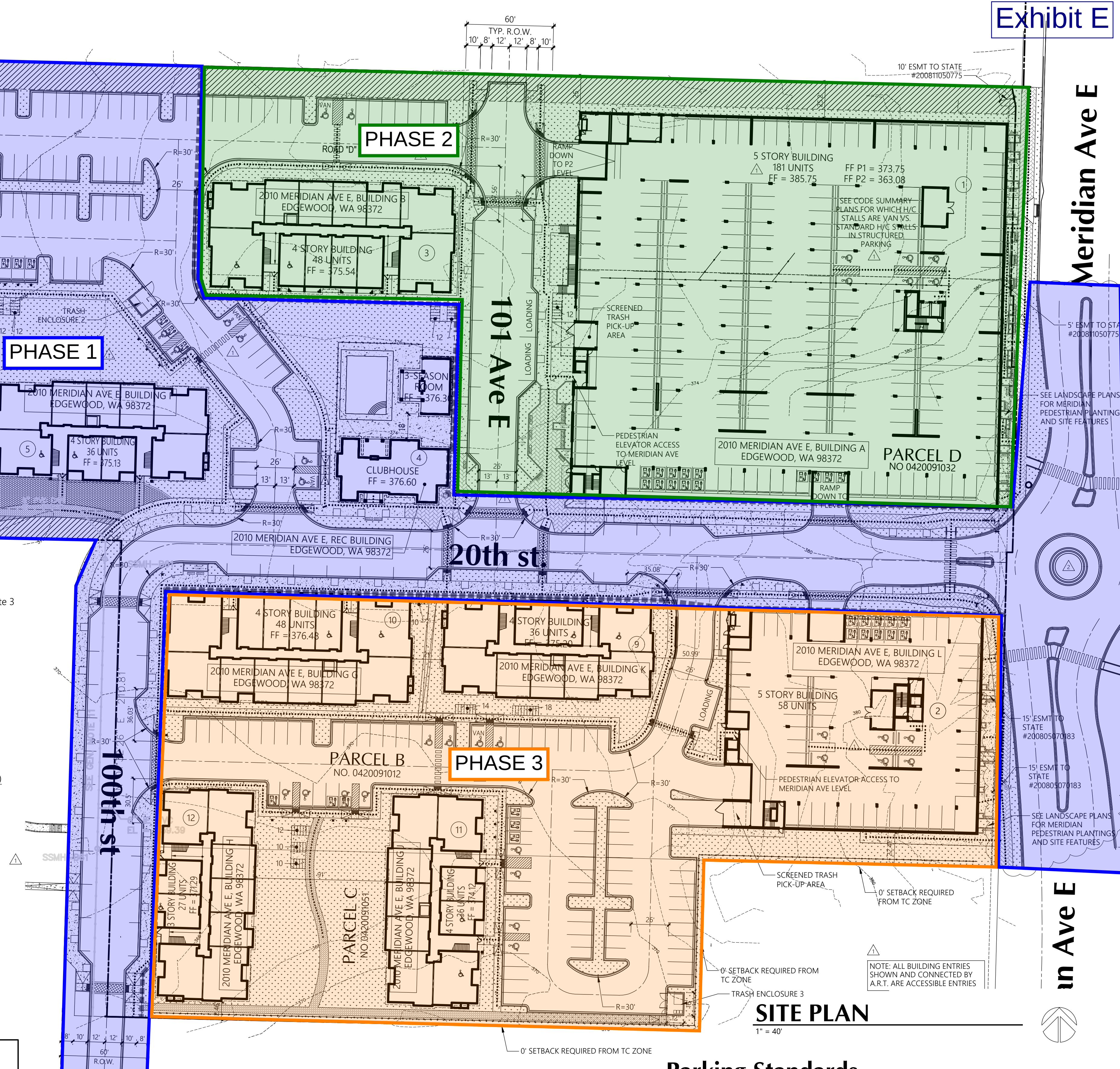
Mixed use mix based off of 18.80.080 Table 1 Footnote 3
Site area 81018.2 SF
Commercial Area Bldg 1 16998.7 SF
Commercial Area Bldg 2 10177 SF
Percentage of Commercial Area 33.5%

Bike Parking Required:

1 per 12 car stalls (75)
1 per 2 units (289)
Total 364

Provided

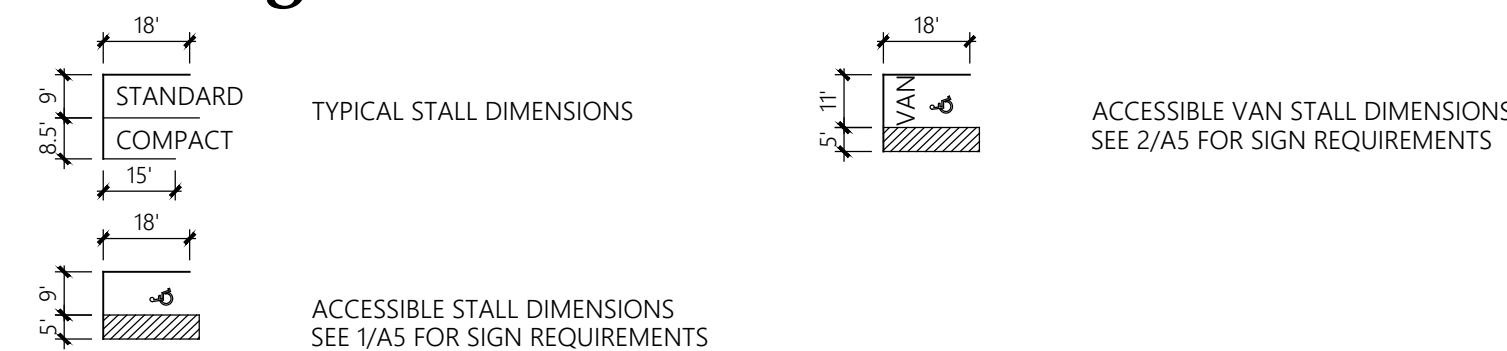
Surface Structured Bldg 1 (see Bldg plan) 172
Structured Bldg 2 (see Bldg plan) 162
Total 420



SITE PLAN

1" = 40'

Parking Standards



Dhaliwal TC Landing

A 578 Unit Mixed Use Multifamily Development

Edgewood, WA

Satwant Singh

Site Plan

Scale: 1" = 40'-0" Drawn By: DJV/JH Date: 07-24-20 Date Plotted: 5-20-22

Sheet No.:

A2

Job No.: 1742



Milbrandt Architects, Inc., P.S.

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MITIGATION PLAN
for
Unavoidable Project Wetland Impacts

NORTHWOOD ACCESS EASEMENT

Dhaliwal TC Landing LLC & Alpine Landing LLC

RAI Project # 2018-097-119
City File #20-1348

Pierce County Parcel No.
0420091014

Adjacent East of 9917 24th St. E
City of Edgewood, Washington

Prepared for:
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Dhaliwal TC Landing LLC & Alpine Landing LLC
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REV 2
February 2, 2022

EXECUTIVE SUMMARY

The Northwood Easement Project Site, 9917 24th Street East and adjacent east Right of Way is located generally north of 24th Street East, in the City of Edgewood, Washington. The project site is one parcel approximately 38,453 sq. ft.(0.88 acre) and an undeveloped Right of Way adjacent east. The site is bounded on the north and east by commercial development, west by an elementary school, and south by residential development. The site contains a sanitary sewer transport pipeline.

As part of the site planning process an assessment of the project site was completed following the procedures outlined in the *Washington State Wetlands Identification and Delineation Manual* (Wash. Manual) and the *Corps of Engineers Wetland Delineation Manual* (2010 Supplement). Drainage corridors were also assessed in accordance with the criteria established by the City of Edgewood and the State of Washington Department of Natural Resources (WDNR) Forest Practice Rules (WAC 222-16-030). These assessment activities resulted in the identification of one wetland area (See *Wetland and Drainage Corridor Evaluation and Delineation Report and Conceptual Wetland and Buffer Mitigation Plan*, Northwood Easement, BCES, April 4, 2021). The site is totally encumbered by regulated wetlands and their buffers.

The selected site development action for this project site is the improvement of the existing Right of Way to support the multi-family residential complex to the north. This improvement is required by City of Edgewood consistent with the City of Edgewood comprehensive plan and local land use zoning. Through site planning the project team has been able to design the road improvement to minimize impacting the identified onsite wetlands. However, to obtain use of the Right of Way, the Cat. 3 Wetland on the site must be reduced by 5,294 sq. ft. To mitigate for the encroachment into the wetland and standard buffer, the reduced buffer area will be revegetated with native trees and shrubs and an additional wetland area of 2,088 sq ft. will be created.

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STANDARD OF CARE

Prior to extensive site planning, this document should be reviewed and the wetland boundaries verified by the appropriate resource and permitting agencies. Wetland boundaries, wetland classifications, wetland ratings, proposed buffers, and proposed compensatory mitigation should be reviewed and approved by City of Edgewood Planning dept. personnel and potentially other resource agency staff. BCES has provided professional services that are in accordance with the degree of care and skill generally accepted in the nature of the work accomplished. No other warranties are expressed or implied. BCES is not responsible for design costs incurred before this document is approved by the appropriate resource and permitting agencies.

Mark Heckert
Beaver Creek Environmental Services [BCES]

INTRODUCTION

This report details activities to mitigate for unavoidable impacts to regulated City of Edgewood environmentally Critical Areas as an initial element of the site planning process for the NORTHWOOD EASEMENT project (Parcel # 0420091014 and Right of Way (RoW) adjacent East). The project site is one parcel, approximately 38,453 sq. ft. and an unimproved RoW adjacent east of the parcel. The site is bounded on the north and east by commercial development, west by an elementary school, and south by residential development. The site contains a sanitary sewer transport pipeline.

STUDY PURPOSE

This purpose of this document is to present the plan for mitigation of unavoidable impacts to the regulated wetland and buffer within the RoW site. This study was designed to accommodate site planning and potential regulatory actions. This report is suitable for submittal to federal, state, and local authorities for wetland boundary verification and permitting actions.

SITE DESCRIPTION

The site is irregular, approximately 0.88 ac., sloping to the south throughout, and located within an urbanizing area of the City of Edgewood.

Movement of surface water runoff across the site is generally to the south to the stream (Simmons Cr.) which coalesces south of 24th Street East.

MITIGATION PLAN

The selected site development action for the Northwood Easement is the development of an improved RoW to serve the multi-family development to the north consistent with the City of Edgewood comprehensive plan and local land use zoning. The development of this RoW will include the improvement of the road surface and required roadway amenities. Through site planning the project team has been able to design the roadway associated utilities to minimize adversely impacting the identified onsite wetland and buffer. The wetland must be reduced by 5,294 sqft. And the standard buffer of the wetland must be reduced by 21,890 sqft. to obtain access to the multi-family development to the north.

Mitigation Sequencing:

Site planning for impact mitigation follows the required mitigation sequencing protocol of Avoidance, Minimization, Mitigation.

Avoidance: The improvement of the right-of-way is required to provide access to the development to the north. It is the only access site existing. The roadway must follow the existing dedicated right-of-way.

Minimization: The site to the west is a middle school and will not allow access across their property for safety. The footprint of the right-of-way is dimensioned according to Transportation regulations and may not be reduced.

Mitigation: Impacts which cannot be avoided or minimized are enumerated according to City of Edgewood regulations (Att. 1b). The proposed development is the minimum required to achieve reasonable use of the site. The development is situated as far from the wetland as practicable.

Through this compensatory mitigation the development would **not** result in a “net loss” of regulated wetland area, function, or value consistent with City of Edgewood Zoning Code.

Due to site constraints and the imperative of the access, the wetland must be reduced by 5,294 sq. ft. The buffer must be reduced by 21,890 sq. ft. for this impact. This adjacent site also carries a 7,447 sq. ft. buffer impact from the 2009 development of transiting a sewer main across the site. Together, these buffer impacts total 29,337 sq. ft..

Proposed mitigation for the permanent alteration of the buffer of Wetland ABC will focus on enhancing the remaining onsite buffer.

This easement is essential for access to the Northwoods development. The easement cannot be relocated or altered in configuration. As a consequence, the development will result in unavoidable fill of regulated wetland and buffer.

Impact Area Analysis – (in sq. ft.)

Area	Development Impact	Mitigation required?	Mitigation ratio	Mitigation Sq. Ft.
Buffer –	21,890	YES	1:1	21,890
Buffer Impact from Sewer Pipe Placement - 2009	7,447	YES	1:1	7,447
TOTAL BUFFER IMPACT		YES	1:1	29,337
		YES		
Wetland	5,294 Cat. 3	YES	Creation or Reestablishment 2:1	10,588
			Rehabilitation 4:1	21,176
			Enhancement 8:1	42,352
TOTAL	35,261			

After Right-of-Way improvement, the remaining wetland area on the site is 36,066 sq. ft.

The entire wetland and buffer area has been intensively manipulated in the past 10-20 years. The site was farmed until ca. 2000. The construction of the sewer line constricted the wetland and buffer. Siting of the sewer line has allowed the site to revegetate, which has resulted in different seral stages occurring through the wetland. Even in areas of canopy closure, there are areas of exotic invasive vegetation. The

entire wetland is degraded by previous development, and dominated by reed canarygrass through a majority of the site.

Wetland enhancement will include installation of trees and shrubs opportunistically through the entire wetland. Areas of overstory closure will be enhanced thorough understory planting and removal of exotic vegetation. The entire wetland will derive functional lift from enhancement.

Enhancement sq. ft. needed for mitigation is 42,352 sq. ft.. Wetland enhancement will account for 36,066 sq. ft. needed wetland mitigation leaving a deficit of 786 sq. ft. Wetland creation of 2:1 ratio necessitates 2,088 sq. ft. of wetland creation to mitigate the deficit.

City of Edgewood Table 14.40.060

Wetland Mitigation Ratios

Category and Type of Wetland	Creation or Reestablishm	Rehabilitation	Enhancement
Category I: High conservation value/b	Not considered possible	Not considered possible	Not considered possible
Category I: Mature and old growth for	6:1	12:1	24:1
Category I: Based on functions	4:1	8:1	16:1
Category II	3:1	6:1	12:1
Category III	2:1	4:1	8:1
Category IV	1.5:1	3:1	6:1

The east branch of the wetland passes through the right-of-way and continues on the site to east. To maintain connectivity with the wetland west of the right-of-way, a box culvert 28 in. wide and 20 in. high will be installed where the wetland crosses the right-of-way.

Fencing: A fence will be installed at the southern reduced buffer boundary of the wetland and stream. City of Edgewood wetland buffer boundary will be attached on every third post. No further activity will occur within the fenced area once enhancement planting is complete.

The existing wetland in the interior of the site has been degraded by prior filling and clearing of vegetation.

Potential impacts to habitat from the development are:

1). **Short-term construction disruption.** This impact will be mitigated thru the placement of silt fence barriers in every area which may flow into the wetland and stream (see Northwood Easement Site Civil Plans, erosion control Plan) and oversight by the project biologist during construction. The project biologist will observe and consult with construction crews during construction to ensure compliance with best management practices during the excavation of the buffer area.

2). **Long-term impacts from development:**

- a). Permanent loss of habitat area. There will be no functional loss of habitat area. The present wetland and buffer in the mitigation area is poor functional. Functional buffer area will increase as a result of installation of trees.
- b). Loss of habitat utility due to light and noise from the development and increased visitation by people. Lighting of the developed area will increase “spill-over” of light to the mitigated buffer and wetland. All lighting will be directed away from the mitigation area. A boundary planting of shrubs will be placed within the retained buffer to provide light and auditory shading. The boundary fence will be a 2-post cedar fence to inhibit intrusion by people.

MITIGATION FUNCTIONAL COMPARISON

ENVIRONMENTAL FUNCTION	EXISTING	PROPOSED
Hydrological Support Function	Low	Moderate
Stormwater Storage Function	High	High
Floodwater Storage Function	High	High
Water Quality Function	Moderate	High
Groundwater Recharge Function	Moderate	Moderate
Natural Biological Functions	Moderate	High
Education and Recreational Opportunities	Low	Moderate
Threatened and Endangered Species	Moderate	High

(after Adamus et al. 1987; Reppert et al. 1979)

MITIGATION PLAN ELEMENTS– WETLAND

The proposed mitigation for the wetland impact of 5,294 sq. ft. will be (Att. 1b):

- 36,066 sq. ft. of wetland enhancement = 6.8:1 mitigation ratio [4,508 sq ft less than needed]
 - 5,294 sq. ft. minus 4,508 sq. ft. = 786 sq. ft. remaining wetland impact to be mitigated @ 2:1 ratio.
 - 2,088 sq. ft. sq. ft. of wetland creation adjacent to existing Wetland = 2.7:1 ratio.
1. As mitigation for the unavoidable impact to 5,294 sq. ft. of City of Edgewood regulated Category 3 Wetland at the center of the project site, the remaining wetland of 36,066 sqft. will be enhanced with native trees and shrubs. The wetland area to be enhanced is presently dominated by reed canarygrass. The wetland areas to be enhanced will be cleared of exotic species and planted with native shrubs around existing vegetation. Supportive hydrology will continue to be provided by the existing flow.
 2. As mitigation for the unavoidable impact to 5,294 sq. ft. of City of Edgewood regulated Category 3 Wetland, 2,088 sqft wetland will be created adjacent to existing wetland and planted with native trees, shrubs, and emergents. The creation site will be

excavated to 1 ft. below OHWM mark, and benchmarked by adjacent wetland elevation.

3. The creation area will be backfilled with organic topsoil from an approved source to ½ ft. below the OHWM.
4. The buffer enhancement and creation areas will be replanted with native trees, shrubs, and emergents.
5. Reed Canarygrass and other exotic invasives will be removed by hand pulling and raking. Herbicide use contingent on removal success.
6. Pulled and cleared areas will be hydroseeded with wetland emergents.

MITIGATION PLAN ELEMENTS- BUFFER

The proposed mitigation for 29,337 sq. ft. of buffer impact will be (Att. 1a):

- 49,488 sq. ft. of buffer enhancement contiguous with the existing wetland = 1.7:1 mitigation ratio
1. As mitigation for the unavoidable impact to 29,337 sq. ft. of City of Edgewood regulated Category 3 Wetland buffer, an area of 49,488 sqft of the remaining buffer will be enhanced with native trees and shrubs. The buffer area to be enhanced is presently dominated by reed canarygrass and Himalayan blackberry. The buffer areas to be enhanced will be cleared of exotic species and planted with native trees and shrubs around existing vegetation. Supportive hydrology will continue to be provided by the existing flow.
 2. Reed Canarygrass and other exotic invasives will be removed by hand pulling and raking. Herbicide use contingent on removal success.
 3. Pulled and cleared areas will be hydroseeded with buffer emergents.

MITIGATION PLAN ELEMENTS - COMMON

1. All onsite activities will be monitored by the project biologist. Following the completion of onsite planting activities a "record-drawing" plan will be prepared and submitted to City of Edgewood. A **five-year** monitoring program will be undertaken to assure the success of the buffer enhancement program. A series of financial guarantees will also be implemented to assure that the proposed work is completed and is successful.
2. The outer boundaries of the established buffer tract would be marked with standard City of Edgewood buffer boundary signs. The buffer boundaries will be fenced to limit human intrusions between the upland boundary of the remaining buffer and the developed portion of the site. In addition, the project team will remove the trash, debris, and invasive shrubs within the retained wetland and buffer areas.

3. Wetland and buffer vegetation cleared or otherwise damaged during the installation of the mitigation plan shall be revegetated with appropriate native plants installed at an appropriate density to restore the damaged condition. These plants shall be subject to the same performance standards indicated in the mitigation plan.

GOAL AND OBJECTIVE OF THE MITIGATION PLAN

The **GOAL** of the Mitigation Plan is to fully compensate for the unavoidable adverse impact to regulated wetland and buffer areas. Upon the completion of this mitigation plan there will be no net loss of wetland acreage, functions, or values; and an increase in the potential for the buffer to protect aquatic habitats.

To achieve the defined **GOAL**, the following **OBJECTIVES and PERFORMANCE CRITERIA** have been established to apply to the compensatory mitigation wetland area.:

Objective A. The enhanced wetland area will total 36,066 sq. ft. and be located in present configuration. The enhanced wetland will be hydrologically connected to the adjacent City of Edgewood Category III wetland. The enhanced wetland area will exhibit a tree vegetation class within five years following initial planting.

Performance Criterion #A1: As defined by plant counts 100% of the trees and shrubs installed as a part of the initial planting phase will be alive at the end of the first growing season.

Performance Criterion #A2: As defined by plant counts 80% of the shrubs installed as a part of the initial planting phase will be alive at the end of the fifth growing season.

Performance Criterion #A3: As defined by aerial cover, invasives will cover less than 10% of the planting area in any one year.

Objective B. The created wetland of 2,088 sqft. will be located adjacent to the existing wetland. The created wetland will be hydrologically connected to the City of Edgewood Category III wetland. The created wetland area will exhibit a tree vegetation class within five years following initial planting.

Performance Criterion #B1: As defined by plant counts 100% of the trees and shrubs installed as a part of the initial planting phase will be alive at the end of the first growing season.

Performance Criterion #B2: As defined by plant counts 80% of the trees and shrubs installed as a part of the initial planting phase will be alive at the end of the fifth growing season.

Performance Criterion #B3: As defined by aerial cover, invasives will cover less than 10% of the planting area in any one year.

Objective C. The enhanced buffer area will total 49,488 sq. ft. and be located adjacent to the site wetland. The enhanced buffer will be hydrologically connected to the adjacent City of Edgewood Category III wetland. The enhanced buffer area will exhibit a tree and shrub vegetation class within five years following initial planting.

Performance Criterion #C1: As defined by plant counts 100% of the trees and shrubs installed as a part of the initial planting phase will be alive at the end of the first growing season.

Performance Criterion #C2: As defined by plant counts 80% of the shrubs installed as a part of the initial planting phase will be alive at the end of the fifth growing season.

Performance Criterion #C3: As defined by aerial cover, invasives will cover less than 10% of the planting area in any one year.

SELECTED PLANT COMMUNITIES

The plant communities and plants selected for the created wetland and buffer areas will be obtained as nursery stock. These selected species are native and commonly occur in the local area. The plant species prescribed are selected to increase plant diversity, match present onsite communities, increase wildlife habitats, and enhance the aquatic environment. Plantings will be located as depicted on the attached Northwood Easement Mitigation Plan drawing.

WETLAND MITIGATION PLANTING AREA A:

Retained Wetland Enhancement – Mature tree cover

7,651 sq. ft.

No planting.

Exotic Invasive vegetation to be hand removed.

WETLAND MITIGATION PLANTING AREA B:

Retained Wetland Enhancement – 100% Reed canarygrass

All vegetation to be removed by grubbing and herbicide

6,029 sq. ft. @ 0.012/sq. ft. = 72 trees

To be planted opportunistically among existing vegetation

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
11	Western red cedar (THP) <i>Thuja plicata</i>	Wetland	9 ft	4 ft height minimum	FAC
11	Sitka spruce (PIS) <i>Picea sitchensis</i>	Wetland	9 ft	4 ft height minimum	FAC
11	Western Paper Birch (BEP) <i>Betula papyrifera</i>	Wetland	9 ft	4 ft height minimum	FAC
11	Pacific willow (SAL) <i>Salix lasiandra</i>	Wetland	9 ft	4 ft height minimum	FACW
11	Cascara (RAP) <i>Rhamnus purshiana</i>	Wetland	9 ft	4 ft height minimum	FAC
11	Western (black) Hawthorne (CRD) <i>Crataegus douglasii</i>	Wetland	9 ft	4 ft height minimum	FAC
11	Oregon ash (FRL) <i>Fraxinus latifolia</i>	Wetland	9 ft	4 ft height minimum	FACW

6,029 sq. ft. @ 0.028/sq. ft. = 169 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
16	Western crabapple (MAF) <i>Malus fusca</i>	Wetland	6 ft	2 gal	FACW
16	Vine maple (ACC) <i>Acer circinatum</i>	Wetland	6 ft	2 gal	FAC
16	Nootka rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
16	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FAC
16	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW
16	Western Labrador-Tea (RHC) <i>Rhododendron columbianum</i>	Wetland	6 ft	2 gal	OBL
16	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW
16	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC

16	Prickly currant (RIL) <i>Ribes lacustre</i>	Wetland	6 ft	2 gal	FAC
16	Black currant (RIB) <i>Ribes bracteosum</i>	Wetland	6 ft	2 gal	FAC
16	Salmonberry (RUS) <i>Rubus spectabilis</i>	Wetland	6 ft	2 gal	FAC

WETLAND MITIGATION PLANTING AREA: C

Retained Wetland Enhancement – Submature trees with Blackberry understory

Exotic Invasive vegetation to be hand removed

No tree planting – shrubs planted opportunistically around trees

7948 sq. ft. @ 0.028/sq. ft. = 222 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
23	Western crabapple (PYF) <i>Pyrus fusca</i>	Wetland	6 ft	2 gal	FACW
23	Vine maple (ACC) <i>Acer circinatum</i>	Wetland	6 ft	2 gal	FAC
23	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
23	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FAC+
23	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW-
23	Western Labrador-Tea (RHC) <i>Rhododendron columbianum</i>	Wetland	6 ft	2 gal	OBL
23	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW
23	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC
23	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
23	Black currant (RIB) <i>Ribes bracteosum</i>	Wetland	6 ft	2 gal	FAC
23	Salmonberry (RUS) <i>Rubus spectabilis</i>	Wetland	6 ft	2 gal	FAC

WETLAND MITIGATION PLANTING AREA: D

Retained Wetland Enhancement – Submature trees with Blackberry understory

Exotic Invasive vegetation to be hand removed

No tree planting – shrubs planted opportunistically around trees

1864 sq. ft. @ 0.028/sq. ft. = 53 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
5	Western crabapple (PYF) <i>Pyrus fusca</i>	Wetland	6 ft	2 gal	FACW
5	Vine maple (ACC) <i>Acer circinatum</i>	Wetland	6 ft	2 gal	FAC
5	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
5	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FAC
5	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW
5	Western Labrador-Tea (RHC) <i>Rhododendron columbianum</i>	Wetland	6 ft	2 gal	OBL
5	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW
5	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC
5	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
5	Black currant (RIB) <i>Ribes bracteosum</i>	Wetland	6 ft	2 gal	FAC
5	Salmonberry (RUS) <i>Rubus spectabilis</i>	Wetland	6 ft	2 gal	FAC

WETLAND MITIGATION PLANTING AREA : E

Retained Wetland Enhancement – 100% Reed canarygrass

All vegetation to be removed by grubbing and herbicide

10,316 sq. ft. @ 0.012/sq. ft. = 124 trees

To be planted opportunistically among existing vegetation

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
18	Western red cedar (THP) <i>Thuja plicata</i>	Wetland	9 ft	4 ft height minimum	FAC
18	Sitka spruce (PIS) <i>Picea sitchensis</i>	Wetland	9 ft	4 ft height minimum	FAC
18	Western Paper Birch (BEP) <i>Betula papyrifera</i>	Wetland	9 ft	4 ft height minimum	FAC
18	Pacific willow (SAL) <i>Salix lasiandra</i>	Wetland	9 ft	4 ft height minimum	FACW
18	Cascara (RAP) <i>Rhamnus purshiana</i>	Wetland	9 ft	4 ft height minimum	FAC
18	Western (black) Hawthorne (CRD) <i>Crataegus douglasii</i>	Wetland	9 ft	4 ft height minimum	FAC
18	Oregon ash (FRL) <i>Fraxinus latifolia</i>	Wetland	9 ft	4 ft height minimum	FACW

10,316 sq. ft. @ 0.028/sq. ft. = 289 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
27	Western crabapple (MAF) <i>Malus fusca</i>	Wetland	6 ft	2 gal	FACW
27	Vine maple (ACC) <i>Acer circinatum</i>	Wetland	6 ft	2 gal	FAC
27	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
27	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FAC
27	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW
27	Western Labrador-Tea (RHC) <i>Rhododendron columbianum</i>	Wetland	6 ft	2 gal	OBL
27	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW
27	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC
27	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
27	Black currant (RIB) <i>Ribes bracteosum</i>	Wetland	6 ft	2 gal	FAC
27	Salmonberry (RUS) <i>Rubus spectabilis</i>	Wetland	6 ft	2 gal	FAC

WETLAND MITIGATION PLANTING AREA: F

Retained Wetland Enhancement – Submature trees with Blackberry understory

Exotic Invasive vegetation to be hand removed

No tree planting – shrubs planted opportunistically around trees

2227 sq. ft. @ 0.028/sq. ft. = 53 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
6	Western crabapple (MAF) <i>Malus fusca</i>	Wetland	6 ft	2 gal	FACW
6	Vine maple (ACC) <i>Acer circinatum</i>	Wetland	6 ft	2 gal	FAC
6	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
6	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FAC
6	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW
6	Western Labrador-Tea (RHC) <i>Rhododendron columbianum</i>	Wetland	6 ft	2 gal	OBL
6	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW

6	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC
6	Nootka Rose (RON) <i>Rose nutkana</i>	Wetland	6 ft	2 gal	FAC
6	Black currant (RIB) <i>Ribes bracteosum</i>	Wetland	6 ft	2 gal	FAC
6	Salmonberry (RUS) <i>Rubus spectabilis</i>	Wetland	6 ft	2 gal	FAC

MITIGATION PLANTING AREA: CREATED WETLAND –
2,088 sq. ft. @ 0.012/sq. ft. = 25 trees
To be planted opportunistically among existing vegetation

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
4	Western red cedar (THP) <i>Thuja plicata</i>	Wetland	9 ft	4 ft height minimum	FAC
4	Sitka spruce (PIS) <i>Picea sitchensis</i>	Wetland	9 ft	4 ft height minimum	FAC
4	Western Paper Birch (BEP) <i>Betula papyrifera</i>	Wetland	9 ft	4 ft height minimum	FAC
4	Pacific willow (SAL) <i>Salix lasiandra</i>	Wetland	9 ft	4 ft height minimum	FACW
4	Cascara (RAP) <i>Rhamnus purshiana</i>	Wetland	9 ft	4 ft height minimum	FAC
4	Western (black) Hawthorne (CRD) <i>Crataegus douglasii</i>	Wetland	9 ft	4 ft height minimum	FAC
4	Oregon ash (FRL) <i>Fraxinus latifolia</i>	Wetland	9 ft	4 ft height minimum	FACW

2,088 sq. ft. @ 0.028/sq. ft. = 58 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
8	Western crabapple (MAF) <i>Malus fusca</i>	Wetland	6 ft	2 gal	FACW
8	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FAC
8	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW
8	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW
8	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC
8	Nootka Rose (RON) <i>Rose nutkana</i>	Wetland	6 ft	2 gal	FAC
8	Black currant (RIB) <i>Ribes bracteosum</i>	Wetland	6 ft	2 gal	FAC

6	Salmonberry (RUS) <i>Rubus spectabilis</i>	Wetland	6 ft	2 gal	FAC

2,088 sq. ft. @ 1 lb./500 sq. ft. = 5 lbs. native wetland plant seed mix hydroseeded over plantings.

Native Wetland emergent mix

- 45% Rice Cutgrass
- 40% NW Mannagrass
- 10% Bluejoint Reedgrass
- 3% Spike Bentgrass
- 2% Wool-grass

BUFFER MITIGATION PLANTING AREA: A

Retained Buffer Enhancement –

100% Himal Blackberry

All exotic invasive vegetation to be removed by grubbing & herbicide

20,167 sq. ft. @ 0.012/sq. ft. = 242 trees

To be planted opportunistically among existing vegetation

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
41	Western red cedar (THP) <i>Thuja plicata</i>	Buffer	9 ft	4 ft height minimum	FAC
41	Sitka spruce (PIS) <i>Picea sitchensis</i>	Buffer	9 ft	4 ft height minimum	FAC
41	Western Paper Birch (BEP) <i>Betula papyrifera</i>	Buffer	9 ft	4 ft height minimum	FAC
41	Scouler willow (SAC) <i>Salix scouleriana</i>	Buffer	9 ft	4 ft height minimum	FAC
41	Cascara (RAP) <i>Rhamnus purshiana</i>	Buffer	9 ft	4 ft height minimum	FAC
41	Western (black) Hawthorne (CRD) <i>Crataegus douglasii</i>	Buffer	9 ft	4 ft height minimum	FAC

20,167 sq. ft. @ 0.028/sq. ft. = 565 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
63	Western crabapple (MAF) <i>Pyrus fusca</i>	Buffer	6 ft	2 gal	FACW
63	Vine maple (ACC) <i>Acer circinatum</i>	Buffer	6 ft	2 gal	FAC
63	Wild rose (ROG) <i>Rosa gymnocarpa</i>	Buffer	6 ft	2 gal	FACU
63	Black twinberry (LOI) <i>Lonicera involucrata</i>	Buffer	6 ft	2 gal	FAC
63	Hazelnut (COC) <i>Corylus cornuta</i>	Buffer	6 ft	2 gal	FACU

63	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Buffer	6 ft	2 gal	FAC
63	Wild Rose (ROG) <i>Rosa gymnocarpa</i>	Buffer	6 ft	2 gal	FACU
63	Black currant (RIB) <i>Ribes bracteosum</i>	Buffer	6 ft	2 gal	FAC
63	Thimbleberry (RUP) <i>Rubus parviflorus</i>	Buffer	6 ft	2 gal	FACU

BUFFER MITIGATION PLANTING AREA: B

Retained Buffer Enhancement – Submature trees with Blackberry understory

Exotic Invasive vegetation to be hand removed

No tree planting – shrubs planted opportunistically around trees

2981 sq. ft. @ 0.028/sq. ft. = 84 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
10	Western crabapple (MAF) <i>Malus fusca</i>	Buffer	6 ft	2 gal	FACW
10	Vine maple (ACC) <i>Acer circinatum</i>	Buffer	6 ft	2 gal	FAC
10	Wild rose (ROG) <i>Rosa gymnocarpa</i>	Buffer	6 ft	2 gal	FACU
10	Black twinberry (LOI) <i>Lonicera involucrata</i>	Buffer	6 ft	2 gal	FAC
10	Hazelnut (COC) <i>Corylus cornuta</i>	Buffer	6 ft	2 gal	FACU
10	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Buffer	6 ft	2 gal	FAC
10	Nootka Rose (RON) <i>Rosa nutkana</i>	Buffer	6 ft	2 gal	FACU
10	Black currant (RIB) <i>Ribes bracteosum</i>	Buffer	6 ft	2 gal	FAC
10	Thimbleberry (RUP) <i>Rubus parviflorus</i>	Buffer	6 ft	2 gal	FACU

BUFFER MITIGATION PLANTING AREA: C

Retained Buffer Enhancement – Submature trees with Blackberry understory

Exotic Invasive vegetation to be hand removed

No tree planting – shrubs planted opportunistically around trees

8493 sq. ft. @ 0.028/sq. ft. = 238 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
27	Western crabapple (MAF) <i>Malus fusca</i>	Buffer	6 ft	2 gal	FACW

27	Vine maple (ACC) <i>Acer circinatum</i>	Buffer	6 ft	2 gal	FAC
27	Wild rose (ROG) <i>Rosa gymnocarpa</i>	Buffer	6 ft	2 gal	FACU
27	Black twinberry (LOI) <i>Lonicera involucrata</i>	Buffer	6 ft	2 gal	FAC
27	Hazelnut (COC) <i>Corylus cornuta</i>	Buffer	6 ft	2 gal	FACU
27	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Buffer	6 ft	2 gal	FAC
27	Nootka Rose (RON) <i>Rose nutkana</i>	Buffer	6 ft	2 gal	FAC
27	Black currant (RIB) <i>Ribes bracteosum</i>	Buffer	6 ft	2 gal	FAC
27	Thimbleberry (RUP) <i>Rubus parviflorus</i>	Buffer	6 ft	2 gal	FACU

BUFFER MITIGATION PLANTING AREA: D

Retained Buffer Enhancement –

100% Himal Blackberry

All exotic invasive vegetation to be removed by grubbing & herbicide

9,180 sq. ft. @ 0.012/sq. ft. = 111 trees

To be planted opportunistically among existing vegetation

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
19	Western red cedar (THP) <i>Thuja plicata</i>	Buffer	9 ft	4 ft height minimum	FAC
19	Sitka spruce (PIS) <i>Picea sitchensis</i>	Buffer	9 ft	4 ft height minimum	FAC
19	Western Paper Birch (BEP) <i>Betula papyrifera</i>	Buffer	9 ft	4 ft height minimum	FAC
19	Scouler willow (SAC) <i>Salix scouleriana</i>	Buffer	9 ft	4 ft height minimum	FAC
19	Cascara (RAP) <i>Rhamnus purshiana</i>	Buffer	9 ft	4 ft height minimum	FAC
19	Western (black) Hawthorne (CRD) <i>Crataegus douglasii</i>	Buffer	9 ft	4 ft height minimum	FAC

9180 sq. ft. @ 0.028/sq. ft. = 257 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
29	Western crabapple (MAF) <i>Malus fusca</i>	Buffer	6 ft	2 gal	FACW
29	Vine maple (ACC) <i>Acer circinatum</i>	Buffer	6 ft	2 gal	FAC
29	Wild rose (ROG) <i>Rosa gymnocarpa</i>	Buffer	6 ft	2 gal	FACU

29	Black twinberry (LOI) <i>Lonicera involucrata</i>	Buffer	6 ft	2 gal	FAC
29	Hazelnut (COC) <i>Corylus cornuta</i>	Buffer	6 ft	2 gal	FACU
29	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Buffer	6 ft	2 gal	FAC
29	Nootka Rose (RON) <i>Rose nutkana</i>	Buffer	6 ft	2 gal	FAC
29	Black currant (RIB) <i>Ribes bracteosum</i>	Buffer	6 ft	2 gal	FAC
29	Thimbleberry (RUP) <i>Rubus parviflorus</i>	Buffer	6 ft	2 gal	FACU

PLANTING GUIDELINES

1. Trees 9' O.C., or 0.012 per square foot of area; (this assumes 2-5 gal. size) — such trees are to be at least 50% conifers;
 2. Plus shrubs 6' O.C., or 0.028 per square foot (this assumes 1-2 gal. size);
- **To be planted opportunistically around existing trees
- 3 Created Wetland hydroseeded @ 1 lbs. / 500 sq. ft.

CONSTRUCTION INSPECTION

Essential to the success of the compensatory mitigation program is the accurate inspection of onsite activities immediately prior to and during the wetland creation and planting phases. These activities include pre-construction site inspection, onsite inspection and technical direction during wetland creation and planting activities, and post-creation/planting site inspection and evaluation.

The pre-creation site inspection allows the project proponent and the project biologist to evaluate and, if necessary, adjust the onsite construction steps. These steps include analysis of project site elevation features, project sequencing and timing, final grade analysis, unforeseen required minor modifications to the original establishment plan, and the establishment of environmental protections (silt fences, etc.) required during construction. Interaction with City of Edgewood wetland staff is also an essential element during pre-construction site inspections and discussions. Onsite technical inspection during construction and planting activities will be implemented by the project biologist. The project biologist will perform oversight and address minor unforeseen difficulties to assure that the intent of the wetland mitigation plan is met.

The project biologist shall also be responsible for ensuring that the species and sizes of native plants selected are utilized during initial planting. If selected native species become unavailable, the project biologist will consult with City of Edgewood wetland staff for substitute plant species to ensure that the intent of the wetland mitigation plan is met.

Post-creation site inspection/evaluation will include the preparation of a "record-drawings" which will be submitted to City of Edgewood wetland staff.

VEGETATION MAINTENANCE PLAN

Maintenance of the created wetland and buffer plant communities may be required to assure the long-term health and welfare of the wetland's and buffer's environmental functions. The overall objective is to establish undisturbed plant communities that do not require maintenance.

The reduced wetland buffer will require irrigation for the monitoring period. Irrigation will be supplied June 1 thru September 1 at a rate of 1 inch per week.

Activities will include, but are not limited to, the removal of invasive non-native vegetation and the additional irrigation of selected areas. Established maintenance activities include the removal of any trash within the buffer.

MITIGATION CONSTRUCTION SCHEDULE

PROJECT TASK	TASK SCHEDULE (on or before)
Onsite pre-creation meeting	September, 2022
Placement of protective fencing, final marking, and identification of work area.	September, 2022
Planting of enhancement wetland & buffer	November, 2022
Record-drawings report to City	December, 2022

PROJECT MONITORING

Following the successful completion of the proposed compensatory mitigation plan a **five-year** monitoring and evaluation program will be undertaken. The purpose of this program is to assure the success of the selected mitigation as measured by an established set of performance criteria (see *above*). This monitoring will also provide valuable information on the effectiveness of mitigation procedures.

STANDARDS OF SUCCESS

Vegetation Sampling Methodology and Monitoring Schedule

Onsite monitoring will count and clearly identify each tree and shrub installed during the initial planting phase. Such monitoring will also include any subsequent planting required to meet the performance criteria. These defined performance criteria will be applied at the time of monitoring. All installed trees and shrubs will be visually evaluated to determine the rate of survivorship, health, and vigor of each plant.

Vegetation Monitoring

1. Upon the completion of initial planting and as a part of each monitoring period the project biologist will count the number of live plants which were planted within the wetland and buffer areas. Plants will be identified to species and observations of general plant condition (i.e., plant health, amount of new growth) are to be recorded for each plant.
2. The project biologist will count the number of undesirable invasive plants and estimate the aerial coverage (as if the observer were looking straight down from above) of these invasive plants. Undesirable plants include blackberries, Scot's broom, tansy ragwort, and other such plants listed in the Washington State Noxious Weed List.
3. The project biologist will count the number of desirable "volunteer" plants and estimate the aerial coverage of these plants within the mitigation area.
4. The project biologist will take photographs that show the entire mitigation area. During the five-year monitoring period photos will be taken in the same direction and at the

same location to provide a series of photos. These photos will show plant growth, plant species, and plant coverage.

5. Upon the completion of the initial project planting and upon the completion of each monitoring period the project biologist will prepare a report defining methods, observations, and results along with the date the observations were completed. Each report will be sent to the City of Edgewood Planning Dept..
6. The monitoring schedule is defined as:
 - A. **At the completion of initial project planting.** This report will include a “record drawing” defining the species used, locations, and general site conditions. This report will also include a “lessons learned” section to assist in future monitoring and final project assessment. This “record drawing” and report will be provided to the City within two weeks after the completion of onsite planting.
 - B. **Once per year for five years following the completion of initial onsite planting.** Onsite monitoring will be completed once near the end of the growing season (late September). For each onsite monitoring activity a report will be prepared and provided to the City within two weeks after the completion of onsite monitoring.

The last monitoring report will include notification to the City biologist that the monitoring program has concluded and that City review and site inspection is required for project analysis and release of the financial guarantee. This final report will also include a “lessons learned” section to assist and final project assessment and to potentially assist in the evaluation other mitigation projects.

Vegetation Monitoring Sequencing

IDENTIFIED TASK	DATE OF COMPLETION (on or before)
First growing season fall plant inspection	September 30, 2022
First growing season fall report	October 15, 2022
Second growing season fall plant inspection	September 30, 2023
Second growing season fall report	October 15, 2023
Third growing season fall plant inspection	September 30, 2024
Third growing season fall report	October 15, 2024
Fourth growing season fall plant inspection	September 30, 2025
Fourth growing season fall report	October 15, 2025
Fifth growing season fall plant inspection	September 30, 2026
Fifth growing season fall report	October 15, 2026

WILDLIFE OBSERVATIONS

Observations of wildlife will coincide with the onsite activities undertaken as part of the Vegetation Monitoring Program. The onsite team will document the extent of bird species

abundance, site utilization, nesting and feeding activities, and species diversity. In addition, documentation of terrestrial and aquatic reptiles, amphibians, and mammals observable without trapping will also be documented. Wildlife observations will be documented within the Vegetation Monitoring Reports noted above.

REMOVAL OF INVASIVE NON-NATIVE VEGETATION

As a contingency, should the removal of invasive non-native vegetation become necessary, the project proponent will contact City of Edgewood wetland staff to establish and define specific actions to be taken. Resultant contingency plan activities will be implemented when the ongoing vegetation monitoring program indicates that plants listed in the Washington State Noxious Weed List and Scot's broom are becoming dominant in the community (greater than 20%).

Following initial planting of the wetland and buffer areas the project team will undertake an invasive vegetation control program through the five-year monitoring program. This control program will focus on biannual hand-removal of re-sprouting invasive shrubs and will not adversely impact the desirable plants within the wetland and buffer.

SALVAGE AND REUSE OF WOODY MATERIAL

Woody material salvaged from trees cleared for construction of the new home will be salvaged and installed as large woody debris in the retained wetland and the wetland mitigation planting areas. No woody material will be imported to the site.

Vegetation Control Program Schedule

TASK	TO BE COMPLETED ON OR ABOUT
First growing season fall removal	September 15, 2022
Second growing season fall removal	September 15, 2023
Third growing season fall removal	September 15, 2024
Fourth growing season spring removal	September 15, 2025
Fifth growing season fall removal	September 15, 2026

COVERAGE FOR EXPOSED BUFFER AREA

Coverage for all exposed surfaces within the mitigation area will be completed within two weeks following the completion of onsite grading.
Coverage will be by hydroseeding wetland buffer mix.

CONTINGENCY PLAN

As a contingency, should the proposed compensatory plan fail to meet the performance criteria the project proponent will undertake required remedial actions. Where plant survival is the failing component the project proponent will replant and ensure the success of this second planting which would be held to the same standard of success as measured by threshold criteria and monitoring processes. Should additional remedial actions be

required, the project proponent will meet with City of Edgewood environmental staff to establish and define actions to be taken to meet the desired goal of this program.

PLANTING NOTES

All plant materials shall be native to the southern Puget Sound Region. The project biologist shall inspect plant materials to ensure the appropriate plant schedule and plant characteristics are met. The project proponent shall warrant that all plants will remain alive and healthy for a period of one year following completion of planting activities. The project proponent shall replace all dead and unhealthy plants with plants of the same specifications.

WETLAND MITIGATION PERFORMANCE BOND

A Wetland Mitigation Performance Bond will be provided for this project. This bond will be held by the City of Edgewood and be equal to 125% of the actual estimated costs for identified activities. This increased percentage will allow for adequate funds to be available as a contingency should actions be required to meet the goals of these plans.

The Performance Bond will be deemed to be released upon meeting the established threshold criteria and acceptance by the City of Edgewood of the required reporting documents after completion of the 5-year monitoring period.

The amount of these guarantees shall be established as a part of the final mitigation plan.

Construction Guarantee: (see Bond Quantity Worksheet, Attached)

TASK	ASSOCIATED COST
Plants and installation	\$ 97,905
Habitat Structures	\$
Erosion Control	\$ 3,892
Fencing	11,110
Mobilization	11,291
30% contingency	\$33,873
CONSTRUCTION GUARANTEE TOTAL	\$158,069

Performance Guarantee

TASK	ASSOCIATED COST
Onsite Maintenance (\$1,600/yr. x 5 years)	\$ 8,000
Onsite Monitoring with report (\$900/yr. 5 years)	\$ 7,200
PERFORMANCE GUARANTEE TOTAL	\$15,200

REFERENCE LIST

Adamus, P.R., E.J. Clairain Jr., R.D. Smith, and R.E. Young. 1987. Wetland Evaluation Technique (WET); Volume II: Methodology, Operational Draft Technical Report Y-87, U.S. Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. Office of Biological Services, U.S. Fish and Wildlife Service, U.S. Department of the Interior, FWS/OBS-79/31.

Environmental Laboratory. 1987. "Corps of Engineers Wetlands Delineation Manual," Technical Report Y-87-1, US army Engineer Waterways Experiment Station, Vicksburg, Miss.

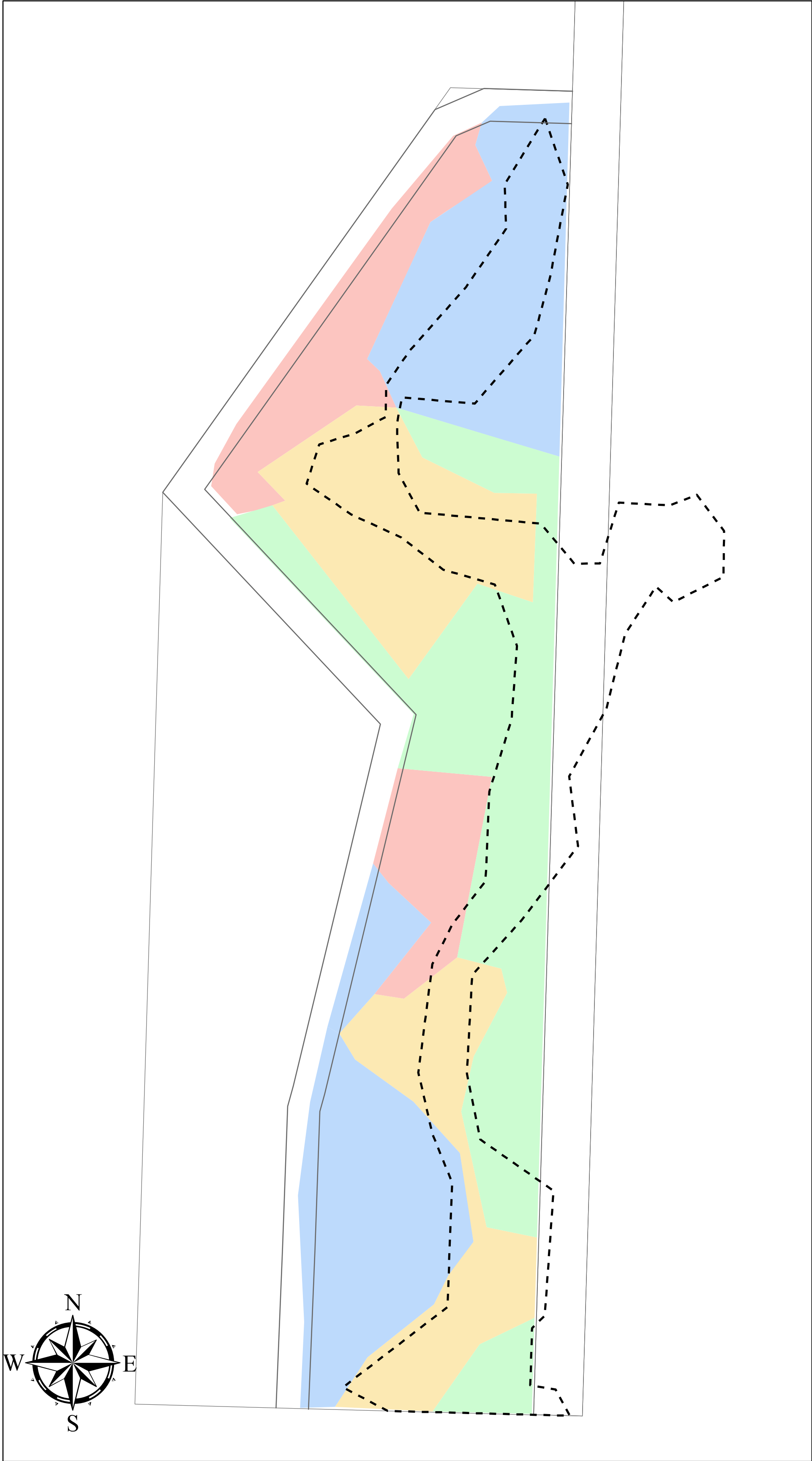
Hitchcock, C.L., A. Cronquist. 1977. Flora of the Pacific Northwest. University of Washington Press. Seattle, Washington.

Reppert, R.T., W. Sigleo, E. Stakhiv, L. Messman, and C. Meyers. 1979. Wetland Values - Concepts and Methods for Wetland Evaluation. Research Report 79-R1, U.S. Army Corps of Engineers, Institute for Water Resources, Fort Belvoir, Virginia.

U.S. Army Corps of Engineers. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

U.S. Department of Agriculture, Soils Conservation Service. Soils Survey of King County Area Washington, February 1979.

Washington State Department of Ecology. 1997. Washington State Wetlands Identification and Delineation Manual. Publication Number 96-94.



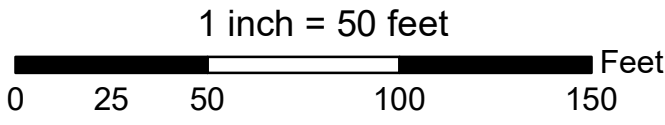
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WETLAND BOUNDARY

EXISTING VEGETATION AREAS

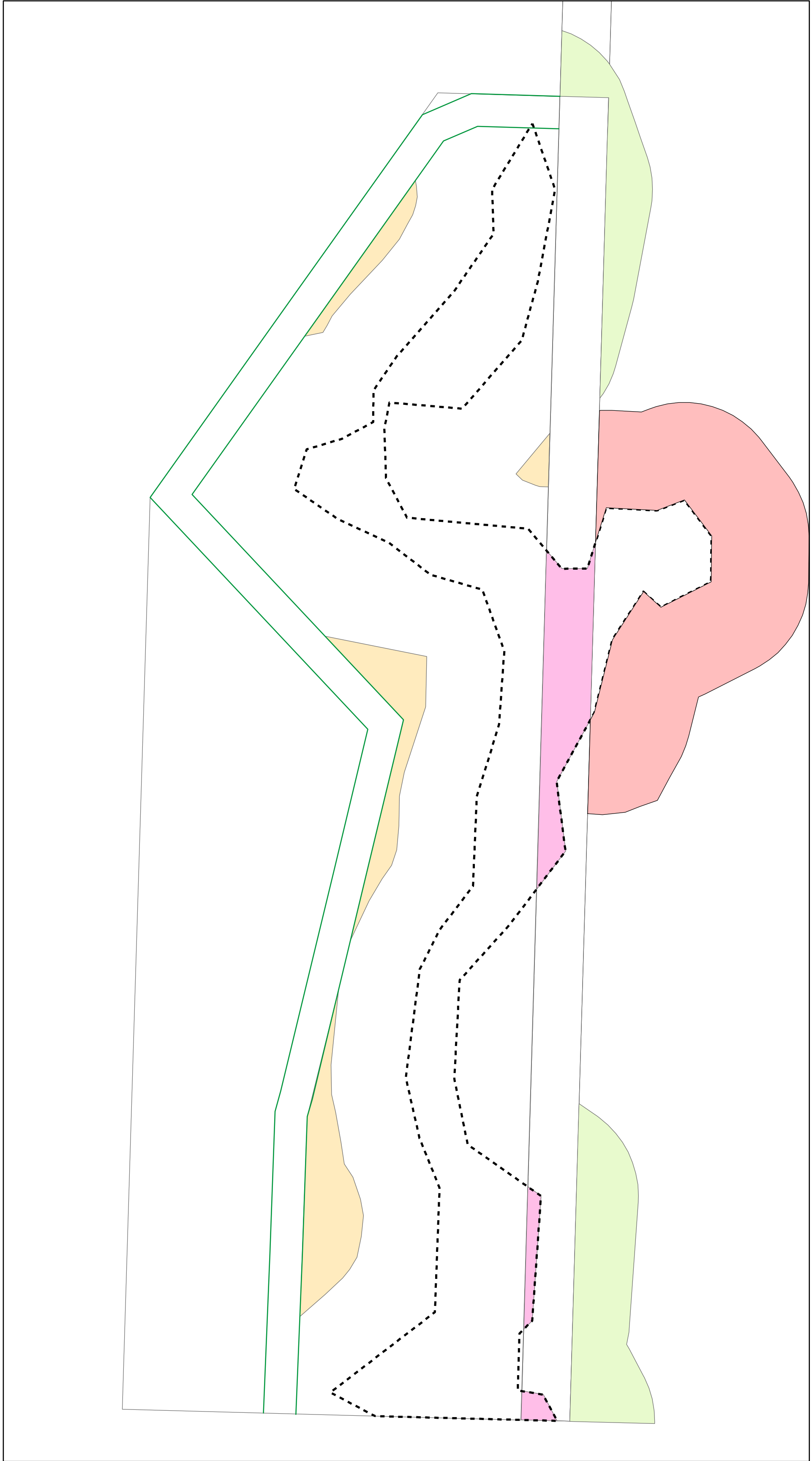
BLACKBERRY REED CANARYGRASS

MATURE TREES TREES BLACKBERRY UNDERSTORY



**PIERCE COUNTY TAX PARCEL
0420091014
& EASEMENT ADJACENT EAST**

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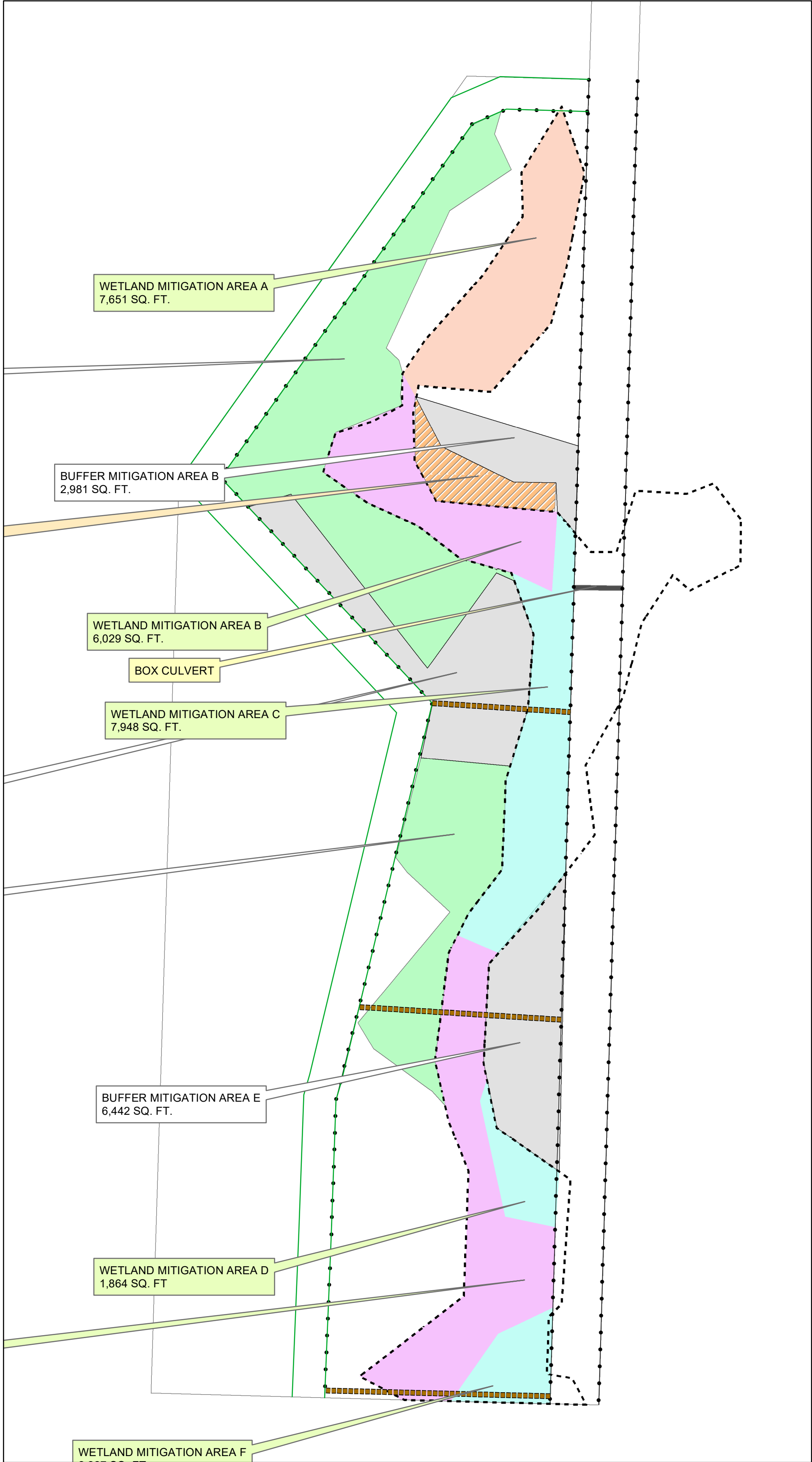


Legend

RETAINED BUFFER WETLAND REDUCTION AREAS - 5,294 SQ. FT.

BUFFER REDUCE AREAS EDGEWOOD SEWER MIT AREAS

WETLAND BOUNDARY



Legend - MITIGATION ACTION PLAN

WETLAND MITIGATION AREA BUFFER MITIGATION AREA

FULL REVEGETATION FULL REVEGETATION WETLAND CREATION AREA

REMOVE INVASIVES UNDERSTORY REVEGETATION

UNDERSTORY REVEGETATION SILT FENCE PERMANENT HAY BALE EROSION CONTROL

To accompany Wetland Mitigation Plan

Drawn By: MARK HECKERT

Sheet No.
PAGE 1 OF 3

Checked by:
Date: REV 2 February 2, 2022

1.0 Unavoidable Impacts
The applicant proposes to improve the access easement from 24th Street to the multi-family residential development to the north. The City of Edgewood requires Mitigation for unavoidable wetland and buffer impacts.

Buffer enhancement of the retained Category III wetland buffer is proposed. Enhancement of the wetland buffer will increase the functions and values of the buffer by reestablishing a native plant community.

Wetland Creation and Enhancement is proposed to mitigate the wetland impacts.

2.0 Description of the Existing Site Conditions
The existing wetland is the headwaters of Simons Creek. The wetland is dominated by red alder (*Alnus rubra*), reed canarygrass (*Phalaris arundinacea*), creeping buttercup (*Ranaculus repens*), black hawthorne (*Crataegus douglasii*), and soft rush (*Juncus effuses*). The soils mapped is Alderwoodt gravelly loamd. Wetland hydrology is seasonally saturated and a shallow perched water table. Occasionally the wetland has shallow surface water. The wetland has a small shallow pond that has surface water throughout the wet season. Wetland buffers have large patches of Himalayan blackberry (*Rubus armeniacus*).

Within the wetland there is an undefined stream channel that was probably excavated for drainage purposes. The stream outflows to a culvert at the south property line.

There is a school located at the west boundary, and commercial and residential development to the east and north.

The wetland functions are wildlife habitat, water quality, and flood benefits. These functions have not been quantified. The source is sheet flow.

3.0 Description of Potential Impacts
The acreage of wetland will decrease 3,206 square feet. Wetland function will be replaced by creation and enhancement of existing wetland. The Cowardin classes of the created wetland is Palustrine forested (PFO). The hydrogeomorphic class is depressional. The wetland rating does not change as a result of creating wetland, enhancing wetland and enhancing wetland buffer.

4.0 Summary of the Proposed Approach for Mitigation
Direct filing of wetland cannot be avoided, because the city requires the access easement be improved in the designed location.

5.0 Potential Compensatory Mitigation Site Selection
The mitigation area was selected adjacent to the existing wetland. The proposed mitigation area allows use of existing hydrology of the wetland by grading, so that hydrology naturally flows into the created wetland area. Grading of the wetland buffer is necessary to remove invasive plants, prepare the soil for replanting with native plant species, and to create additional wetland area.

6.0 Approach Used to Identify Opportunities for Compensation Sites
On-site mitigation is the preferred option for mitigation because of the proximity to impact and potential to improve functions of the wetland. Other mitigation measures are not available, including a fee-in-lieu program or mitigation bank.

7.0 Description of the Existing Mitigation Site Conditions
including a brief description of the targeted functions, landscape position/HGM classification, and categories of wetlands. Performance standards that will be used to assess whether the project is achieving its objectives. Ecological performance standards must be based on the best available science that can be measured or assessed in a practicable manner.

The existing mitigation area is dominated by unidentified non-native grasses, Himalayan blackberry, and red alder. The targeted functions are to replace flood storage capacity and improve wildlife habitat for the wetland and wetland buffer. Water quality improvements are additive but unquantified. The category of the wetland may not change, but the habitat functions and rating habitat points may increase. Performance standards for plant materials will be used to determine if the project is achieving its objectives. Ecological performance standards are based on best available science.

8.0 Overall Goals & Objectives of the Proposed Mitigation
The goals of mitigation are to replace wetland area and to restore the functions and values of the remaining critical area buffer. The objectives necessary to meet the above stated goal area as follows:

- ☐ Install silt fencing
- ☐ Remove non-native vegetation
- ☐ Grade created wetland
- ☐ Place topsoil
- ☐ Install plant materials & mulch
- ☐ Install split rail fencing and required signage
- ☐ Maintain and monitor the enhancement area for a period of five years or until the site meets the specified performance standards
- ☐ Record the sensitive area in a "Notice on Title"
- ☐ If the enhancement area fails to meet performance standards provide a contingency plan to rectify the situation.

9.0 Description of the Proposed Hydroperiod and Design Considerations
Detailed hydrologic studies are generally not required for a conceptual plan. However, when wetland creation or re-establishment is proposed, the plan shall include a description of the proposed hydroperiod for the site and design considerations to ensure there is sufficient water to support the proposed compensatory mitigation project.

The proposed hydroperiod will match the existing hydrologic condition of the wetland, in the existing wetland immediately adjacent to the created wetland. The hydroperiod for the existing adjacent existing wetland will be determined by baseline hydrology measurements between March and May 2022.

Performance standards to be used in the long-term monitoring will be the following:

- 100% survival of all planted shrubs, trees, and groundcovers for one year after planting. All woody plantings that do not survive through the end of the first growing season will be replaced with the same or similar species and specifications. Contact biologist to confirm if a species change is needed. Upon installation of replacement plantings at the conclusion of the first year, the 100% survival standard will be considered to be met;
- 85% survival of all planted trees, shrubs and groundcovers after three years. Sufficient plantings will be replaced, as necessary, with the same or similar species and specifications in order to meet the 85% survival performance standard. Upon installation of replacement plantings at the conclusion of the third year, the 85% survival standard will be considered to be met;
- At the end of year 5, at least 2 species of native trees and 4 species of native shrubs will each provide at least 5% relative cover in the scrub-shrub and forested wetland, and in the enhanced buffer.
- Total aerial coverage by shrub and tree species (including native volunteers) within buffer enhancement and wetland creation area shall be:
 - at least 5% after one year
 - at least 20% after three years
 - at least 50% after five years;
 - at least 60% after seven years;
 - at least 70% after ten years.
- Total coverage by herbaceous species (including native volunteers) within the wetland creation area being planted with emergents only shall be:
 - at least 5% after one year
 - at least 20% after five years
- Minimize erosion through the use of mulch and herbaceous plants.
- There shall be no more than 10% cover during the ten-year monitoring period of the following species: Himalayan blackberry (*Rubus armeniacus*), cut leaf blackberry (*Rubus laciniatus*), English laurel (*Prunus laurocerasus*), English holly (*Ilex aquifolium*), reed canarygrass (*Phalaris arundinacea*), scot's broom (*Cytisus scoparius*), English ivy (*Hedera helix*), Japanese knotweed (*Fallopia japonica*) or other species as determined by the project biologist.
- The wetland creation will be inundated or saturated to the surface for a minimum of 30 days during the growing season and meet requirements of the U.S. Army Corps of Engineers (Environmental Laboratory 1987) and Washington Department of Ecology (1997) wetland delineation manuals, as clarified in the Regional Supplement to the U.S. Army Corps of Engineers Delineation Manual: Western Mountains, Valleys, and Coasts Region (COE 2010), for the presence of wetland hydrology.
- In year 5 and at the end of year 10, the wetland boundary for the created wetland will be delineated using currently approved methods by the US Army Corps of Engineers and the Washington Department of Ecology. The wetland creation + enhancement area will contain at least 38,154 sf of wetland.

MITIGATION PLAN ELEMENTS - COMMON

1. ☐ All onsite activities will be monitored by the project biologist. Following the completion of onsite planting activities a "record-drawing" plan will be prepared and submitted to City of Edgewood. A five-year monitoring program will be undertaken to assure the success of the buffer enhancement program. A series of financial guarantees will also be implemented to assure that the proposed work is completed and is successful.

2. ☐ The outer boundaries of the established buffer tract would be marked with standard City of Edgewood buffer boundary signs. The buffer boundaries will be fenced to limit human intrusions between the upland boundary of the remaining buffer and the developed portion of the site. In addition, the project team will remove the trash, debris, and invasive shrubs within the retained wetland and buffer areas.

3. ☐ Wetland and buffer vegetation cleared or otherwise damaged during the installation of the mitigation plan shall be revegetated with appropriate native plants installed at an appropriate density to restore the damaged condition. These plants shall be subject to the same performance standards indicated in the mitigation plan.

Impact Area Analysis – (in sq. ft.)					
Area	Development Impact	Mitigation required?	Mitigation ratio	Mitigation Sq. Ft.	
Buffer –	21,890	yes	1:1	21,890	
Buffer Impact from Sewer Pipe Placement - 2009	7,447	Yes	1:1	7,447	
TOTAL BUFFER IMPACT		YES	1:1	29,337	
Wetland	5,294 Cat. 3	yes	Creation or Reestablishment 2:1	10,588	
			Rehabilitation 4:1	21,176	
			Enhancement 8:1	42,352	
TOTAL	35,261				

MITIGATION PLAN ELEMENTS- BUFFER

The proposed mitigation for 29,337 sq. ft. of buffer impact will be (Att. 1a):

• 49,488 sq. ft. of buffer enhancement contiguous with the existing wetland = 1.7:1 mitigation ratio

1. ☐ As mitigation for the unavoidable impact to 29,337 sq. ft. of City of Edgewood regulated Category 3 Wetland buffer, an area of 49,488 sqft of the remaining buffer will be enhanced with native trees and shrubs. The buffer area to be enhanced is presently dominated by reed canarygrass and Himalayan blackberry. The buffer areas to be enhanced will be cleared of exotic species and planted with native trees and shrubs around existing vegetation. Supportive hydrology will continue to be provided by the existing flow.

2. ☐ Reed Canarygrass and other exotic invasives will be removed by hand pulling and raking. Herbicide use contingent on removal success.

3. ☐ Pulled and cleared areas will be hydroseeded with buffer emergents.

MITIGATION PLAN ELEMENTS– WETLAND

The proposed mitigation for the wetland impact of 5,294 sq. ft. will be (Att. 1b):

• 36,066 sq. ft. of wetland enhancement = 6.8:1 mitigation ratio [4,508 sq ft less than needed]

• 5,294 sq. ft. minus 4,508 sq. ft. = 786 sq. ft. remaining wetland impact to be mitigated @ 2:1 ratio.

• 2,088 sq. ft. sq. ft. of wetland creation adjacent to existing Wetland = 2.7:1 ratio.

1. As mitigation for the unavoidable impact to 5,294 sq. ft. of City of Edgewood regulated Category 3 Wetland at the center of the project site, the remaining wetland of 36,066 sqft. will be enhanced with native trees and shrubs. The wetland area to be enhanced is presently dominated by reed canarygrass. The wetland areas to be enhanced will be cleared of exotic species and planted with native shrubs around existing vegetation. Supportive hydrology will continue to be provided by the existing flow.

2. As mitigation for the unavoidable impact to 5,294 sq. ft. of City of Edgewood regulated Category 3 Wetland, 2,088 sqft wetland will be created adjacent to existing wetland and planted with native trees, shrubs, and emergents. The creation site will be excavated to 1 ft. below OHWM mark, and benchmarked by adjacent wetland elevation.

3. The creation area will be backfilled with organic topsoil from an approved source to ½ ft. below the OHWM.

4. The buffer enhancement and creation areas will be replanted with native trees, shrubs, and emergents.

5. Reed Canarygrass and other exotic invasives will be removed by hand pulling and raking. Herbicide use contingent on removal success.

6. Pulled and cleared areas will be hydroseeded with wetland emergents.

**NORTHWOOD EASEMENT
MITIGATION CREATION
AND ENHANCEMENT AREAS
PIERCE COUNTY TAX PARCEL 0420091014
& EASEMENT ADJACENT EAST
City File# 20-1348**

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**Beaver Creek Environmental Services, Inc.
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Sheet No. PAGE 2 OF 3	To Accompany Wetland Mitigation Plan	
	Drawn By:	MARK HECKERT
	Checked by:	
Date: FEBRUARY 2, 2022		

MITIGATION PLANTING AREA: CREATED WETLAND –
2,088 sq. ft. @ 0.012/sq. ft. = 25 trees
To be planted opportunistically among existing vegetation

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
4	Western red cedar (THP) <i>Thuja plicata</i>	Wetland	9 ft	4 ft height minimum	FAC
4	Sitka spruce (PIS) <i>Picea sitchensis</i>	Wetland	9 ft	4 ft height minimum	FAC
4	Western Paper Birch (BEP) <i>Betula papyrifera</i>	Wetland	9 ft	4 ft height minimum	FAC
4	Pacific willow (SAL) <i>Salix lasianдра</i>	Wetland	9 ft	4 ft height minimum	FACW
4	Cascara (RAP) <i>Rhamnus purshiana</i>	Wetland	9 ft	4 ft height minimum	FAC
4	Western (black) Hawthorne (CRD) <i>Crataegus douglasii</i>	Wetland	9 ft	4 ft height minimum	FAC
4	Oregon ash (FRL) <i>Fraxinus latifolia</i>	Wetland	9 ft	4 ft height minimum	FACW

2,088 sq. ft. @ 0.028/sq. ft. = 58 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
8	Western crabapple (MAF) <i>Malus fusca</i>	Wetland	6 ft	2 gal	FACW
8	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FACW
8	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW
8	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW
8	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC
8	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
8	Black currant (RIB) <i>Ribes bracteosum</i>	Wetland	6 ft	2 gal	FAC
6	Salmonberry (RUS) <i>Rubus spectabilis</i>	Wetland	6 ft	2 gal	FAC

WETLAND MITIGATION PLANTING AREA: E
Retained Wetland Enhancement – 100% Reed canarygrass
All vegetation to be removed by grubbing and herbicide
10,316 sq. ft. @ 0.012/sq. ft. = 124 trees
To be planted opportunistically among existing vegetation

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
18	Western red cedar (THP) <i>Thuja plicata</i>	Wetland	9 ft	4 ft height minimum	FAC
18	Sitka spruce (PIS) <i>Picea sitchensis</i>	Wetland	9 ft	4 ft height minimum	FAC
18	Western Paper Birch (BEP) <i>Betula papyrifera</i>	Wetland	9 ft	4 ft height minimum	FAC
18	Pacific willow (SAL) <i>Salix lasianдра</i>	Wetland	9 ft	4 ft height minimum	FACW
18	Cascara (RAP) <i>Rhamnus purshiana</i>	Wetland	9 ft	4 ft height minimum	FAC
18	Western (black) Hawthorne (CRD) <i>Crataegus douglasii</i>	Wetland	9 ft	4 ft height minimum	FAC
18	Oregon ash (FRL) <i>Fraxinus latifolia</i>	Wetland	9 ft	4 ft height minimum	FACW

10,316 sq. ft. @ 0.028/sq. ft. = 289 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
27	Western crabapple (MAF) <i>Malus fusca</i>	Wetland	6 ft	2 gal	FACW
27	Vine maple (ACC) <i>Acer circinatum</i>	Wetland	6 ft	2 gal	FAC
27	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
27	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FAC
27	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW
27	Western Labrador-Tea (RHC) <i>Rhododendron columbianum</i>	Wetland	6 ft	2 gal	OBL
27	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW
27	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC
27	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
27	Black currant (RIB) <i>Ribes bracteosum</i>	Wetland	6 ft	2 gal	FAC
27	Salmonberry (RUS) <i>Rubus spectabilis</i>	Wetland	6 ft	2 gal	FAC

BUFFER MITIGATION PLANTING AREA: C
Retained Buffer Enhancement – Submature trees with Blackberry understory
Exotic Invasive vegetation to be hand removed
No tree planting – shrubs planted opportunistically around trees

8493 sq. ft. @ 0.028/sq. ft. = 238 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
27	Western crabapple (MAF) <i>Malus fusca</i>	Buffer	6 ft	2 gal	FACW
27	Vine maple (ACC) <i>Acer circinatum</i>	Buffer	6 ft	2 gal	FAC
27	Wild rose (ROG) <i>Rosa gymnocarpa</i>	Buffer	6 ft	2 gal	FACU
27	Black twinberry (LOI) <i>Lonicera involucrata</i>	Buffer	6 ft	2 gal	FAC
27	Hazelnut (COC) <i>Corylus cornuta</i>	Buffer	6 ft	2 gal	FACU
27	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Buffer	6 ft	2 gal	FAC
27	Nootka Rose (RON) <i>Rosa nutkana</i>	Buffer	6 ft	2 gal	FAC
27	Black currant (RIB) <i>Ribes bracteosum</i>	Buffer	6 ft	2 gal	FAC
27	Thimbleberry (RUP) <i>Rubus parviflorus</i>	Buffer	6 ft	2 gal	FACU

WETLAND MITIGATION PLANTING AREA: C
Retained Wetland Enhancement – Mature tree cover
7,651 sq. ft.
No planting
Exotic Invasive vegetation to be hand removed.

WETLAND MITIGATION PLANTING AREA: B
Retained Wetland Enhancement – 100% Reed canarygrass
All vegetation to be removed by grubbing and herbicide
6,029 sq. ft. @ 0.012/sq. ft. = 72 trees
To be planted opportunistically among existing vegetation

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
11	Western red cedar (THP) <i>Thuja plicata</i>	Wetland	9 ft	4 ft height minimum	FAC
11	Sitka spruce (PIS) <i>Picea sitchensis</i>	Wetland	9 ft	4 ft height minimum	FAC
11	Western Paper Birch (BEP) <i>Betula papyrifera</i>	Wetland	9 ft	4 ft height minimum	FACW
11	Pacific willow (SAL) <i>Salix lasianдра</i>	Wetland	9 ft	4 ft height minimum	FACW
11	Cascara (RAP) <i>Rhamnus purshiana</i>	Wetland	9 ft	4 ft height minimum	FAC
11	Western (black) Hawthorne (CRD) <i>Crataegus douglasii</i>	Wetland	9 ft	4 ft height minimum	FAC
11	Oregon ash (FRL) <i>Fraxinus latifolia</i>	Wetland	9 ft	4 ft height minimum	FACW

6,029 sq. ft. @ 0.028/sq. ft. = 169 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
16	Western crabapple (MAF) <i>Malus fusca</i>	Wetland	6 ft	2 gal	FACW
16	Vine maple (ACC) <i>Acer circinatum</i>	Wetland	6 ft	2 gal	FAC
16	Nootka rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
16	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FAC
16	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW
16	Western Labrador-Tea (RHC) <i>Rhododendron columbianum</i>	Wetland	6 ft	2 gal	OBL
16	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW
16	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC
16	Prickly currant (RLI) <i>Ribes lacustre</i>	Wetland	6 ft	2 gal	FAC

WETLAND MITIGATION PLANTING AREA: F
Retained Wetland Enhancement – Submature trees with Blackberry understory
Exotic Invasive vegetation to be hand removed
No tree planting – shrubs planted opportunistically around trees

2227 sq. ft. @ 0.028/sq. ft. = 53 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
6	Western crabapple (MAF) <i>Malus fusca</i>	Wetland	6 ft	2 gal	FACW
6	Vine maple (ACC) <i>Acer circinatum</i>	Wetland	6 ft	2 gal	FAC
6	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
6	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FAC
6	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW
6	Western Labrador-Tea (RHC) <i>Rhododendron columbianum</i>	Wetland	6 ft	2 gal	OBL
6	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW
6	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC
6	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
6	Black currant (RIB) <i>Ribes bracteosum</i>	Wetland	6 ft	2 gal	FAC
6	Salmonberry (RUS) <i>Rubus spectabilis</i>	Wetland	6 ft	2 gal	FAC

BUFFER MITIGATION PLANTING AREA: D
Retained Buffer Enhancement –
100% Himal Blackberry
All exotic invasive vegetation to be removed by grubbing & herbicide

9,180 sq. ft. @ 0.012/sq. ft. = 111 trees

To be planted opportunistically among existing vegetation

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
19	Western red cedar (THP) <i>Thuja plicata</i>	Buffer	9 ft	4 ft height minimum	FAC
19	Sitka spruce (PIS) <i>Picea sitchensis</i>	Buffer	9 ft	4 ft height minimum	FAC
19	Western Paper Birch (BEP) <i>Betula papyrifera</i>	Buffer	9 ft	4 ft height minimum	FAC
19	Scouler willow (SAC) <i>Salix scouleriana</i>	Buffer	9 ft	4 ft height minimum	FAC
19	Cascara (RAP) <i>Rhamnus purshiana</i>	Buffer	9 ft	4 ft height minimum	FAC
19	Western (black) Hawthorne (CRD) <i>Crataegus douglasii</i>	Buffer	9 ft	4 ft height minimum	FAC

WETLAND MITIGATION PLANTING AREA: C
Retained Wetland Enhancement – Submature trees with Blackberry understory
Exotic Invasive vegetation to be hand removed
No tree planting – shrubs planted opportunistically around trees

7948 sq. ft. @ 0.028/sq. ft. = 222 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
23	Western crabapple (PYF) <i>Pyrus fusca</i>	Wetland	6 ft	2 gal	FACW
23	Vine maple (ACC) <i>Acer circinatum</i>	Wetland	6 ft	2 gal	FAC
23	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
23	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FAC+
23	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW-
23	Western Labrador-Tea (RHC) <i>Rhododendron columbianum</i>	Wetland	6 ft	2 gal	OBL
23	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW
23	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC
23	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
23	Black currant (RIB) <i>Ribes bracteosum</i>	Wetland	6 ft	2 gal	FAC
23	Salmonberry (RUS) <i>Rubus spectabilis</i>	Wetland	6 ft	2 gal	FAC

BUFFER MITIGATION PLANTING AREA: A
Retained Buffer Enhancement –
100% Himal Blackberry
All exotic invasive vegetation to be removed by grubbing & herbicide

20,167 sq. ft. @ 0.012/sq. ft. = 242 trees
To be planted opportunistically among existing vegetation

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
41	Western red cedar (THP) <i>Thuja plicata</i>	Buffer	9 ft	4 ft height minimum	FAC
41	Sitka spruce (PIS) <i>Picea sitchensis</i>	Buffer	9 ft	4 ft height minimum	FAC
41	Western Paper Birch (BEP) <i>Betula papyrifera</i>	Buffer	9 ft	4 ft height minimum	FAC
41	Scouler willow (SAC) <i>Salix scouleriana</i>	Buffer	9 ft	4 ft height minimum	FAC
41	Cascara (RAP) <i>Rhamnus purshiana</i>	Buffer	9 ft	4 ft height minimum	FAC
41	Western (black) Hawthorne (CRD) <i>Crataegus douglasii</i>	Buffer	9 ft	4 ft height minimum	FAC

20,167 sq. ft. @ 0.028/sq. ft. = 565 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
63	Western crabapple (MAF) <i>Malus fusca</i>	Buffer	6 ft	2 gal	FACW
63	Vine maple (ACC) <i>Acer circinatum</i>	Buffer	6 ft	2 gal	FAC
63	Wild rose (ROG) <i>Rosa gymnocarpa</i>	Buffer	6 ft	2 gal	FACU
63	Black twinberry (LOI) <i>Lonicera involucrata</i>	Buffer	6 ft	2 gal	FAC
63	Hazelnut (COC) <i>Corylus cornuta</i>	Buffer	6 ft	2 gal	FACU
63	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Buffer	6 ft	2 gal	FAC
63	Wild Rose (ROG) <i>Rosa gymnocarpa</i>	Buffer	6 ft	2 gal	FACU
63	Black currant (RIB) <i>Ribes bracteosum</i>	Buffer	6 ft	2 gal	FAC
63	Thimbleberry (RUP) <i>Rubus parviflorus</i>	Buffer	6 ft	2 gal	FACU

9180 sq. ft. @ 0.028/sq. ft. = 257 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
29	Western crabapple (MAF) <i>Malus fusca</i>	Buffer	6 ft	2 gal	FACW
29	Vine maple (ACC) <i>Acer circinatum</i>	Buffer	6 ft	2 gal	FAC
29	Wild rose (ROG) <i>Rosa gymnocarpa</i>	Buffer	6 ft	2 gal	FACU
29	Black twinberry (LOI) <i>Lonicera involucrata</i>	Buffer	6 ft	2 gal	FAC
29	Hazelnut (COC) <i>Corylus cornuta</i>	Buffer	6 ft	2 gal	FACU
29	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Buffer	6 ft	2 gal	FAC
29	Nootka Rose (RON) <i>Rosa nutkana</i>	Buffer	6 ft	2 gal	FAC
29	Black currant (RIB) <i>Ribes bracteosum</i>	Buffer	6 ft	2 gal	FAC
29	Thimbleberry (RUP) <i>Rubus parviflorus</i>	Buffer	6 ft	2 gal	FACU

WETLAND MITIGATION PLANTING AREA: D
Retained Wetland Enhancement – Submature trees with Blackberry understory
Exotic Invasive vegetation to be hand removed
No tree planting – shrubs planted opportunistically around trees

1864 sq. ft. @ 0.028/sq. ft. = 53 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
5	Western crabapple (PYF) <i>Pyrus fusca</i>	Wetland	6 ft	2 gal	FACW
5	Vine maple (ACC) <i>Acer circinatum</i>	Wetland	6 ft	2 gal	FAC
5	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
5	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FAC
5	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW
5	Western Labrador-Tea (RHC) <i>Rhododendron columbianum</i>	Wetland	6 ft	2 gal	OBL
5	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW
5	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC
5	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
5	Black currant (RIB) <i>Ribes bracteosum</i>	Wetland	6 ft	2 gal	FAC
5	Salmonberry (RUS) <i>Rubus spectabilis</i>	Wetland	6 ft	2 gal	FAC

BUFFER MITIGATION PLANTING AREA: B
Retained Buffer Enhancement – Submature trees with Blackberry understory
Exotic Invasive vegetation to be hand removed
No tree planting – shrubs planted opportunistically around trees

2981 sq. ft. @ 0.028/sq. ft. = 84 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
10	Western crabapple (MAF) <i>Malus fusca</i>	Buffer	6 ft	2 gal	FACW
10	Vine maple (ACC) <i>Acer circinatum</i>	Buffer	6 ft	2 gal	FAC
10	Wild rose (ROG) <i>Rosa gymnocarpa</i>	Buffer	6 ft	2 gal	FACU
10	Black twinberry (LOI) <i>Lonicera involucrata</i>	Buffer	6 ft	2 gal	FAC
10	Hazelnut (COC) <i>Corylus cornuta</i>	Buffer	6 ft	2 gal	FACU
10	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Buffer	6 ft	2 gal	FAC
10	Nootka Rose (RON) <i>Rosa nutkana</i>	Buffer	6 ft	2 gal	FACU
10	Black currant (RIB) <i>Ribes bracteosum</i>	Buffer	6 ft	2 gal	FAC
10	Thimbleberry (RUP) <i>Rubus parviflorus</i>	Buffer	6 ft	2 gal	FACU

PLANTING GUIDELINES

- Trees 9' O.C., or 0.012 per square foot of area; (this assumes 2-5 gal. size) — such trees are to be at least 50% conifers;
 - Plus shrubs 6' O.C., or 0.028 per square foot (this assumes 1-2 gal. size);
 - **To be planted opportunistically around existing trees
- Created Wetland hydroseeded @ 1 lbs. / 500 sq. ft.

Impact Area Analysis – (in sq. ft.)					
Area	Development Impact	Mitigation required?	Mitigation ratio	Mitigation Sq. Ft.	
Buffer – Buffer Impact from Sewer Pipe Placement - 2009	21,890 7,447	yes Yes	1:1 1:1	21,890 7,447	
TOTAL BUFFER IMPACT		YES	1:1	29,337	
Wetland	5,294 Cat. 3	yes	Creation or Reestablishment 2:1 Rehabilitation Enhancement	4:1 8:1	10,588 21,176 42,352
TOTAL	35,261				

**NORTHWOOD EASEMENT
MITIGATION CREATION
AND ENHANCEMENT AREAS**
**PIERCE COUNTY TAX PARCEL 0420091014
& EASEMENT ADJACENT EAST
City File# 20-1348**

SATWANT SINGH
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To Accompany Wetland Mitigation Plan

Drawn By: MARK HECKERT

Sheet No.

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City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion – Ordinance – Title 8, Chapter 8.20 Noise Pollution	Agenda Item #: 3.J
	For Agenda of: 6/21/2022
	Prepared by: Darren Groth, Mark Berry, Ann Marie Soto
Attachments (list): 1. ORD - Noise Pollution - Plainly Audible Option 2. ORD - Noise Pollution - State Decibel-Based Option	
Approval of Materials: Darren Groth, Mark Berry, Ann Marie Soto Rachel Pitzel 6/16/2022 Dave Gray 6/17/2022 Daryl Eidinger 6/17/2022	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: 05/03/2022 SS Discussion

Summary Statement:

This agenda item is intended to continue the conversation regarding possible updates to the City's Noise Pollution chapter of the Edgewood Municipal Code. Based on the ongoing conversations, two options are being presented with this item.

Option 1 is a drafted code the sets a plainly audible standard.

Option 2 keeps a decibel-based standard, but changes the reference from Piece County's code to the state Noise Control Act.

Item History:

On November 16, 2021, City Council received a presentation from staff in response to the Council's request for a review of Edgewood's noise code provisions. After reviewing the drafted amendment regarding measures to improve the current code, City Council sent the matter to the Planning Commission to further vet and make a recommendation back to City Council.

On December 13, 2021, the Planning Commission discussed the impacts that the proposed code changes will have on businesses in the Town Center and along the Meridian Corridor, residents in single-family neighborhoods, and the enforcement of noise pollution in Edgewood. The Commission expressed interest in evaluating the code changes one year after they go into effect to assess any impacts that they have had.

On January 10, 2022, the Planning Commission held a Public Hearing on the proposed code changes and recommended approval by a 5-2 vote.

On January 18, 2022, City Council held an initial study session discussion following the Planning Commission recommendation.

On January 25, 2022, City Council held a public hearing regarding the proposed code amendments. No additional input was received from the public.

On February 1, 2022, City Council held a study session discussion following their public hearing. Further discussion ensued with the Council and this item was removed from the February 8, 2022 City Council agenda for final action to allow for additional study session discussions with City Council.

On February 15, 2022, City Council held a study session regarding the proposed code amendments.

On March 1, 2022, City Council held a study session regarding the proposed code amendments.

On March 15, 2022, City Council held a study session regarding the proposed code amendments.

On April 5, 2022, City Council held a study session regarding the proposed code amendments.

On May 3, 2022, City Council held a study session regarding the proposed code amendments.

Recommended Action:

Hold a discussion and provide staff direction to Discussion – Ordinance – Title 8, Chapter 8.20 Noise Pollution

Fiscal Note/Consideration:

Option B - Plainly Audible Option

Title 8 | HEALTH AND SAFETY Chapter 8.20, Noise Pollution

8.20.010 Purpose.

The City Council has found that inadequately controlled noise may adversely affect the health, safety, and general welfare of people, the value of property, and the quality of the environment. The purpose of this chapter is to minimize the exposure of residents and visitors to the harmful physiological and psychological effects of excessive noise by limiting noise pollution in a manner that promotes commerce; the use, value, and enjoyment of property; sleep and repose; and the quality of the environment.

8.20.020 Noise Pollution.

A. General Prohibition. It is unlawful for any person to cause or for any person who owns or occupies property to allow to originate from the property sound that is a public disturbance noise.

B. Public Disturbances. The following sounds are public disturbance noises in violation of this chapter, if the noise is plainly audible from the property or dwelling unit occupied by another person. For purposes of this section, “plainly audible” means sound that can be heard by a person using unaided hearing faculties. It is not necessary for such person to be able to determine the content of any sound for it to be considered “plainly audible.”

1. The frequent, repetitive, or continuous sounding of any horn or siren attached to a motor vehicle, except as a warning of danger or as specifically permitted or required by law;
2. The creation of frequent, repetitive, or continuous sounds in connection with the starting, operation, repair, rebuilding, or testing of any motor vehicle, motorcycle, off-highway vehicle, or other internal combustion engine within a residential district, including, but not limited to, engine sounds, horn sounds, hydraulic or air break sounds, or other equipment, except to warn of danger or emergencies. For the purposes of this section, such sounds after 10:00 p.m. and before 7:00 a.m. on weekdays or after 10:00 p.m. and before 8:00 a.m. on weekend days shall be presumed to be a public disturbance noise;
3. Creating loud and raucous, and frequent, repetitive, or continuous sounds with the human voice, between the hours of 10:00 p.m. and 7:00 a.m. on weekdays or after 10:00 p.m. and before 8:00 a.m. on weekend days;
4. Using, operating, playing or permitting to be used, operated or played, any audio equipment, television set, musical instrument, sound amplification, or similar device, regardless of whether portable or stationary, except in compliance with an approved permit between the hours of 10:00 p.m. and 7:00 a.m. on weekdays or after 10:00 p.m. and before 8:00 a.m. on weekend days;
5. Sound from motor vehicle audio sound systems, such as tape players, radios, or compact disc players;
6. The squealing, screeching, or other such sounds from motor vehicle tires in contact with the ground or other surface because of rapid acceleration, braking, excessive speed around corners, or any other reason, except for sounds resulting from actions necessary to avoid danger;
7. Land development and construction activity noise generated by activities regulated by EMC Titles 12-16, 18, and 20, except as authorized by EMC 18.90.140(G); or
8. Sounds originating from residential property relating to temporary projects performed by the homeowner for the maintenance or repair of homes, grounds, or appurtenances, including but not limited to sounds from lawnmowers, powered hand tools, snow removal equipment, or any other power motorized equipment

before 7:00 a.m. and after 10:00 p.m. on weekdays and before 8:00 a.m. and after 10:00 p.m. on weekend days.

C. Exemptions. This Chapter shall not apply to the following activities.

1. Community and special events subject to an approved permit.
2. Fireworks lawfully discharged within the city.
3. Public safety training activities and the sirens or other warning devices, where noise suppression would render the device ineffective, either on emergency vehicles operated by agencies such as fire departments, police departments, or ambulance services, or stationary devices for warning the general public of threats such as those from natural occurrences such as lahars, necessary in the interests of law enforcement or for the health, safety, or welfare of the community.
4. The performance of emergency work for the immediate safety, health, or welfare of the community or individuals of the community to restore property to a safe condition.
5. Equipment, tools, generators, or other devices used during emergency situations and the associated work performed for the duration of the emergency.
6. Sounds caused by natural phenomena or wildlife.
7. Unamplified sounds created by domestic animals as permitted by EMC Title 6.
8. Sounds originating from aircraft in flight.
9. Sounds created by motor vehicles when regulated by Chapter [173-62](#) WAC.
10. Sounds created by surface carriers engaged in interstate commerce by railroad.
11. Sounds created by existing electrical substations and stationary equipment used to convey water, wastewater or natural gas by a utility.
12. Sounds created by land development and construction activities authorized by EMC 18.90.140(G).
13. Sounds created by sound amplification equipment which have been approved through, and are in compliance with all terms and conditions of, an approved permit.
14. Sounds created by the repair or installation of essential utility services and streets.
15. Sounds originating from public parks, playgrounds, and recreation areas are exempt from the provisions of this chapter during the hours the parks, playgrounds or recreation areas are open for public use as established under Chapter 12.10 EMC, provided that audio equipment and sound amplification is prohibited in public parks, playgrounds, and recreation areas unless allowed as part of an approved special event permit.

8.20.030 Enforcement.

The Mayor, or designee, and any law enforcement officer are authorized to enforce the Chapter.

8.20.040 Violation – Penalty.

Any person who violates the provisions of this chapter shall be provided a warning upon first contact. Any person who violates the provisions of this chapter for a second time within a 48 hour period will be subject to issuance of a civil infraction and a civil penalty of up to \$175.00. A third violation within a 48-hour period or a subsequent violation within any one-year period will subject the violator to a civil infraction and a civil penalty of up to \$250.

Exhibit B Amended Code(s)

8.05.050 PCC sections and chapters not adopted.

The following provisions of PCC Title 8 are excluded from the scope of this chapter and are expressly not adopted by reference hereunder:

- A. ~~PCC 8.72.090(A)~~; Chapter 8.72 PCC (Motor Vehicle, Public Disturbance, and Public Nuisance Noise);
- B. Chapter 8.08 PCC (Public Nuisances); and
- C. Chapter 8.09 PCC (Chronic Nuisance Properties).

8.09.020 Definitions.

[All other definitions unchanged. Logistical directions only, red text not codified]

“Nuisance” or “Nuisance activity” means and includes:

1. Any general or specific nuisance.
2. Any civil code violation as defined by state law or local ordinance occurring around or near the property including, but not limited to, the following activities, conditions or behaviors:
 - a. Litter and rubbish;
 - b. Fire hazard from vegetation and debris;
 - c. Violations of the fire code as adopted in Chapter 15.05 EMC.
3. Any criminal conduct, including the attempt and/or conspiracy to commit any criminal conduct, as defined by state or local ordinance occurring on, around, near or having a nexus to a property including, but not limited to:
 - a. Reckless endangerment: RCW 9A.36.050;
 - b. Prostitution: RCW 9A.88.030;
 - c. Patronizing a prostitute: RCW 9A.88.110;
 - d. Disorderly house, as defined by: RCW 9A.88.090;
 - e. Indecent exposure: RCW 9A.88.010;
 - f. Lewd conduct: RCW 7.48.050;
 - g. Any firearms or dangerous weapons violations listed in: Chapter 9.41 RCW;
 - ~~h. Noise: Chapter 70.107 RCW;~~
 - ~~h.~~ h. Drug-related activity: Chapter 69.50 RCW;
 - ~~j.~~ i. Gang-related activity: RCW 9.94A.030;

⌘ j. Warrant arrests, or any instance in which a Department of Corrections (DOC) offender is located at a property while in violation of DOC supervision: Chapter 10.31 RCW; RCW 10.88.370;

‡ k. Possession of stolen property: RCW 9A.56.140 through 9A.56.170;

⌘ l. Trafficking in stolen property and/or criminal profiteering: Chapter 9A.82 RCW;

⌘ m. Theft, trafficking, or unlawful possession of commercial metal property: Chapter 19.290 RCW;

⊖ n. Identity theft: RCW 9.35.020.

12.10.050 Prohibited activities.

The following activities are unlawful within city parks:

[A-H unchanged. Logistical directions only, red text not codified]

I. Noise. No person shall make any public disturbance noise or public nuisance noise as defined in EMC Chapter 8.20 ~~Chapter 8.72 of the Pierce County Code~~.

[J-P unchanged. Logistical directions only, red text not codified]

12.10.080 Violation – Penalty.

[A-D unchanged. Logistical directions only, red text not codified]

E. Violations of EMC 12.10.050(I) (“Noise”) shall be punished as set forth in EMC Chapter 8.20 ~~Pierce County Code Section 8.72.130, which provides that the first violation is a class 3 civil infraction under RCW 7.80.120 (\$50.00), the second violation is a class 2 civil infraction under RCW 7.80.120 (\$125.00) and the third violation is a class 1 civil infraction under RCW 7.80.120 (\$250.00) (all of these amounts do not include statutory assessments).~~

[F-K unchanged. Logistical directions only, red text not codified]

18.90.140 Performance standards.

[A-D unchanged. Logistical directions only, red text not codified]

E. Restrictions on Dangerous and Objectionable Elements.

1. ~~The provisions of Chapter 8.76 PCC, Noise Pollution Control (as adopted in EMC Title 8), shall apply. In addition, frequent, repetitive or continuous sounds emanating from any use or facility other than transportation facilities or temporary construction work shall not exceed 75 decibels at the property lines. If the community development director or designee determines it to be necessary or has reason to believe that noise levels are being exceeded, the owner and/or operator of a use or facility shall be required to provide noise reading data for noise levels at all property lines. No noise shall be permitted in violation of Chapter 8.20 EMC or this chapter.~~

2. No vibration shall be permitted which is discernible without instruments at the points of measurement specified in this section.
3. No emission shall be permitted of odorous gases or other odorous matter released from any operation or activity in such quantities so as to exceed the odor threshold beyond lot lines. The odor threshold shall be defined as the concentration in the air of a gas or vapor which will just evoke a response in the human olfactory system.
4. No direct or reflected light or glare, whether from floodlights or from high temperature processes such as combustion or welding or otherwise, so as to be visible at the property lines or skyward beyond the building height of the zone, shall be permitted.
5. The regulations of the federal occupational safety and health standards shall apply for all radioactivity and electrical disturbance unless local codes and ordinances supersede this federal regulation.

[F-G unchanged. Logistical directions only, red text not codified]

18.100.110 Wireless communications facilities.

[A-E unchanged. Logistical directions only, red text not codified]

F. General Development Standards Applicable to WCFs. The following criteria shall be applied in approving, approving with conditions, or denying a permit for a WCF. Unless otherwise provided in this chapter, WCF construction shall be consistent with the development standards of the zoning district in which it is located.

[F.1-6 unchanged. Logistical directions only, red text not codified]

7. Noise. ~~At no time shall transmission equipment or any other associated equipment (including, but not limited to, heating and air conditioning units) at any wireless communication facility emit noise that exceeds the applicable limit(s) established in EMC 18.90.140(E).~~ Facilities utilizing passive cooling or other cooling methods that do not emit noise are to be utilized when feasible. If not feasible, cooling methods using low noise profile equipment shall be utilized. In no event shall transmission equipment or any other associated equipment (including, but not limited to, heating and air conditioning units) at any wireless communication facility emit noise that exceeds the applicable limit(s) established in EMC 18.90.140(E).

Option B – Decibel-Based Option

Title 8 | HEALTH AND SAFETY Chapter 8.20, Noise Pollution

8.20.010 Purpose.

The City Council has found that inadequately controlled noise may adversely affect the health, safety, and general welfare of people, the value of property, and the quality of the environment. The purpose of this chapter is to minimize the exposure of residents and visitors to the harmful physiological and psychological effects of excessive noise by limiting noise pollution in a manner that promotes commerce; the use, value, and enjoyment of property; sleep and repose; and the quality of the environment.

8.20.020 Definitions.

The following terms shall have the meanings below for purposes of this chapter:

- A. "Background sound level" means the level of all sounds in a given environment, independent of the specific source being measured.
- B. "dBA" means the sound pressure level in decibels measured using the "A" weighting network on a sound level meter. The sound pressure level, in decibels, of a sound is 20 times the logarithm to the base 10 of the ratio of the pressure of the sound to a reference pressure of 20 micropascals.
- C. "Distribution facilities" means any facility used for distribution of commodities to final consumers, including facilities of utilities that convey water, waste water, natural gas, and electricity.
- D. "EDNA" means the environmental designation for noise abatement, being an area or zone (environment) within which maximum permissible noise levels are established.
- E. "Existing" means a process, event, or activity in an established area, producing sound subject to or exempt from this chapter, prior to the effective date of September 1, 1975.
- F. "Noise" means the intensity, duration and character of sounds, from any and all sources.
- G. "Person" means any individual, corporation, partnership, association, governmental body, state agency or other entity whatsoever.
- H. "Property boundary" means the surveyed line at ground surface, which separates the real property owned, rented, or leased by one or more persons, from that owned, rented, or leased by one or more other persons, and its vertical extension.
- I. "Racing event" means any motor vehicle competition conducted under a permit issued by a governmental authority having jurisdiction or, if such permit is not required, then under the auspices of a recognized sanctioning body.
- J. "Receiving property" means real property within which the maximum permissible noise levels specified herein shall not be exceeded from sources outside such property.
- K. "Sound level meter" means a device which measures sound pressure levels and conforms to Type 1 or Type 2 as specified in the American National Standards Institute Specification S1.4-1971.

8.20.030 Identification of environments.

The EDNA of any property shall be based on the following typical uses, taking into consideration the present, future, and historical usage, as well as the usage of adjacent and other lands in the vicinity.

A. Class A EDNA - Lands where human beings reside and sleep. Typically, Class A EDNA will be the following types of property used for human habitation:

1. Residential
2. Multiple family living accommodations
3. Recreational and entertainment, (e.g., camps, parks, camping facilities, and resorts)
4. Community service, (e.g., orphanages, homes for the aged, hospitals, health and correctional facilities)

B. Class B EDNA - Lands involving uses requiring protection against noise interference with speech. Typically, Class B EDNA will be the following types of property:

1. Commercial living accommodations
2. Commercial dining establishments
3. Motor vehicle services
4. Retail services
5. Banks and office buildings
6. Miscellaneous commercial services, property not used for human habitation
7. Recreation and entertainment, property not used for human habitation (e.g., theaters, stadiums, fairgrounds, and amusement parks)
8. Community services, property not used for human habitation (e.g., educational, religious, governmental, cultural and recreational facilities).

C. Class C EDNA - Lands involving economic activities of such a nature that higher noise levels than experienced in other areas is normally to be anticipated. Persons working in these areas are normally covered by noise control regulations of the department of labor and industries. Uses typical of Class A EDNA are generally not permitted within such areas. Typically, Class C EDNA will be the following types of property:

1. Storage, warehouse, and distribution facilities.
2. Industrial property used for the production and fabrication of durable and nondurable man-made goods
3. Agricultural and silvicultural property used for the production of crops, wood products, or livestock.

8.20.040 Maximum permissible environmental noise levels.

A. No person shall cause or permit noise to intrude into the property of another person which noise exceeds the maximum permissible noise levels set forth below in this section.

B. The noise limitations established are as set forth in the following table after any applicable adjustments provided for herein are applied.

EDNA OF NOISE SOURCE	EDNA OF RECEIVING PROPERTY		
	Class A	Class B	Class C

CLASS A	55 dBA	57 dBA	60 dBA
CLASS B	57	60	65
CLASS C	60	65	70

C. Between the hours of 10:00 p.m. and 7:00 a.m. the noise limitations of the foregoing table shall be reduced by 10 dBA for receiving property within Class A EDNAs.

D. At any hour of the day or night the applicable noise limitations in (a) and (b) above may be exceeded for any receiving property by no more than:

1. 5 dBA for a total of 15 minutes in any one-hour period; or
2. 10 dBA for a total of 5 minutes in any one-hour period; or
3. 15 dBA for a total of 1.5 minutes in any one-hour period.

8.20.050 Exemptions.

A. The following shall be exempt from the provisions of this chapter between the hours of 7:00 a.m. and 10:00 p.m.:

1. Sounds originating from residential property relating to temporary projects for the maintenance or repair of homes, grounds and appurtenances.
2. Sounds created by the discharge of firearms on authorized shooting ranges.
3. Sounds created by blasting.
4. Sounds created by aircraft engine testing and maintenance not related to flight operations: Provided, that aircraft testing and maintenance shall be conducted at remote sites whenever possible.
5. Sounds created by the installation or repair of essential utility services.

B. The following shall be exempt from the provisions of EMC 8.20.040(C):

1. Noise from electrical substations and existing stationary equipment used in the conveyance of water, waste water, and natural gas by a utility.
2. Noise from existing industrial installations which exceed the standards contained in these regulations and which, over the previous three years, have consistently operated in excess of 15 hours per day as a consequence of process necessity and/or demonstrated routine normal operation. Changes in working hours, which would affect exemptions under this regulation, require approval of the department of ecology.

C. The following shall be exempt from the provisions of this chapter, except insofar as such provisions relate to the reception of noise within Class A EDNAs between the hours of 10:00 p.m. and 7:00 a.m.

1. Sounds originating from temporary construction sites as a result of construction activity.
2. Sounds originating from forest harvesting and silvicultural activity.

D. The following shall be exempt from all provisions of this chapter:

1. Sounds created by motor vehicles when regulated by chapter [173-62](#) WAC.

2. Sounds originating from aircraft in flight and sounds that originate at airports which are directly related to flight operations.
3. Sounds created by surface carriers engaged in interstate commerce by railroad.
4. Sounds created by warning devices not operating continuously for more than five minutes, or bells, chimes, and carillons.
5. Sounds created by safety and protective devices where noise suppression would defeat the intent of the device or is not economically feasible.
6. Sounds created by emergency equipment and work necessary in the interests of law enforcement or for health safety or welfare of the community.
7. Sounds originating from motor vehicle racing events at existing authorized facilities.
8. Sounds originating from officially sanctioned parades and other public events.
9. Sounds emitted from petroleum refinery boilers during startup of said boilers: Provided, That the startup operation is performed during daytime hours whenever possible.
10. Sounds created by the discharge of firearms in the course of hunting.
11. Sounds caused by natural phenomena and unamplified human voices.
12. Sounds created by motor vehicles, licensed or unlicensed, when operated off public highways EXCEPT when such sounds are received in Class A EDNAs.
13. Sounds originating from existing natural gas transmission and distribution facilities. However, in circumstances where such sounds impact EDNA Class A environments and complaints are received, the director of the department of ecology or designee may take action to abate by application of EDNA Class C source limits to the facility under the requirements of WAC 173-60-050(5).

8.20.030 Enforcement.

The Mayor, or designee, and any law enforcement officer are authorized to enforce the Chapter.

8.20.040 Violation – Penalty.

Any person who violates the provisions of this chapter shall be provided a warning upon first contact. Any person who violates the provisions of this chapter for a second time within a 48-hour period will be subject to issuance of a civil infraction and a civil penalty of up to \$175.00. A third violation within a 48-hour period or a subsequent violation within any one-year period will subject the violator to a civil infraction and a civil penalty of up to \$250.

Exhibit B Amended Code(s)

8.05.050 PCC sections and chapters not adopted.

The following provisions of PCC Title 8 are excluded from the scope of this chapter and are expressly not adopted by reference hereunder:

- A. ~~PCC 8.72.090(A)~~; Chapter 8.72 PCC (Motor Vehicle, Public Disturbance, and Public Nuisance Noise);
- B. Chapter 8.08 PCC (Public Nuisances); and
- C. Chapter 8.09 PCC (Chronic Nuisance Properties).

8.09.020 Definitions.

[All other definitions unchanged. Logistical directions only, red text not codified]

“Nuisance” or “Nuisance activity” means and includes:

1. Any general or specific nuisance.
2. Any civil code violation as defined by state law or local ordinance occurring around or near the property including, but not limited to, the following activities, conditions or behaviors:
 - a. Litter and rubbish;
 - b. Fire hazard from vegetation and debris;
 - c. Violations of the fire code as adopted in Chapter 15.05 EMC.
3. Any criminal conduct, including the attempt and/or conspiracy to commit any criminal conduct, as defined by state or local ordinance occurring on, around, near or having a nexus to a property including, but not limited to:
 - a. Reckless endangerment: RCW 9A.36.050;
 - b. Prostitution: RCW 9A.88.030;
 - c. Patronizing a prostitute: RCW 9A.88.110;
 - d. Disorderly house, as defined by: RCW 9A.88.090;
 - e. Indecent exposure: RCW 9A.88.010;
 - f. Lewd conduct: RCW 7.48.050;
 - g. Any firearms or dangerous weapons violations listed in: Chapter 9.41 RCW;
 - ~~h. Noise: Chapter 70.107 RCW;~~
 - ~~h.~~ h. Drug-related activity: Chapter 69.50 RCW;
 - ~~j.~~ i. Gang-related activity: RCW 9.94A.030;

⌘ j. Warrant arrests, or any instance in which a Department of Corrections (DOC) offender is located at a property while in violation of DOC supervision: Chapter 10.31 RCW; RCW 10.88.370;

‡ k. Possession of stolen property: RCW 9A.56.140 through 9A.56.170;

⌘ l. Trafficking in stolen property and/or criminal profiteering: Chapter 9A.82 RCW;

⌘ m. Theft, trafficking, or unlawful possession of commercial metal property: Chapter 19.290 RCW;

⊖ n. Identity theft: RCW 9.35.020.

12.10.050 Prohibited activities.

The following activities are unlawful within city parks:

[A-H unchanged. Logistical directions only, red text not codified]

I. Noise. No person shall make any public disturbance noise or public nuisance noise as defined in EMC Chapter 8.20 ~~Chapter 8.72 of the Pierce County Code~~.

[J-P unchanged. Logistical directions only, red text not codified]

12.10.080 Violation – Penalty.

[A-D unchanged. Logistical directions only, red text not codified]

E. Violations of EMC 12.10.050(I) (“Noise”) shall be punished as set forth in EMC Chapter 8.20 ~~Pierce County Code Section 8.72.130, which provides that the first violation is a class 3 civil infraction under RCW 7.80.120 (\$50.00), the second violation is a class 2 civil infraction under RCW 7.80.120 (\$125.00) and the third violation is a class 1 civil infraction under RCW 7.80.120 (\$250.00) (all of these amounts do not include statutory assessments).~~

[F-K unchanged. Logistical directions only, red text not codified]

18.90.140 Performance standards.

[A-D unchanged. Logistical directions only, red text not codified]

E. Restrictions on Dangerous and Objectionable Elements.

1. ~~The provisions of Chapter 8.76 PCC, Noise Pollution Control (as adopted in EMC Title 8), shall apply. In addition, frequent, repetitive or continuous sounds emanating from any use or facility other than transportation facilities or temporary construction work shall not exceed 75 decibels at the property lines. If the community development director or designee determines it to be necessary or has reason to believe that noise levels are being exceeded, the owner and/or operator of a use or facility shall be required to provide noise reading data for noise levels at all property lines. No noise shall be permitted in violation of Chapter 8.20 EMC or this chapter.~~

2. No vibration shall be permitted which is discernible without instruments at the points of measurement specified in this section.
3. No emission shall be permitted of odorous gases or other odorous matter released from any operation or activity in such quantities so as to exceed the odor threshold beyond lot lines. The odor threshold shall be defined as the concentration in the air of a gas or vapor which will just evoke a response in the human olfactory system.
4. No direct or reflected light or glare, whether from floodlights or from high temperature processes such as combustion or welding or otherwise, so as to be visible at the property lines or skyward beyond the building height of the zone, shall be permitted.
5. The regulations of the federal occupational safety and health standards shall apply for all radioactivity and electrical disturbance unless local codes and ordinances supersede this federal regulation.

[F-G unchanged. Logistical directions only, red text not codified]

18.100.110 Wireless communications facilities.

[A-E unchanged. Logistical directions only, red text not codified]

F. General Development Standards Applicable to WCFs. The following criteria shall be applied in approving, approving with conditions, or denying a permit for a WCF. Unless otherwise provided in this chapter, WCF construction shall be consistent with the development standards of the zoning district in which it is located.

[F.1-6 unchanged. Logistical directions only, red text not codified]

7. Noise. ~~At no time shall transmission equipment or any other associated equipment (including, but not limited to, heating and air conditioning units) at any wireless communication facility emit noise that exceeds the applicable limit(s) established in EMC 18.90.140(E).~~ Facilities utilizing passive cooling or other cooling methods that do not emit noise are to be utilized when feasible. If not feasible, cooling methods using low noise profile equipment shall be utilized. In no event shall transmission equipment or any other associated equipment (including, but not limited to, heating and air conditioning units) at any wireless communication facility emit noise that exceeds the applicable limit(s) established in EMC 18.90.140(E).



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion – Ordinance – Amending Chapter 8.10 – Fireworks	Agenda Item #: 3.K
	For Agenda of: 6/21/2022
	Prepared by: Darren Groth, Mark Berry
Attachments (list): 1. EMC 8.10 - Fireworks Ban Option 2. EMC 8.10 - Fireworks Milton Option	
Approval of Materials: Darren Groth, Mark Berry Rachel Pitzel 6/16/2022 Dave Gray 6/17/2022 Daryl Eidinger 6/17/2022	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: 06/21/22: Study Session 06/28/22: RCM Action

Summary Statement:

City Council held two study sessions regarding the use and discharge of fireworks. Chapter 70.77 RCW (State Fireworks Law) regulates fireworks within the State of Washington and allows local jurisdictions to enact ordinances that prohibit the sale, purchase, possession, or use of consumer fireworks. Ordinances adopted by a county or city that are more restrictive than state law shall have an effective date no sooner than one year after their adoption, in accordance with RCW 70.77.250(4). The City of Edgewood followed those procedures and currently regulates fireworks within Chapter 8.10, Fireworks of the Edgewood Municipal Code (EMC).

For background, the state allowances for sales and discharge were provided for the study session on May 3, 2022. In addition, on June 24, 2003, City Council adopted City Ordinance No. 03-210 to set initial local limitations on the dates and hours, which were further amended in 2004 under Ord. No. 04-225 and in 2016 under Ord. No. 16-473.

This agenda item is intended to continue the discussion following City Council's direction during the June 7, 2022 study session in anticipation of City Council taking action during their June 28, 2022 regular meeting. Per Council's request, two proposed code amendments are attached to this agenda bill. This first option proposes a ban on the sale and discharge of consumer fireworks. The second option proposes changes that follow the City of Milton's code regarding the discharge and types of fireworks allowed in the city.

Item History:

05/03/22: Study Session

06/07/22: Study Session

Recommended Action:

Hold a discussion and provide staff direction to Discussion – Ordinance – Amending Chapter 8.10 – Fireworks

Fiscal Note/Consideration:

OPTION A – Total Ban

Chapter 8.10

FIREWORKS

Sections:

- 8.10.010 Definitions – Delegation of authority.
- 8.10.020 Sale, use and discharge of fireworks unlawful.
- 8.10.030 Public display.
- 8.10.040 Inspection.
- 8.10.050 Issuance – Nontransferable – Voiding.
- 8.10.060 Penalties.

8.10.010 Definitions – Delegation of authority.

Definitions of terms used in this chapter shall be as set forth in Chapter 70.77 RCW and Chapter 212-17 WAC except as expressly provided herein.

A. Delegation of Authority. Pursuant to RCW 70.77.270, the city council hereby designates the East Pierce Fire and Rescue fire chief, or his or her designee as the person with authority to issue, condition, deny and/or revoke permits pursuant to this chapter, and to enforce the provisions hereof.

B. Local Fire Official Defined. The terms “local fire official” or “fire chief” as used in this chapter shall mean the chief of East Pierce Fire and Rescue or his or her designee.

8.10.020 Sale, use and discharge of fireworks unlawful.

It is unlawful for any person to sell, use, transfer, discharge, ignite or explode any fireworks within the city of Edgewood; provided, that this prohibition shall not apply to the following activities, when authorized by a state license and city permit:

- A. Duly authorized public displays, as provided in RCW 70.77.260; and
- B. Duly authorized use by religious organizations or private organizations or persons for religious or other specific purposes on an approved date and in an approved location, as provided in RCW 70.77.311(2); and
- C. Special effects for entertainment media pursuant to RCW 70.77.535.

8.10.030 Public display.

Public display of fireworks shall be in accordance with Chapter 70.77 RCW and Chapter 212-17 WAC and the following:

A permit will be required for all public displays of fireworks. Any person desiring to put on a public display of fireworks shall apply in writing to the mayor for a permit at least 30 days in advance of the proposed display. The applicant shall submit information and evidence concerning the following:

- A. The name of the organization sponsoring the display, if other than the applicant;
- B. The date the display is to be held;
- C. The exact location for the display;
- D. The name and license number of the pyrotechnic operator who is to supervise discharge of the fireworks, and the name of at least one experienced assistant;
- E. The number of set pieces, shells (specify single or multiple break), and other items;

F. The manner and place of storage of such fireworks prior to the display;

G. A diagram of the ground on which the display is to be held showing the point at which the fireworks are to be discharged, the location of all buildings, highways and other lines of communication, the lines behind which the audience will be restrained, and the location of all nearby trees, telegraph or telephone lines, or other overhead obstruction;

H. Applicant shall procure and maintain public liability insurance with limits of not less than \$1,000,000 for bodily injury to any one person in one accident or occurrence; \$2,000,000 for bodily injury to two or more persons in any one accident or occurrence; and \$500,000 property damage; or, at the option of the applicant, a combined single limit of \$2,000,000 per occurrence. The insurance policy shall name the city as an additional assured and shall contain a provision that it will not be cancelled or reduced without 30 days' advance written notice to the city. The applicant shall also procure a State Fire Marshal's general license for the public display of fireworks;

I. The fee for each permit for public display of fireworks shall be as specified in the City's fee schedule.

8.10.040 Inspection.

After the discharge site has been completely set up, and prior to the display, the discharge site shall be inspected and approved by the fire chief.

8.10.050 Issuance – Nontransferable – Voiding.

Each public display permit issued pursuant to this chapter shall be valid for the specific authorized public display event only, shall be used only by the designated permittee and shall be nontransferable. Any transfer or unauthorized use of a permit is a violation of this chapter and shall void the permit granted in addition to all other sanctions provided in this code.

8.10.060 Penalties.

A. Any person violating any of the provisions of this chapter shall be guilty of a civil infraction and shall be assessed a civil penalty of \$250.00 for each and every day of violation. Any violation of this chapter which also constitutes a violation of state law shall also be punishable in accordance with any and all applicable state law penalties, including without limitation the provisions of Chapter 70.77 RCW.

B. A person is guilty of a separate offense for each separate and distinct violation of any provisions of this chapter, and a person is guilty of a separate offense for each day during which he/she commits or allows to continue any violation of the provisions of this chapter.

C. Any fireworks which are illegally sold, offered for sale, used, discharged, possessed or transported in violation of the provisions of this chapter or of Chapter 70.77 RCW shall be subject to seizure by any police officer or by the city's fire marshal or his designee to the extent permitted by law.

OPTION B – Restricted Sales/Discharge (Milton Option)–

Chapter 8.10

FIREWORKS

Sections:

~~8.10.010 Repealer.~~

~~8.10.020~~ Definitions – Delegation of authority.

~~8.10.030~~ Retail fireworks sales.

~~8.10.040~~ Dangerous fireworks prohibited.

~~8.10.050~~ ~~Dates and hours when e~~Consumer fireworks discharge ~~permitted.~~

~~8.10.060 Repealed.~~

~~8.10.070~~ Public display.

~~8.10.080~~ Penalties.

~~8.10.010 Repealer.~~

~~International Fire Code Sections 7801 and 7802 are hereby repealed their entirety. (Ord. 03-210 § 1).~~

8.10.020 Definitions – Delegation of authority.

Definitions of terms used in this chapter shall be as set forth in Chapter 70.77 RCW and Chapter 212-17 WAC except as expressly provided herein.

A. Delegation of Authority. Pursuant to RCW 70.77.270, the city council hereby designates the East Pierce Fire and Rescue fire chief, or his or her designee as the person with authority to issue, condition, deny and/or revoke permits pursuant to this chapter, and to enforce the provisions hereof.

B. Local Fire Official Defined. The terms “local fire official” or “fire chief” as used in this chapter shall mean the chief of East Pierce Fire and Rescue or his or her designee. ~~(Ord. 16-473 § 2; Ord. 14-417 § 1; Ord. 03-210 § 2).~~

8.10.030 Retail fireworks sales.

A. Retail Fireworks Sales. Retail sales of fireworks within the city of Edgewood shall comply with the provisions of this section and all applicable requirements of Chapter 70.77 RCW and Chapter 212-17 WAC, which are hereby adopted by this reference and incorporated herein as if set forth in full, as the same now exists or as may be subsequently amended. The provisions set forth in this section are expressly intended to supplement, rather than supersede, the applicable provisions of Chapter 70.77 RCW and Chapter 212-17 WAC.

B. State License and City Permit Required.

1. Pursuant to Chapter 70.77 RCW and this chapter, a permit issued by the city of Edgewood shall be required for any retail sale of fireworks within the city.

2. No permit authorizing the retail sale of fireworks shall be issued until:

a. A license issued by the Washington State Patrol pursuant to Chapter 70.77 RCW is filed with the city of Edgewood; and

b. A certificate of insurance or bond, as required by this chapter and Chapter 70.77 RCW, has been filed with the city of Edgewood.

C. Inspection Required. Prior to the issuance of a permit under this section, the fire chief shall perform an inspection of any temporary stand or other structure intended for retail activity to determine whether such structure complies with all applicable requirements set forth in the RCW, the WAC and local regulations. No permit shall be issued unless and until such compliance is verified.

D. Permit Fee. ~~The annual permit fee shall be outlined in the city fee schedule. The annual permit fee for the retail sale of fireworks as authorized pursuant to this section shall be \$75.00 per year, payable in advance.~~

E. Permit Application. An application for a permit authorizing the retail sale of fireworks shall be made in writing to the city of Edgewood on a form provided by the city no later than May 20th of the year for which the permit is sought.

F. Permit Decision – Conditions. Within the timeframes established by RCW 70.77.270, the fire chief shall issue a written report of findings and a decision granting or denying a permit application under this section. To the extent consistent with applicable state law and local regulations, the fire chief may place reasonable conditions on any permit issued in order to protect the public health, safety or welfare. Any decision denying a permit application shall include a written statement of reasons supporting such denial. The duration of any permit issued under this section shall be as established by RCW 70.77.345.

G. Certificate of Insurance.

1. As a condition of the issuance of any permit required by this chapter, and at all times during the retail sale of fireworks pursuant to a permit issued under this section, every retailer shall obtain at its sole expense and maintain in effect a bond or insurance in the amounts required by RCW 70.77.270, 70.77.285 and 70.77.295 and as directed by the city of Edgewood. The city of Edgewood shall approve the bond or insurance only if it meets the requirements of this section.

2. Any such certificate of insurance or bond shall provide that:

- a. The insurer will not cancel the insured's coverage without 15 days' prior written notice to the city of Edgewood and the Chief of the

Washington State Patrol through the director of fire protection;

- b. The city of Edgewood, its employees, officers, agents, volunteers, and officials are included as additional insureds.

H. Retail Fireworks Stands. Prior to opening for business, a stand or other structure from which retail sales of fireworks will occur must be inspected and approved by the fire chief or his or her designee. Inspections shall not be conducted until the retailer has submitted to the fire chief the following:

1. A temporary use permit issued by the city of Edgewood in accordance with EMC 18.50.070;
2. A city of Edgewood business license;
3. A copy of the state license pursuant to Chapter 70.77 RCW;
4. Proof of insurance as required by this section.

I. Responsibility. All retailers of fireworks shall be solely responsible for operating in a manner that is safe and responsible and in full compliance with all federal, state, and local laws and regulations. The issuance of any permit required by this section shall in no way relieve any person from the duty of complying with all federal, state, and local laws and regulations or conducting activities in a safe and reasonable manner.

J. Retail Sales Period. No fireworks shall be sold or offered for sale at retail within the city except as follows each year:

1. From 12:00 noon to 11:00 p.m. on the twenty-eighth of June;
2. From 9:00 a.m. to 11:00 p.m. on each day from the twenty-ninth of June through the fifth of July;
3. From 12:00 noon to 11:00 p.m. on each day from the twenty-seventh of December through the thirty-first of December;

4. Or as provided in RCW 70.77.311.

K. Location of Retail Sales. It is unlawful for any person to offer for sale retail fireworks on the property of another without permission of the owner of such property. It is unlawful for any person to offer for sale retail fireworks on city property that is owned by the city without the express written permission of the city council.

L. Number of Stands. The maximum number of permits that may be issued pursuant to this chapter shall not exceed one license for each 2,500 residents of the city, according to the last official census or the last estimate of the state's census board. No person, firm, corporation or charitable organization shall receive more than one permit for the sale of fireworks from the city during the same calendar year.

M. Single Outlet Permitted – Nontransferability. A permit granted pursuant to this chapter shall entitle the permit holder to maintain only one retail outlet. All permits issued pursuant to this chapter shall be used only by the permit holder and shall be nontransferable. Any transfer or purported transfer of such a permit shall be deemed a violation of this chapter.

N. Restrictions on Sales of Fireworks Types. Only the following types of fireworks may be sold:

1. Sparkler: stick or wire coated with pyrotechnic composition that produces a shower of sparks upon ignition.

2. Cylindrical fountain: cylindrical tubes containing pyrotechnic composition. Upon ignition, a shower of colored sparks and sometimes a whistling effect is produced. This device may be provided with a spike for insertion into the ground (spike fountain), a wood or plastic base for placing on the ground (base fountain), or a wood or cardboard handle if intended to be hand-held (handle fountain).

3. Cone fountain: cardboard or heavy paper cone containing pyrotechnic composition. The effect is the same as that of a cylindrical fountain.

4. Illuminating torch: cylindrical tube containing pyrotechnic composition. Upon ignition, colored fire is produced. May be spike, base or hand-held.

5. Wheel: pyrotechnic device attached to a post or tree by means of a nail or string. Each wheel may contain up to six driver units containing pyrotechnic composition. Upon ignition, the wheel revolves producing a shower of color and sparks and sometimes a whistling effect.

6. Ground spinner: small device similar to a wheel in design and effect, placed on the ground and ignited. A shower of sparks and color is produced by the rapidly spinning device.

7. Flitter sparkler: narrow paper tube containing pyrotechnic composition which produces color and sparks upon ignition. This device does not have a fuse for ignition. The paper at one end of the tube is ignited to make the device function.

8. Smoke device: tube or sphere containing pyrotechnic composition which, upon ignition, produces white or colored smoke as the primary effect.

~~M.O.~~ Violations. Without prejudice to any other penalties and remedies, violation of any provision of Chapter 70.77 RCW, this chapter, or a permit issued hereunder, or any failure or refusal on the part of a retailer to obey any rule, regulation or request of the fire chief, shall be grounds for the revocation of a fireworks permit. Such revocation shall be grounds for denial of any permit application submitted by the permittee during or otherwise pertaining to the calendar year immediately following the year in which such revocation occurs.

~~N.P.~~ Appeal of Permit Denial or Revocation. A retailer whose application for a permit under this section has been denied, or whose permit has been conditioned or revoked, may appeal in writing to the fire chief. The appeal shall be based solely upon written statements, information and/or evidence provided by the retailer and information obtained or held by the fire chief and no hearing shall be required. The determination of the fire chief of the appeal shall be issued in writing within 10 days of receiving the appeal and shall be final. ~~(Ord. 16-473 § 3; Ord. 14-417 § 2 (Exh. A); Ord. 03-210 § 3).~~

8.10.0430 Dangerous fireworks prohibited.

It is unlawful for any person to possess, use, or explode any fireworks other than consumer fireworks, as defined in RCW 70.77.136, as now exists or as hereafter may be amended, within the city of Edgewood. (~~Ord. 03-210 § 4~~).

8.10.0450 ~~Dates and hours when c~~Consumer fireworks discharge permitted.

A. Restrictions on Times for Discharge. The discharge of consumer fireworks is prohibited at any time except between the hours of 9:00 a.m. and 12:00 a.m. on the Fourth of July and between the hours of 6:00 p.m. on December 31st and 1:00 a.m. on January 1st of the subsequent year. Provided, that this prohibition shall not apply to duly authorized public displays where the same are authorized pursuant to the laws of the state; and provided further, that this prohibition shall not apply to persons or organizations specified in EMC 8.10.070. (~~Ord. 16-473 § 4; Ord. 04-225 § 2; Ord. 03-210 § 5~~).

B. Restrictions on Possession, Use, Discharge and Detonation of Fireworks Types. Only the types of fireworks listed in EMC 8.10.020(N) may be possessed, used, discharged or detonated within the city of Edgewood in accordance with the restrictions established in this chapter, except that for purposes of this section, “fireworks” do not include:

1. Flares for emergency operation.
2. Signal device to begin an athletic event or sport.
3. Use by military organizations.
4. Blank cartridges for show or theater.

~~**8.10.060 Hours of discharge.**~~
~~Repealed by Ord. 04-225. (Ord. 03-210 § 6).~~

8.10.0750 Public display.

Public display of fireworks shall be in accordance with Chapter 70.77 RCW and Chapter 212-17 WAC and the following:

A permit will be required for all public displays of fireworks. Any person desiring to put on a public display of fireworks shall apply in writing to the mayor for a permit at least 30 days in advance of the proposed display. The applicant shall submit information and evidence concerning the following:

- A. The name of the organization sponsoring the display, if other than the applicant;
- B. The date the display is to be held;
- C. The exact location for the display;
- D. The name and license number of the pyrotechnic operator who is to supervise discharge of the fireworks, and the name of at least one experienced assistant;
- E. The number of set pieces, shells (specify single or multiple break), and other items;
- F. The manner and place of storage of such fireworks prior to the display;
- G. A diagram of the ground on which the display is to be held showing the point at which the fireworks are to be discharged, the location of all buildings, highways and other lines of communication, the lines behind which the audience will be restrained, and the location of all nearby trees, telegraph or telephone lines, or other overhead obstruction;
- H. Applicant shall procure and maintain public liability insurance with limits of not less than \$1,000,000 for bodily injury to any one person in one accident or occurrence; \$2,000,000 for bodily injury to two or more persons in any one accident or occurrence; and \$500,000 property damage; or, at the option of the applicant, a combined single limit of \$2,000,000 per occurrence. The insurance policy shall name the city as an additional assured and shall

contain a provision that it will not be cancelled or reduced without 30 days' advance written notice to the city. The applicant shall also procure a State Fire Marshal's general license for the public display of fireworks;

I. The fee for each permit for public display of fireworks shall be as specified in the fee schedule, adopted by city of Edgewood Resolution 02-125, as now exists or as hereafter may be amended. ~~(Ord. 15-447 § 1 (Exh. A); Ord. 03-210 § 7).~~

8.10.0860 Penalties.

A. Any person violating any of the provisions of this chapter shall be guilty of a civil infraction and shall be assessed a civil penalty of \$250.00 for each and every day of violation. Any violation of this chapter which also constitutes a violation of state law shall also be punishable in accordance with any and all applicable state law penalties, including without limitation the provisions of Chapter 70.77 RCW.

B. A person is guilty of a separate offense for each separate and distinct violation of any provisions of this chapter, and a person is guilty of a separate offense for each day during which he/she commits or allows to continue any violation of the provisions of this chapter.

C. Any fireworks which are illegally sold, offered for sale, used, discharged, possessed or transported in violation of the provisions of this chapter or of Chapter 70.77 RCW shall be subject to seizure by any police officer or by the city's fire marshal or his designee to the extent permitted by law. ~~(Ord. 16-473 § 5; Ord. 03-210 § 9).~~



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion – Greg Pile Contract	Agenda Item #: 3.L
	For Agenda of: 6/21/2022
	Prepared by: Dave Gray
Attachments (list): 1. Resolution 22-xxxx Greg Pile Property Lease-Sheep (002) 2. 2022 Greg Pile Property Lease-Sheep - 100k ins 3. Pasture Lease Exhibit A	
Approval of Materials: Dave Gray Rachel Pitzel 6/16/2022 Dave Gray 6/17/2022 Daryl Eidinger 6/17/2022	Expenditure Required: \$300.00 per year. Amount Budgeted: \$300.00 Timeline: 06/21/2022 Study Session for Council discussion. 06/28/2022 Regular Council Meeting for Council discussion and potential action.

Summary Statement:

Since incorporation, Greg Pile, a local resident, has kept sheep at Nelson Farm. In trade for them trimming the fields and Mr. Pile maintaining the fences and general animal areas, the City did not charge Mr. Pile for use. A review of the agreement inspired our then City Attorney to craft a formal lease agreement that included a need for Mr. Pile to purchase an insurance rider to his homeowners policy and provide documentation of his acceptance of liability for his animals. That agreement has expired and the City Attorney has rewritten the agreement. The standard contract agreement language the city requires from those providing for-profit services to the city requires two million dollars liability insurance naming the city as an insured. Mr. Pile, performing this service as a hobby, is not capable of making the financial commitment to meet that standard of insurance. The previous agreement also called for a much lower level of coverage and the Council, at the time, informed of the reduced coverage, felt the risk was worth the reward of having the sheep at the farm and accepted the agreement, authorizing the Mayor to execute the agreement. This is the same consideration the Mayor is asking the Council to consider with this lease renewal.

Item History:

Recommended Action:

Discuss the risk reward metric of the lease agreement for Mr. Pile keeping his sheep at the Nelson Farm.

Fiscal Note/Consideration:

Mr. Pile is required to pay the city one dollar and the city pays Mr. Pile \$300 dollars (which is designed to compensate him for the increased cost of his insurance).

RESOLUTION NO. 22-0XXX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF EDGEWOOD, PIERCE COUNTY, WASHINGTON
AUTHORIZING THE MAYOR TO EXECUTE A PASTURE
LEASE WITH GREG PILE FOR MUTUAL BENEFIT OF
PASTURE USE AND VEGETATION MAINTENANCE**

WHEREAS, the City Council has been in favor of the mutual relationship between the City and Mr. Greg Pile, wherein his goats pasture at the Nelson Farm while keeping the vegetation under control; and

WHEREAS, the City Council understands the benefits to the community for the enjoyment the animals bring to the rural nature of the Nelson Farm and that Mr. Pile's costs for insurance to meet the City's insurance requirements have increased considerably over time; and

WHEREAS, the City believes the cost of providing City personnel or contract labor to provide pasture maintenance would be in excess of the fee provided Mr. Pile to provide goat maintenance and meet the increased cost of insurance as required by the City.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD,
WASHINGTON, DOES RESOLVE AS FOLLOWS:**

Section 1. The Mayor is hereby authorized to execute a multi-year pasture lease, attached hereto and incorporated herein.

Section 2. Effective Date. This resolution will take effect immediately upon passage by the City Council.

ADOPTED THIS 28TH DAY OF JUNE, 2022

Daryl Eiding, Mayor

ATTEST:

Rachel Pitzel, CMC
City Clerk

REAL PROPERTY LEASE AGREEMENT

This Lease is made and entered into by and between the CITY OF EDGEWOOD, An optional code, municipal corporation organized and existing under the laws of the State of Washington, herein referred to as Lessor or the City, and the GREG PILE, whose address is 12608 48th St. E., Edgewood, WA 98372, herein referred to as Lessee. This lease supersedes the July 24, 2018 Property Lease Agreement which expired on June 30, 2021.

WHEREAS, the City owns the real property commonly known as the Nelson Farm, 11912 - 18th Street East in Edgewood (Pierce County Assessor's Parcel No. 0420112082) (hereinafter the "Property"); and

WHEREAS, the Property is improved with a farmhouse and water has been piped onto the Property; and

WHEREAS, the Property is currently, and has historically been, at least partially overgrown with native and non-native grasses and other vegetation; and

WHEREAS, Lessee owns a small flock of Hampshire and Dorset sheep, the natural habits of which have been proven effective in controlling vegetation; and

WHEREAS, the Lessee desires to lease a portion of the Property for the purpose of allowing the sheep to graze, which would control the vegetation to the benefit of the City; and

NOW, THEREFORE, in consideration of the mutual benefits accruing to both parties, the Lessor and Lessee agree as follows:

Section 1 - PREMISES

For and in consideration of the mutual covenants hereinafter contained, Lessor does hereby agree to lease the following real property to the Lessee:

That portion of Exhibit A denoted as fenced and marked with an "X" at 11912 18th Street East,

Section 2 - TERM AND TERMINATION

The Lessee is currently in possession of the Property. The term of the lease shall be for approximately forty-three (42) months commencing on June 28, 2022 and ending on December 31, 2025, if not sooner terminated in the manner provided in Section 5 or 8.

Either party may terminate this lease, with or without cause, upon 30 days written notice to the other party.

Section 3 - RENT

- A. The rent shall be One Dollar (\$1.00) per year payable in full without deduction or offset, to the Clerk of the City of Edgewood on or before January 1 of each year during this lease. Real property taxes and assessments shall be the responsibility of the City. All other taxes, including leasehold taxes shall be paid by the Lessee.
- B. In January the City shall pay the lessee \$300 per year to help offset the cost of housing the animals on-site on the Property, in exchange for the animals keeping the vegetation at a level that does not require additional City maintenance costs.

Section 4 - CONDITIONS OF USE

- A. It is understood and agreed between the parties that the Lessee shall not use or occupy any portion of the Property other than the Premises described in Section 1, without the Lessor's written permission, which may be withheld for any reason by the City.
- B. The purpose of this Lease is for the temporary pasturing of the Lessee's Hampshire and Dorset sheep, together with one or more miniature donkeys or alpacas, to provide predator deterrence (each an "Animal" and collectively referred to as the "Animals").
- C. It is specifically agreed and understood that the Lessee shall not call on the Lessor to make any improvements or repairs to the Premises. Lessee agrees to maintain the above-described real property and the Premises during the term of this Lease and shall be responsible for the maintenance and upkeep of said real property and Premises at all times, including but not limited to the pasture area and portions of the existing barn for animal shelter and storage of supplies. The Lessee agrees to inspect the fences not less than once per year; furnish labor and materials for repair of fences, supervise supply of water to Animals, return stray Animals to Premises, Call veterinarian in case of emergency, pay veterinary expenses, furnish feed to Animals.
- D. The Lessee shall be and remain exclusively responsible for the transportation, care, feeding watering, monitoring, supervision, control and removal of the Animals, and the Lessor shall have no responsibility or liability whatsoever regarding the same. The Lessee shall ensure that the Animals are treated and maintained in a humane and safe manner at all times. It is expressly understood that the Lessee's performance of the activities authorized in this Lease are undertaken at the Lessee's sole risk, and that the Lessee assumes the responsibility and risk of all loss injury, illness, and/or death of the Animals.
- E. No more than twenty (20) Animals may be pastured on the Premises at any time.
- F. The Lessee shall not install any improvements at all on the Premises, temporary or permanent, unless allowed by this Lease. The Lessee is specifically prohibited from subjecting the Premises or the Lessor's assets to any liens or claims of lien. Lessee shall keep the Premises free from any liens created by or through Lessee. If a lien is filed against the Premises by any person claiming by, through or under the Lessee, then Lessee shall, within

ten (10) days after the Lessor's demand, at Lessee's expense, either remove the lien or furnish to the Lessee a bond issued by a surety, approved in form by the City Attorney, and in an amount satisfactory to the Lessor, indemnifying the Lessor and the Premises against all liabilities, costs and expenses, including attorney's fees, which the Lessor could reasonably incur as a result of such lien.

G The Lessee accepts the condition of the Premises in its present condition on the terms described in this Lease. The Lessee accepts the Premises "AS IS" and with all faults, and the City makes no warranty of any kind, express or implied, as to the condition of the Premises. As the Lessee is the current occupant of the Premises, it is fully familiar with the physical condition of the Premises and accepts the Premises in its current condition as satisfactory to the Lessee's needs.

Section 5 - ABANDONMENT OF PREMISES

Lessee shall not vacate or abandon the Premises during the term hereof except upon thirty (30) days written notice sent by certified mail to Lessor. Upon expiration or termination of this Lease, the Lessee shall promptly remove the Animals from the Premises and restore the Premises to its original condition prior to the Lessee's entry thereon, except for normal wear and tear reasonably associated with the Lessee's use.

Section 6 - INDEMNIFICATION; INSURANCE.

- A. Lessee shall defend, indemnify and hold harmless the City, its officers, officials, employees and volunteers from and against any and all claims, suits, actions or liabilities, including costs, reasonable attorneys' fees and expenses, for injury or death of any person, or for loss or damage to property, which arises out of Lessee's use of the Premises or from the conduct of Lessee's operations, or from any activity, work or thing done, permitted or suffered by Lessee in or about the Premises, except only injury or damage as shall have been occasioned by the sole negligence of the City. The provisions of this Section shall survive the termination or expiration of the Lease.
- B. The Lessee shall procure and maintain, for the duration of this Lease, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the Lessee's operation and use of the leased Premises. Lessee's maintenance of insurance as required by this Lease shall not be construed to limit the liability of the Lessee to the coverage provided by such insurance or otherwise to limit the City's recourse to any remedy available at law or equity.

Lessee shall obtain insurance of the types described below:

1. The Lessee shall maintain an one hundred thousand dollar (\$100,000.00) aggregate to his homeowner's liability insurance policy.

2. Property insurance shall be written on an all risk basis. The property insurance shall be written covering the full value of Lessee's property and improvements with no coinsurance provisions.

The Lessee's General Liability insurance policy or policies are to contain, or be endorsed to contain that they shall be primary insurance as respects the City. Any insurance, self-insurance or insurance pool coverage maintained by the City shall be excess of the Lessee's insurance and shall not contribute with it.

Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.

Lessee shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Lessee.

Lessee and the City hereby release and discharge each other from all claims, losses and liabilities arising from or caused by any hazard covered by property insurance on or in connection with the Premises. This release shall apply only to the extent that such claim, loss or liability is covered by insurance.

City shall purchase and maintain during the term of the Lease all-risk property insurance covering the Building for its full replacement value without any coinsurance provisions.

The Lessee shall provide the City with written notice of any policy cancellation, within two business days of their receipt of such notice.

Failure on the part of the Lessee to maintain the insurance as required shall constitute a material breach of the Lease, upon which the City may, after giving five business days' notice to the Lessee to correct the breach, terminate the Lease or at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand. The language in this Section 6(A) relating to indemnification shall survive the expiration or termination of this Agreement.

Section 7 - ASSIGNMENT

Lessee shall not assign or transfer this lease or any interest therein, without the prior written consent of Lessor. Any such assignment without Lessor's consent shall be void, and shall at the option of the Lessor, constitute cause for termination of this Lease.

Section 8 - DEFAULT

In the event the Lessee shall fail to keep and perform any of the covenants and agreements herein contained including the payment of rent, Lessor may terminate this lease by giving written notice to Lessee. Lessee shall not be deemed to be in default of the covenants and

agreements hereunder unless Lessor shall first give to Lessee five (5) days written notice of such default and Lessee fails to cure such default(s) within five (5) days after receipt of written notice. In the event of any such lease termination, Lessor, in addition to the other rights and remedies it may have, shall have the immediate right of re-entry and may remove all Animals from the Premises.

Section 9 - WAIVER

Lessor's waiver of one or more covenants or conditions by either party shall not be construed as a waiver of a subsequent breach of the same or other covenants or conditions.

Section 10 - PARTIES BOUND

The covenants and conditions herein contained shall, subject to the provisions as to assignment and transfer, apply to and bind the heirs, successors, executors, administrators, and assigns of all the parties hereto.

Section 11 – NOTICE

Any notice required to be given to the parties under this Lease shall be in writing and effective either when delivered in person or via overnight mail to the other party, or three (3) days after being sent by registered or certified mail to the other party, at the addresses set forth below:

City of Edgewood
Attn: City Clerk
2224 - 104th Ave. E.
Edgewood, WA 98371
(253)952-3299
rachel@cityofedgewood.org

Greg Pile
12608 48th St. E.,
Edgewood, WA 98372
(253) 820-0623
gpile@comcast.net

Section 12 -- LESSOR'S RESERVATION

Lessor, as well as agents and employees of the Lessor, reserve the right to enter the Premises at any reasonable time for purposes of: (a) consultation with the Lessee; (b) making repairs, improvements and inspections; and (c) after termination of the Lease is given, of performing seasonal work, none of which is to interfere with the Lessee in carrying out regular operations.

Section 13 - ENTIRE AGREEMENT

This lease sets forth the entire agreement between the parties and it shall not be modified in any manner except by an instrument in writing executed by the duly authorized representative of the parties.

Section 14 - JURISDICTION, VENUE AND ATTORNEY FEES

Any action for claims arising out of or relating to this Lease shall be governed by the laws of the State of Washington. Venue shall be in Pierce County Superior Court. In any suit or action instituted to enforce any right or obligation granted in this Agreement, the substantially prevailing party shall be entitled to recover its costs, disbursements, and reasonable attorney's fees from the other party.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this lease the 26th day of June 2018.

LESSOR:
City of Edgewood

LESSEE:

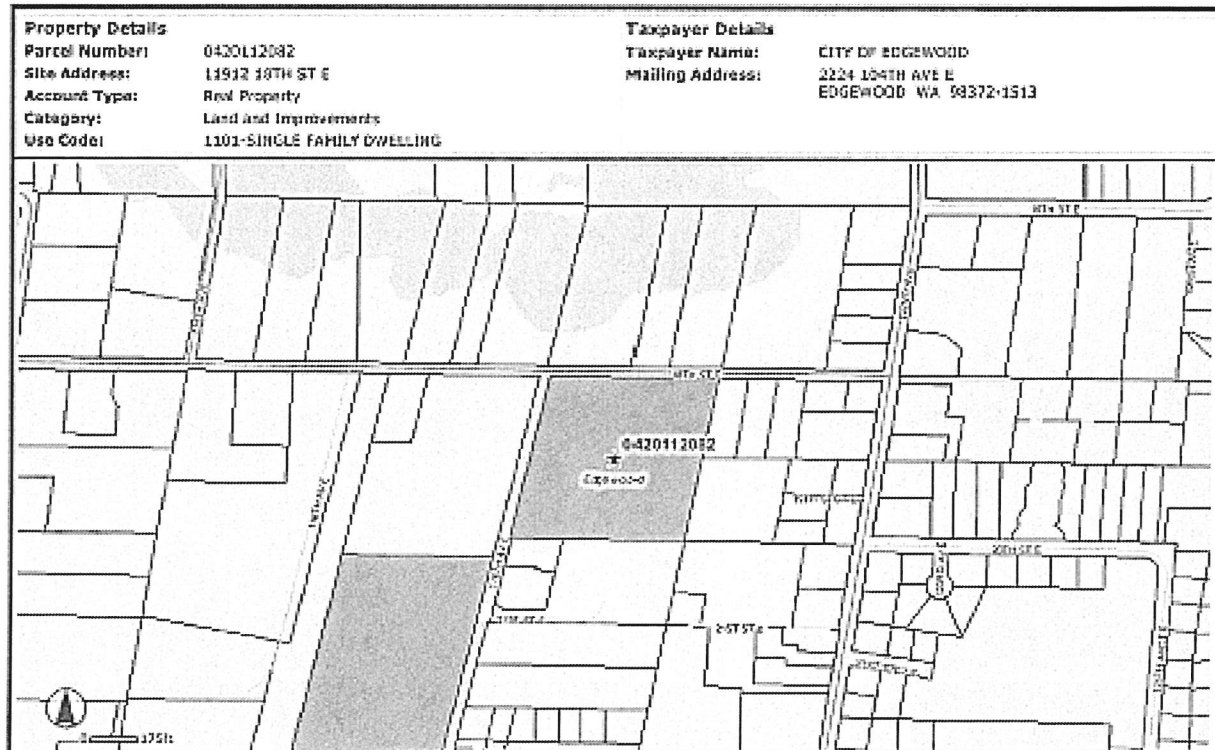
By: _____
Daryl, Eidinger
Mayor

By: _____
Greg Pile

Exhibit A

Site Diagram – Nelson Farm Park 11912 18th Street East – Edgewood WA

Parcel #0420112082





City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion – Insurance Reimbursement Release	Agenda Item #: 3.M
	For Agenda of: 6/21/2022
	Prepared by: Dave Gray
Attachments (list): 1. 4570616702US Release letter (2) 2. 4570616702US Release	
Approval of Materials: Dave Gray Rachel Pitzel 6/16/2022 Dave Gray 6/17/2022 Daryl Eidinger 6/17/2022	Expenditure Required: N/A Amount Budgeted: N/A Timeline: 06/21/2022 Study Session to inform and discuss the required release to receive an insurance claim payment. 06/28/2022 Regular Council Meeting for council discussion and potential action.

Summary Statement:

Earlier in the year, the City experienced a fraud wherein sophisticated checks were presented to our bank through third-party financial institutions and paid before the City could restrict the activity. Two of the three attempts were successful. Since that time, the City has purchased and implemented an increased level of security that would prevent this specific type of activity in the future.

Our insurance covers fraud of this nature under our standing policy with a ten thousand dollar deduction.

The release will authorize the insurance company to release the funds for the \$22,753.59 claim in excess of the deductible.

Item History:

Recommended Action:

Staff will disclose the insurance claim status and status of the fraud investigation, including the needed release, which will allow the insurance company to release the funds, cap their payment and allow them to pursue activities to recover the cost of the claim and potentially fully recover the total fraud amount. Staff have been advised by professionals familiar with this type of fraud that prosecution or further recovery is not likely.

Fiscal Note/Consideration:

Closing this action by signing the release will cause the City to post a loss of \$10,000 to the 2022 expenditure budget. The Mayor will ensure the expenditure is covered by reducing discretionary spending in a manner that will not require additional budget appropriation.



AIG Claims, Inc.
Financial Lines Claims
28 Liberty Street
New York, NY 10005
www.aig.com

Julia Furman
Claims Analyst III
T 212 458 1803
F 844 250 9166
Julia.Furman@aig.com

Correspondence Address:
AIG Property Casualty
Financial Lines Claims
P.O. Box 25947
Shawnee Mission, KS 66225

eMail new notices to
c-Claim@aig.com

Fax new notices to
866 227 1750

March 22, 2022

Via E-mail Only – dave@cityofedgewood.org

Dave Gray
Asst. City Administrator
City of Edgewood
2224 104th Ave E.
Edgewood, WA 98372

Insured: Washington Cities Insurance Authority
City of Edgewood
Insurer: National Union Fire Insurance Company of Pittsburgh, Pa.
Policy No.: 02-146-72-81
Claim No.: 4570616702US
Matter: Check Fraud

Dear Mr. Gray:

AIG Claims, Inc. ("AIG Claims") is the authorized representative of National Union Fire Insurance Company of Pittsburgh, Pa. ("National Union"), the insurer that issued Government Crime Policy, No. 02-146-72-81 ("the Policy") to Washington Cities Insurance Authority ("the Insured"). The Policy has a Policy Period effective from December 31, 2021, through December 31, 2022, with a limit of liability of \$2,500,000 and a \$10,000 deductible. Under Endorsement No. 6, City of Edgewood ("City") is an Additional Named Insured.

AIG Claims acknowledges receipt of the Insured's Proof of Loss dated April 5, 2022, alleging that on or about February 4, 2022, parties unknown to the City submitted three checks that had been altered to resemble Edgewood Claims Account paper checks through banks other than US Bank. The checks were in the amount of \$13,129.24, \$9,624.35 and the third check (it was not paid) was submitted in the amount of \$5,212.20. The total the loss the City has experienced is \$22,753.59.

AIG Claims, Inc. has reviewed the insured's claim and believes that this matter would be covered under Insuring Agreement 3, Forgery or Alteration. Attached hereto is the release for \$22,753.59, less the \$10,000 deductible.

National Union's coverage position is based on the information presently available to us. This letter is not, and should not be construed as, a waiver of any terms, conditions, exclusions or other provisions of the Policy, or any other policies of insurance issued by National Union or any of its affiliates.

In closing, please allow me to reiterate that we value the Insured as a customer and encourage you to contact us should you have any questions or concerns regarding the contents of this letter.



Thank you for your cooperation in this matter.

Very truly yours,

Julia Furman

Julia Furman
Claims Analyst III
Fidelity Bonds

cc: Mark.Walters@marsh.com
harlans@wciapool.org
Encl.

ASSIGNMENT AND RELEASE

INSURED: Washington Cities Insurance Authority
ADDITIONAL NAMED INSURED: City of Edgewood
CLAIM NO.: 4570616702US
POLICY NO.: 02-146-72-81

Whereas, City of Edgewood (hereinafter the Insured), submitted a Proof of Loss dated April 5, 2022 to National Union Fire Ins. Co. of Pittsburgh, Pa. (hereinafter The Company), alleging loss due to the **Forgery or Alteration** in the amount of \$22,753.59 under Policy No. 02-146-72-81.

Whereas, on May 25, 2022, the Insured agreed, among other things, to a Full settlement of its loss claim, without setting precedent, in the amount of \$22,753.59 (Twenty Two Thousand Seven Hundred Fifty Three Dollars and Fifty Nine Cents);

Now, therefore, after application of the \$10,000.00 (Ten Thousand Dollars and Zero Cents) deductible and any applicable credits, the Insured has agreed its claim for loss will be fully satisfied upon payment by The Company in the amount of \$12,753.59 (Twelve Thousand Seven Hundred Fifty Three Dollars and Fifty Nine Cents) within thirty (30) days of receipt of the executed release; in consideration of said amount to be paid to the Insured, the Insured does hereby release and forever discharge The Company from any and every right and cause of action, claim, demand of whatsoever kind, nature or description, and arising out of facts stated in the above-referenced Proof of Loss; and

Insured does hereby sell, assign, transfer, convey and deliver unto The Company all rights, claims, title and interest which the Insured now has or may hereafter have against unknown perpetrators and any other person or persons, corporation or corporations or other entities, as provided in the above policy and to the extent of the payment made hereunder. Assignee, The Company is entitled to, not obligated to pursue recovery under this agreement.

Insured agrees to provide The Company with reasonable assistance in the pursuit of any recovery, including the availability of documents in the control of the Insured and/or its counsel or other representative, in so far as the Insured is able to compel such representative to make such documents available and to execute any and all additional documents in the furtherance of this assignment to The Company.

By: _____

Date: _____

STATE OF: --)
) ss.:
COUNTY OF: ---)

On this day of , 2022, before me personally appeared , to
me known, who being duly sworn, did depose and say: that (he/she) resides in , that
(he/she) is the of the corporation described in this instrument as
the Insured and on behalf of which (he/she) has executed this instrument.

NOTARY PUBLIC



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion – Ordinance – PROST Plan Update	Agenda Item #: 3.N
	For Agenda of: 6/21/2022
	Prepared by: Jeremy Metzler
Attachments (list): 1. 2022 0419 Edgewood PROST Plan FINAL DRAFT eml 2. 22-002CODE_PROST Plan Update_SEPA DNS Adoption-Addendum 6.15.22	
Approval of Materials: Jeremy Metzler Rachel Pitzel 6/17/2022 Dave Gray 6/17/2022 Daryl Eidinger 6/17/2022	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: 06/21/2022 SS 06/28/2022 RCM

Summary Statement:

In order to maintain eligibility for Recreation and Conservation Office (RCO) grant funding, the Parks and Recreation Advisory Board (PRAB) has been working with staff and the City's on-call consultant, SCJ, on preparing an update to the City's Parks, Recreation and Open Space (PROS) Plan. This effort began in September 2021, and SCJ has been coordinating with the PRAB regularly since, soliciting the public's input through interactive tools shared on the City's website.

Components of the new Parks, Recreation, Open Space and Trails (PROST) Plan were first presented to the Planning Commission at their February 14, 2022 meeting, with the first full draft of the PROST Plan being shared at their March 14, 2022 meeting. An updated draft was presented to the Planning Commission for their recommendation at their April 11, 2022 meeting, and to the Parks and Recreation Advisory Board (PRAB) at their April 13, 2022 meeting. The PRAB received an updated draft at their June 8, 2022 meeting for final review. The attached final draft has been updated to address all comments provided by PRAB Members and staff, as well as several corrections resulting from quality control review. Staff issued the attached SEPA DNS Addendum on June 15, 2022. This item is scheduled for Council's final consideration and action at next week's regular meeting.

Item History:

04/05/2022 SS
04/12/2022 RCM PH
04/19/2022 SS

Recommended Action:

Hold a discussion and provide staff guidance regarding Discussion – Ordinance – PROST Plan Update.

Fiscal Note/Consideration:
N/A

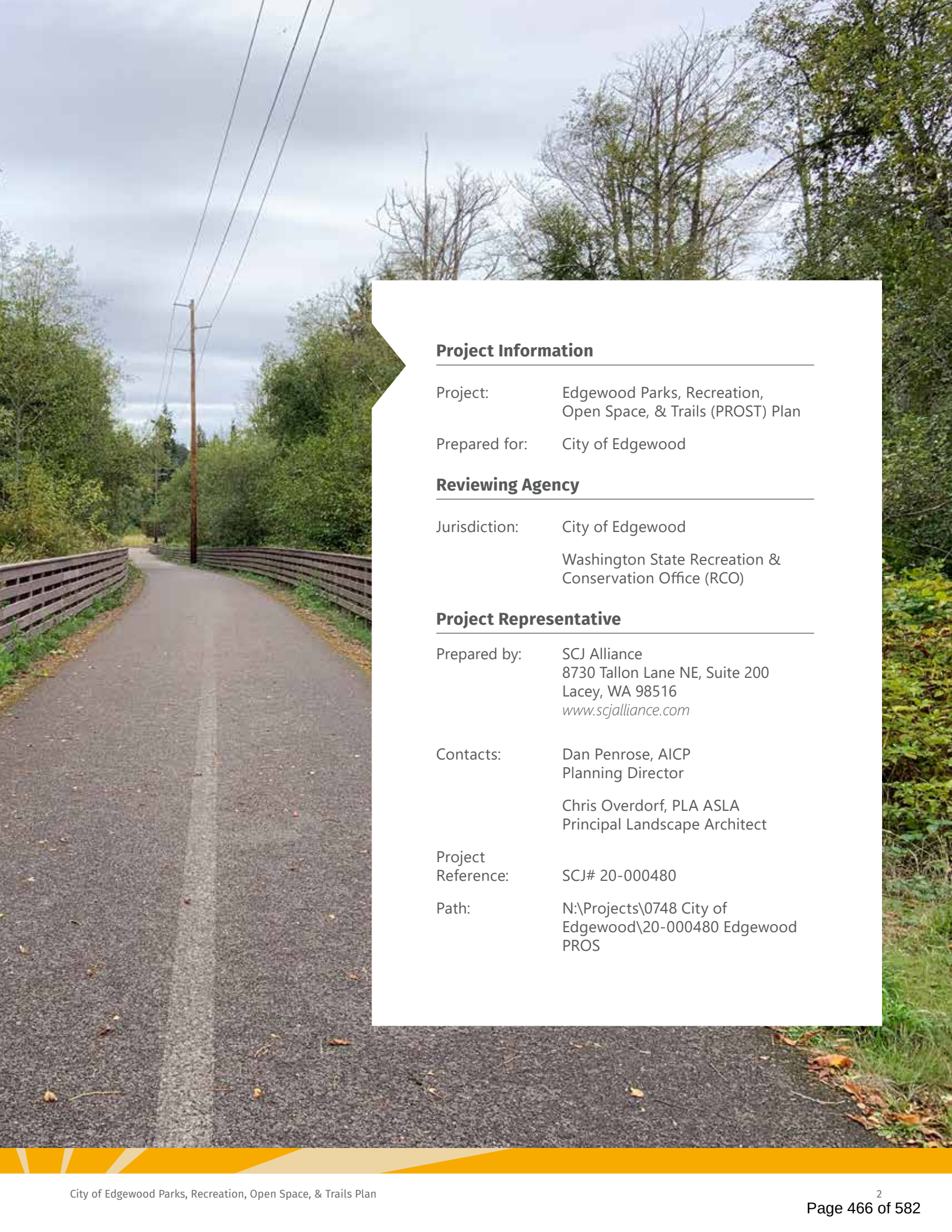


EDGEWOOD

Parks, Recreation, Open Space, & Trails Plan

June 2022





Project Information

Project: Edgewood Parks, Recreation,
Open Space, & Trails (PROST) Plan

Prepared for: City of Edgewood

Reviewing Agency

Jurisdiction: City of Edgewood
Washington State Recreation &
Conservation Office (RCO)

Project Representative

Prepared by: SCJ Alliance
8730 Tallon Lane NE, Suite 200
Lacey, WA 98516
www.scjalliance.com

Contacts: Dan Penrose, AICP
Planning Director
Chris Overdorf, PLA ASLA
Principal Landscape Architect

Project
Reference: SCJ# 20-000480

Path: N:\Projects\0748 City of
Edgewood\20-000480 Edgewood
PROS



ACKNOWLEDGMENTS

City of Edgewood

*"A unique, safe and prosperous
community of neighbors"*

City Council & Mayor

Daryl Eiding - Mayor
Mark L. Creley - Councilmember Position 1
Ryan Day - Councilmember Position 2
Christi Keith - Councilmember Position 3
Rosanne Tomin - Deputy Mayor,
Councilmember Position 4
John C. West - Councilmember Position 5
Erica Buckley - Councilmember Position 6
Nate Lowry - Councilmember Position 7

Parks & Recreation Advisory Board

Position 1 - Brian Levenhagen (Chair)
Position 2 - Stacie Farmer
Position 3 - Bill Hilton
Position 4 - Amity Highley
Position 5 - Jeff Southard (Vice-Chair)
Position 6 - Linda Howard
Position 7 - Anne Percival

Planning Commission

Position 1 - Carly Guillory
Position 2 - JoAnn Overfield (Chair)
Position 3 - Tom Greene
Position 4 - Sarah Wagner
Position 5 - Jason Ramirez
Position 6 - Allison Pincas (Vice Chair)
Position 7 - Karla Slate

Staff

Jeremy Metzler, PE - Public Works Director



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OVERVIEW



Purpose & Structure

The City of Edgewood's Parks, Recreation, Open Space, and Trails (PROST) Plan anticipates the capital projects, programs, and improvements necessary to meet the community's desired quality of life and its expectations for their parks and recreation system. This plan provides a vision of what the residents of Edgewood desire their parks & recreation system to be and anticipates the ever changing needs and growth in the City.

The PROST Plan for Edgewood is a functional chapter and companion of the City's Comprehensive Plan that provides a six-year strategic plan and policy framework to meet the City's park and recreational needs. The purpose of the plan is to meet Washington State Growth Management Act (GMA) requirements as dictated in RCW 36.70A.020 and maintain the City's eligibility to set forth a six-year capital facilities program for park development and acquisitions focused on gaps in park quality, levels of service, and community quality of life. This plan includes a cursory "windshield" assessment of the existing park assets, ease of access, and recreation offerings provided in comparison with trends and desired level service. This comparison assists in the development of goals and objectives that inform a plan of action for the next six years for improvement to and development of new facilities. In summary, the PROST Plan helps identify and prioritize needs for capital reinvestment to better serve the City's desired recreational needs.

The PROST Plan is also required to maintain the city's eligibility for grant funding through the Washington State Recreation and Conservation Office (RCO). RCO funding can be an important resource for addressing park development, renovation and maintenance projects. With a compliant PROST Plan in place, the City of Edgewood can request state/federal funding from RCO to enhance their local resources. The PROST Plan also keeps the City competitive for other grant programs from both public and private partners.

While RCO has no specific formal requirements for the format of a PROST plan, there are some suggested chapters and elements that this plan follows. Ultimately, RCO expects that a certified PROST plan will capture the needs of the City of Edgewood and the quality of life desired by the community.

The process used to develop the City of Edgewood PROST Plan is modeled after minimum elements noted in *RCO Manual 2: Planning Policies & Guidelines*, from April 2021. Aside from this short Overview section and the eventual Plan Adoption, the core elements expected by RCO include:

Goals and Objectives

The plan must support the applicant's park and recreation mission, including the current project, with broad statements of intent, or goals that capture a community's desired outdoor recreation resources.

Inventory

A description of the planning or service area, including the physical setting and summary of conditions of the complete inventory of each existing outdoor recreation asset or program.

Public Involvement

A description of how the planning process gave the public ample opportunity to be involved in plan development and adoption.

Demand & Needs Analysis

An analysis that takes your inventory work and public involvement into consideration, balancing public demand with your organization's current capacity and future expectations.

Capital Improvement Program

A list of the desired capital improvements or capital facility programs of at least 6 years that lists and prioritizes desired land acquisition, development, renovation, and restoration projects.



GOALS & OBJECTIVES





The goals and objectives presented here are the building blocks for the long-term vision and desired quality of life for the City of Edgewood's parks, recreation, open space, and trail facilities and outline the steps to make it successful. These goals and objectives are built on the Parks, Recreation & Open Space elements noted in the City's last Comprehensive Plan and reinforced in the 2016 PROS Plan. These values have still held true through 2022 from the values and priorities expressed by the citizens of Edgewood through surveys, Parks Recreation Advisory Board meetings, staff meetings, and written comments learned throughout the the public engagement plan.

The goals described in this chapter identify the community's aspirations while the objectives are more measurable and describe how each goal can be achieved.

These goals and objectives will also be incorporated into the Parks and Recreation element of the City's Comprehensive Plan. The Comprehensive Plan contains framework goals that guide countywide policies for the transportation system, public safety, parks, recreation, and other important facets of the community to create a consistent, unified plan for the City's future.

Goal 1

Provide efficient and effective management of parks resources.

OBJECTIVE 1.1

Identify and pursue funding to improve the function and value of parks for City residents, when feasible and within the context of available City resources. Address gaps in the level of service standards outlined in Objective 3.1 as a high priority.

OBJECTIVE 1.2

Explore cost-sharing options to support the park system. These may include but are not limited to:

- Seed fund to provide the local matching funds required for most federal, state, local and private grant sources.
- User fees for programs or services that primarily benefit individual users or groups.
- Public-private partnerships to allow enterprise in selected park sites in exchange for support of facility development, in cases where the private enterprise adds value to the existing public benefit of the park.

- d) Development regulations such as impact fees and requirements for provision of on-site recreation facilities.

OBJECTIVE 1.3

Emphasize low maintenance and operation requirements as a high priority in the design of new park facilities.

- a) Design and develop park and recreational facilities to be of low-maintenance and high-capacity design to reduce overall facility maintenance and operation requirements and costs.
- b) Where appropriate, use low-maintenance materials, settings, or other value-engineering considerations that reduce care and security.

OBJECTIVE 1.4

Continue to involve community organizations in parks improvement.

- a) Encourage citizen engagement and ownership of parks.
- b) Assess the feasibility of establishing a formalized volunteer program that would track activities and recognize volunteer efforts.
- c) Start an Adopt-a-Trail and/or Adopt-a-Park program.

OBJECTIVE 1.5

Seek opportunities to work with public school districts to enhance the recreational value of school facilities, fields, and play areas.

Goal 2

Encourage public involvement in planning for park and recreation facilities.

OBJECTIVE 2.1

Invite members of volunteer and community groups that support parks to engage in planning processes.

OBJECTIVE 2.2

Periodically review park and recreation preferences, needs and trends through household surveys, public meetings, and other public input sources.

OBJECTIVE 2.3

Utilize the Parks and Recreation Advisory Board (PRAB) and other citizen advisory committees as forums for public discussion of parks and recreation issues.

OBJECTIVE 2.4

Provide public information regarding parks planning processes through a variety of means (e.g. public notices, bulletins, quarterly newsletters, websites, social media), in order to reach all community members.



Photo credit: Natasha Dillinger

Goal 3

Develop a parks, recreation and open space system that builds on existing strengths and serves all residents of the community.

OBJECTIVE 3.1

Over the next five to 10 years, improve the park system to meet the following level of service standards:

- a) For all parks, consider the following measures:
 - 1. Provide parks that meet the interests and needs of the City's citizens, based on public input and survey findings.
 - 2. Prioritize development of non-motorized connections to parks.
- b) For active parks:
 - 1. Provide 5.8 acres per 1,000 people.
 - 2. Strive to provide parks within a 15-20 minute walk of all City residents. Parks service areas, detailed in 5 min increments up to 20 minutes, and current service gaps are shown in the Demand & Needs section of this report.
- c) For passive open space:
 - 1. Provide 4.1 acres per 1,000 people.
 - 2. Consider providing more than 4.1 acres per 1,000 people, if opportunities arise to acquire properties that meet the City's environmental objectives, taking into account other parks priorities.

OBJECTIVE 3.2

Pursue the following short-term priorities for system development:

- a) Develop existing parkland to increase the number of active parks and facilities.
- b) Acquire new parkland for a quality new park that addresses the desired level of service and supports an equitable distribution of parkland across the entire City.
- c) This should include parcels in areas west of Meridian Ave E and in Sumner Heights for a neighborhood-scale park (3-15 acres in size). Refer to Demand & Needs section.
- d) Prioritize the successful completion of the new Edgewood Community Park.

- e) Build on existing trails, pathways and sidewalks to increase non-motorized connections between parks, schools and other community facilities. Ensure that the character of trails, pathways and sidewalks is appropriate for Edgewood. (See Objective 6.1)
- f) Complete the proposed short-term park and trail projects listed in the Capital Improvement Program for this plan.

OBJECTIVE 3.3

Plan for the following long-term priorities:

- a) Review and update level of service standards to recognize the evolving park system, development patterns and revenues for new facilities.
- b) As the level of service is adjusted, review and update plans to meet new level of service standards.
- c) Create a park maintenance and renovation plan that prioritizes and directs resources to higher-use parks and facilities first.

OBJECTIVE 3.4

Explore opportunities to collaborate with public, private, and nonprofit partners to meet the level of service standards and short-term priorities for the City of Edgewood's park system. Examples include jointly acquiring or developing parkland and making public facility improvements on school properties.

OBJECTIVE 3.5

In cases where developers offer to give parkland to the City, consider the following criteria for acceptance. Also, consider other options that may be appropriate, such as critical area set asides.

- a) The land is linked to a trail system or otherwise easily accessible to the public.
- b) The land will create or expand a green belt.
- c) The acquisition will help the City to meet the level of service standards outlined in Objective 3.1.
- d) The cost of developing and maintaining the land is feasible.
- e) There is a public benefit that justifies City ownership.
- f) The land contains a high value natural area.

Goal 4

Ensure park lands and facilities that are actively used by community members are safe and accessible.

OBJECTIVE 4.1

Implement the provisions and requirements of the Americans with Disabilities Act (ADA), Crime Prevention through Environmental Design (CPTED) and other design and development standards that will improve park safety and security for users, staff and the public at large.

OBJECTIVE 4.2

Locate new parks in locations that are readily accessible to the populations they are intended to serve.

OBJECTIVE 4.3

Where appropriate, work with community members to increase safety and security awareness through programs such as neighborhood park watches and Adopt-a-Park.

Goal 5

Protect and manage natural areas for the enjoyment of current and future generations.

OBJECTIVE 5.1

Work to maintain and, where feasible, improve ecosystem function in natural areas in the park system.

OBJECTIVE 5.2

Ensure that development of parks facilities is compatible with the City's goals and policies for protection of natural areas.

OBJECTIVE 5.3

Balance the demand for public access with protection of environmentally sensitive areas.

OBJECTIVE 5.4

Encourage the use of green belts as open space, trail linkages, and buffers between uses.

OBJECTIVE 5.5

Collaborate with regional partners to identify open space systems in Edgewood that have ecological, economic and recreational value, and develop strategies for conservation and enhancement.

OBJECTIVE 5.6

Coordinate with community members to preserve natural open space lands and sustain the rural character of the community for future generations.

- a) Raise awareness of Pierce County's Open Space Public Benefit Rating System Tax Program.

OBJECTIVE 5.7

Evaluate and make recommendations for the acquisition or protection of ecologically valuable properties within the City. Such properties could include:

- a) Critical fish and wildlife habitat such as nesting sites, foraging areas, and wildlife mitigation corridors.
- b) Environmentally sensitive areas such as wetlands, open spaces, woodlands, and other features that support wildlife and reflect Edgewood's natural heritage.

Goal 6

Build an interconnected system of multi-purpose, non-motorized trails throughout the City that provides access to community facilities and regional transportation networks.

OBJECTIVE 6.1

Build on existing non-motorized paths and trails to increase nonmotorized connections between Meridian Ave E, the Interurban Trail, parks, schools and other community facilities.

OBJECTIVE 6.2

Include walking, jogging, horseback and bicycle trails in the design of parks and recreation facilities, where feasible.

OBJECTIVE 6.3

As the system develops, update trail maps and standardized trail signage to mark routes, distances, and significant features of interest.

OBJECTIVE 6.4

Coordinate with adjacent jurisdictions to develop and maintain regional trails, such as the Interurban Trail.

OBJECTIVE 6.5

Enlist community organizations to perform trail improvement work.

OBJECTIVE 6.6

Utilize existing or new sidewalks to make missing trail connections when necessary due to space, environmental constraints, or safety concerns.

OBJECTIVE 6.7

With proposed vacation of right-of-way and street improvement plans, consider potential connectivity with existing or proposed trail corridors, parks, and neighborhoods.

OBJECTIVE 6.8

Where appropriate, locate trailheads at or in conjunction with park sites, schools, and other community facilities to increase local area access to the trail system and to reduce duplication of supporting improvements and amenities.

Goal 7

Encourage opportunities for recreation and cultural activities that are responsive to the needs of the community.

OBJECTIVE 7.1

Encourage community groups to continue to provide recreational programming at park sites.

OBJECTIVE 7.2

As a long-term priority, develop an approach for future recreational and cultural programming in Edgewood that serves community members and also supports the City's economic development strategy to promote Edgewood's rural assets and heritage as a destination for intra-regional tourism.

- a) Explore opportunities to offer programming in conjunction with volunteer organizations, school districts, the private sector, and adjoining communities.
- b) Evaluate the programming needs of different age groups, cultural groups, and income groups.

- c) Consider how rooms at the Civic Center could be used to support programming.
- d) Consider ways to highlight the history and character of Edgewood in programming.

Goal 8

Pursue opportunities to collaborate with other jurisdictions, public agencies, the private sector, and community groups in order to leverage resources and achieve the goals and objectives of the PROST plan.

This goal is incorporated throughout the Edgewood PROST plan. Following is a list of objectives that call for opportunities to collaborate with existing and new parks partners.

List of objectives:

- ♦ Objective 1.2
- ♦ Objective 1.4
- ♦ Objective 1.5
- ♦ Objective 2.1
- ♦ Objective 2.3
- ♦ Objective 3.4
- ♦ Objective 3.5
- ♦ Objective 4.3
- ♦ Objective 5.6
- ♦ Objective 6.4
- ♦ Objective 6.5
- ♦ Objective 7.1
- ♦ Objective 7.2

INVENTORY & ASSESSMENT





Inventory & Assessment

COMMUNITY CONTEXT

The City of Edgewood is located in northern Pierce County and comprises a land area of 5,382 acres, or approximately 8.41 square miles. It is bordered by the cities of Sumner and Pacific to the east, the City of Puyallup and unincorporated Pierce County to the south, the cities of Milton and Fife to the west, and unincorporated King County to the north. The City's incorporated boundaries are coterminous with its Urban Growth Area (UGA), with no unincorporated UGA. In addition, parts of Edgewood are within the boundaries of the Puyallup Indian Reservation.

Land Use

Edgewood is a small-town community with a rural agricultural history and character. Historically, Edgewood was primarily an agricultural and wooded area. Since its incorporation in 1996, the City has become increasingly urban. As it grows, the City's vision is to retain its rural character.

The majority of the City is composed of residential land uses. Over 73% of residential units are single-family, but there are also multi-family developments and duplexes

located throughout the City. Commercial, mixed-use,



and multi-family land uses are concentrated along Meridian Ave E in the west-central part of the City, and at the far western edge of the City. Public land uses, such as parks, schools, civic buildings, and utility facilities, are distributed throughout the City.

Environment

Edgewood's environment is comprised of both natural and built features. The relationships between the City's natural environment and development have profound impacts on the quality of life in Edgewood, and citizens value Edgewood's plentiful natural features. Edgewood's natural environment includes stands of mature trees, steep slopes, ravines, topographic depressions (known as potholes), and several water features. Lake Chalet is located in west-central Edgewood. Four perennial creeks flow through the City: Jovita Creek, Surprise Lake Creek, Simons Creek, and Wapato Creek. Wetlands are found adjacent to these creeks and throughout the City.

Most of the City's land area is located on an upland plateau bordered by the steep walls of the Puyallup River valley to the south and the White River valley to the east. Elevations within the City begin at 20 feet above sea level and rise to approximately 500 feet. The highest elevations are found in the southeast corner of the City.

Climate

The City experiences a typical maritime climate of mild, wet winters and relatively cool, dry summers. The average precipitation rate for the area is 38.3 inches per year, with an average annual temperature of 50.8 degrees Fahrenheit. The annual precipitation occurs primarily in an eight-month period beginning in October and ending in May.

Demographics

Park users in Edgewood represent all segments of the community and include people of all ages and backgrounds. In general, children and families use parks with play equipment and picnic areas, members of sports leagues use parks with athletic fields, and nature enthusiasts and bicycling and walking enthusiasts use trails. There is also a community garden at Nelson Nature Park that is used by community members who use it regularly.

Community groups that utilize City parks facilities include Boy Scouts, Future Farmers of America (FFA), 4H, Edgewood Friends of the Parks, Fife Milton Edgewood (FME) Soccer Club, the Edgewood Athletic Association, and more.

Population

In 2021, Edgewood had a population of 13,110, according to the Washington State Office of Financial Management's (OFM) annual population estimates. Edgewood was the state's fifth-fastest growing city, with a population growth rate of 6.35% from 2020 to 2021. Table 1 illustrates Edgewood's population growth over the last decade.

Since its incorporation in 1996, the City has increased significantly in size, with much of this growth occurring within the past few years. Edgewood experienced only nominal population growth for the first two decades after its incorporation. Over the last five years (2017–2021), however, the City's population has increased by nearly 6% per year on average, with almost 2,500 new residents coming into the community over the same time period.

2010–2021

Year	Population	% Increase from Previous Year
2010	9,387	--
2011	9,419	0.34%
2012	9,447	0.30%
2013	9,497	0.53%
2014	9,574	0.81%
2015	9,676	1.07%
2016	9,812	1.41%
2017	10,613	8.16%
2018	11,250	6.00%
2019	11,606	3.16%
2020	12,327	6.21%
2021	13,110	6.35%

Source: Washington State Office of Financial Management (OFM)

Figure 1 Population Growth in Edgewood, 2010–2021

Source: Washington State Office of Financial Management (OFM)

Age

Overall, Edgewood's population is slightly older than that of the county or the state. The median age in Edgewood is 41.7 years, compared to 36.1 for Pierce County and 37.7 for the state of Washington.

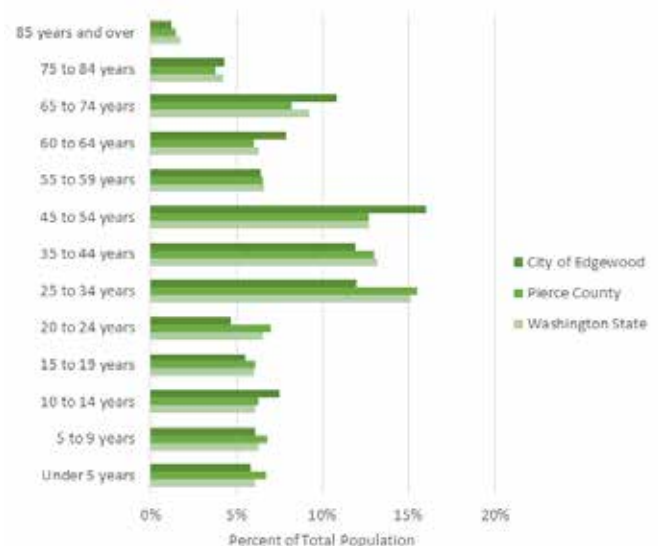


Figure 2 Age Distribution in Edgewood, 2010–2021

Percentages of population by age group are illustrated in Figure 2. This distribution highlights that Edgewood residents skew older, with a smaller relative proportion of children and younger adults (under 44 years of age).

Race and Ethnicity

Figure 3 (below) provides a general breakdown of race for Edgewood, as well as that of the county and state. The City’s population is 86.4% white, compared to 72.9% for Pierce County and 75.4% for the state of Washington. Overall, Edgewood has the smallest proportion of people of color among the communities examined, although this proportion has been increasing over the past several years.

91.7% for the state of Washington. This indicates the City’s population growth is likely outpacing that of its housing stock.

Additionally, the homeownership rate in Edgewood is 77.8%, compared to 63.1% for the state of Washington as a whole, indicating a relatively stable population. Recent development in the Meridian Corridor has focused on multifamily housing, which will likely both bring in a younger population and lower the homeownership rate over time.

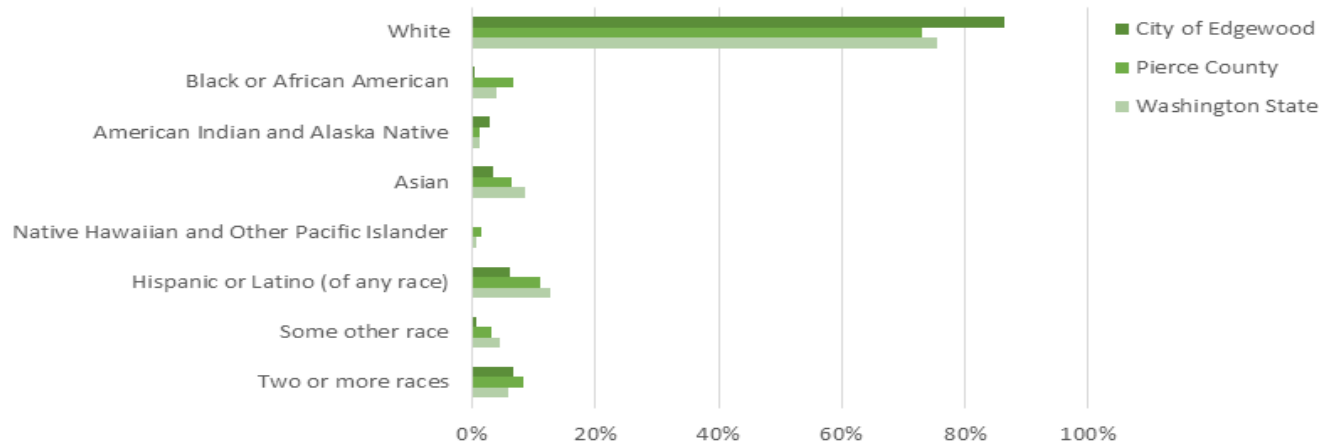


Figure 3 Race/Ethnicity of Edgewood, 2010–2021

Income and Employment

Edgewood’s population is generally wealthier than the surrounding communities, and significantly wealthier than the county and state averages. The median household income in Edgewood is \$100,110, compared to \$72,113 for Pierce County and \$73,775 for the state of Washington. The percentage of Edgewood’s population living below the poverty level is 3.5%, compared to 10.4% for Pierce County and 10.8% for the state of Washington.

Additionally, a higher percentage of Edgewood’s population is employed than those of the county and state. The employment rate in Edgewood is 65.2%, compared to 61.6% for Pierce County and 61.4% for the state of Washington.

Housing

The City’s recent population growth is reflected in its housing occupancy rates. The City’s housing occupancy rate is 95.9%, compared to 93.2% for Pierce County and

EXISTING INVENTORY

The following pages outlines the description of the planning context, the supply and condition of the existing parks, open space, and trail assets that currently serves the Edgewood community. While quantitative in nature, the inventory does reference other local facilities (schools and regional trails) that intersect the City but extend beyond the local service area. The purpose of this inventory and assessment is to provide the context for the proposed projects outlined in the Capital Improvement Program.

The city's park system is classified by general types of facilities to help manage the public land inventory; guide operations and maintenance decisions; and direct acquisitions, design and development of additional facilities.

The classifications provide guidelines rather than distinct boundaries for facility identification – not all facilities fit neatly within one definition and ultimately the type of use and amenities present should be the defining factor to how the asset should be managed. Please refer to Appendices A & B for detailed descriptions of the definitions, standards, and guidelines used.

CURRENT PARK CLASSIFICATIONS USED WITHIN THE CITY OF EDGEWOOD

Neighborhood Parks

Neighborhood parks provide access to basic recreation opportunities for nearby residents, enhance neighborhood identity, and preserve neighborhood open space. These parks are designed primarily for non-organized recreation. Located within walking and bicycling distance of most users, these parks are generally three to five acres in size and primarily serve residents within a half-mile radius (10-min walk) but in Edgewood's more rural character, a 15-min walk is the preferred metric.

Neighborhood parks often include amenities such as playgrounds, turf areas, pathways and trails, picnic tables, sports courts, and benches. Elementary school sites have been included under the neighborhood parkland classification, since they often have neighborhood park elements and serve some of the neighborhood park needs. A separate level-of-service is included in the Demand & Needs section for schools specifically.

Community Parks

Community parks provide a focal point and gathering place for broad groups of users. Usually 20 to 100 acres in size (but can be smaller), community parks are used by all segments of the population and generally serve residents from a one- to three-mile service area. Community parks often include recreation facilities for organized activities, such as sports fields, skate parks, and play courts. Community parks may also incorporate passive recreation space. Because of their large service area, community parks require more support facilities, such as parking and restrooms.

Natural Areas & Open Space

Natural areas and open space are primarily undeveloped spaces, which are managed for both their natural, ecological value and for light-impact recreational use. These areas can range in size from one to thousands of acres, and may include wetlands, wildlife habitats, or stream corridors. Natural areas and open space provide opportunities for nature-based recreation, such as bird-watching and environmental education. Natural areas also provide opportunities for active recreation such as walking and running, bicycle riding, and hiking. These lands can provide relief from urban density and may also preserve or protect environmentally sensitive areas, such as endangered animal habitat and native plant communities.

Trails & Bikeways

Trails are non-motorized transportation networks separated from roads. Trails can be developed to accommodate multiple uses or shared uses, such as pedestrians, in line skaters, bicyclists, and equestrians. Trail alignments aim to emphasize a strong relationship with the natural environment and may not provide the most direct route from a practical transportation viewpoint.

Bikeways are different than trails in that their principal focus is on safe and efficient non-motorized transportation. Bikeways serve distinctly different user groups than trail users. Typical bikeway user groups would include bicycle commuters, fitness enthusiasts and competitive athletes. Their emphasis is on speed, which can create conflicts with recreation-type trails and their respective user groups.

For shared-use trails, it is important that the alignment and cross sections be designed with flexibility to accommodate higher speeds, passing zones and greater widths. Surfaces will vary with intended use and environmental considerations. Additionally,

hierarchy) and interpretive markers or panels should be provided as appropriate.

Special Use Facilities

Special use facilities can include single-purpose recreational areas such as skateparks, agricultural or heritage parks, display gardens, along with community centers, aquatic centers and public plazas maintained by the City. Additionally, publicly-accessible sport fields and play areas of public schools are classified as special facilities; while they often serve as proxies to public parks, school sites have restricted daytime access and offer limited recreational use during non-school hours.

The inventory was separated by their typical use classifications and all developed (or partially) existing park and trails assets were assessed for their overall condition.

Condition Assessments

At the beginning of the PROST planning process, each developed park and trail space was visited alongside the Parks maintenance manager whom together, assessed the condition of each space and its respective key elements. Multiple factors were analyzed based on a cursory visual qualitative assessment, graded on a simple sliding scale of 1 to 5 from poor to excellent condition. Individual elemtns and factors that were looked at typically included the following:

- Overall Condition / Cleanliness
- Condition of Hardscapes
- Missing or Damaged Infrastructure
- Indication of Drainage Issues
- Condition of Pathways
- Integrity of Existing Structures
- Structural Posts & Members
- Play Equipment
 - Accessibility
 - Accessibility measures the degree to which the playground is usable by visitors who are physically disabled.
 - Safety/Clearances
 - Safety clearance assesses whether the playground exhibits minimum clearances and whether fall-protection surfacing is adequate
- Condition of Signage / Wayfinding
- Quantity / Quality of Parking
- Maintained Vegetation

A simplified average of the individual assessed elements was generated to give the park or trail an overall rating. If a park did not have a certain feature, that criteria was not assessed nor did that affect the overall rating. However, If a specific needed park element or an desired park feature was missing (or is indicated as a need from the public – See Section 4 Public Involvement) or the park was completely undeveloped, then that element was indicated as a ‘0’ which would affect the overall rating.

Again, the purpose of these rankings was to help identify and prioritize future capital improvements. Detailed assessments of each park is noted in Appendix D.

Park & Open Space Inventory

The City of Edgewood currently has eighteen different parks, open spaces, and trail areas (some developed, private, or undeveloped) accounting for a total of almost 142 acres of available park land for its citizens. Currently however, the City is responsible for operating and maintaining approximately only 63 total acres of active neighborhood parks, special use facilities, and trails & greenways.

The remaining acreage includes 76 acres of vacant undeveloped land and another 2+ acres of private parklands & open space associated with housing developments.

Each park, open space, and trail facility has been assigned a unique reference key # found on the PROST Inventory Map found on page 21.

Existing Trails & Bikeways

The City of Edgewood currently has one dedicated trail corridor segment with a dedicated trailhead facility at 114th Ave E running along the Interurban Trail corridor to the city limits. Currently, this trail is an out-and-back and needs to be extended.

Existing Developed Trails			
Key #	Trail	Length	Rating
1	Interurban Trail	0.69 mile	3.8
	Total	0.69 mile	

Existing Special Use Facilities

Nelson Farm is the one key special use facility focused on the City's agricultural heritage and community gardens, including a historic old homestead, barns, paddocks, and support facilities.

Existing Special Use Facilities			
Key #	Trail	Acres	Rating
2	Nelson Farm	9.02	2.0
		9.02	

Existing Neighborhood Parks

The City currently has three neighborhood parks ranging from a very passive park (Nelson Nature Park) to more active park space (Edgemont Park).

Existing Developed Neighborhood Parks			
Key #	Trail	Acres	Rating
3	Nelson Nature Park	9.05	2.0
4	Edgemont Park	4.33	2.3
5	City Hall Park	7.62	3.1
	Total	21.0	

Existing Community Park

Edgewood recently opened Phase 1 of its biggest most active park space in the City. At the time the inventory and assessment work was completed, the park was still under construction but will become the crown jewel of Edgewood's park system.

Existing Community Parks			
Key #	Park	Acres	Rating
6	Edgewood Community Park	16.47	n/a
	Total	16.47	

Existing Open Spaces

The vast majority of Edgewood's parks and open space assets remain as undeveloped or preserved open spaces. While some may have some impromptu volunteer trails or walking paths, most are on steeper slopes that, for the most part, should remain undeveloped or with limited access or uses.

Existing Undeveloped Open Spaces			
Key #	Open Space	Acres	Rating
7	Kemp Open Space	13.81	n/a
8	Crawford Woods	4.33	n/a
9	Walker Pond	4.08	n/a
10	Mortenson Farm	12.37	n/a
11	Jovita Canyon	2.57	n/a
12	Litowitz Open Space	28.39	n/a
13	Mortenson Farm Slopes	16.82	n/a
14	Lake Chalet	0.10	n/a
	Total	82.47	

Existing Private (HOA) Parks

The City has been able to negotiate additional small park and playground spaces with developers as a condition for approving new housing developments. Currently, there are several HOA parks, all located West of Meridian.

Existing Private (HOA) Parks			
Key #	Open Space	Acres	Rating
15	Westridge Subdivision	1.65	n/a
16	Northwood Estates	0.12	n/a
17	Aster Point	1.06	n/a
18	Edgewood View Estates	0.12	n/a
	Total	2.95	

Park Inventory Table

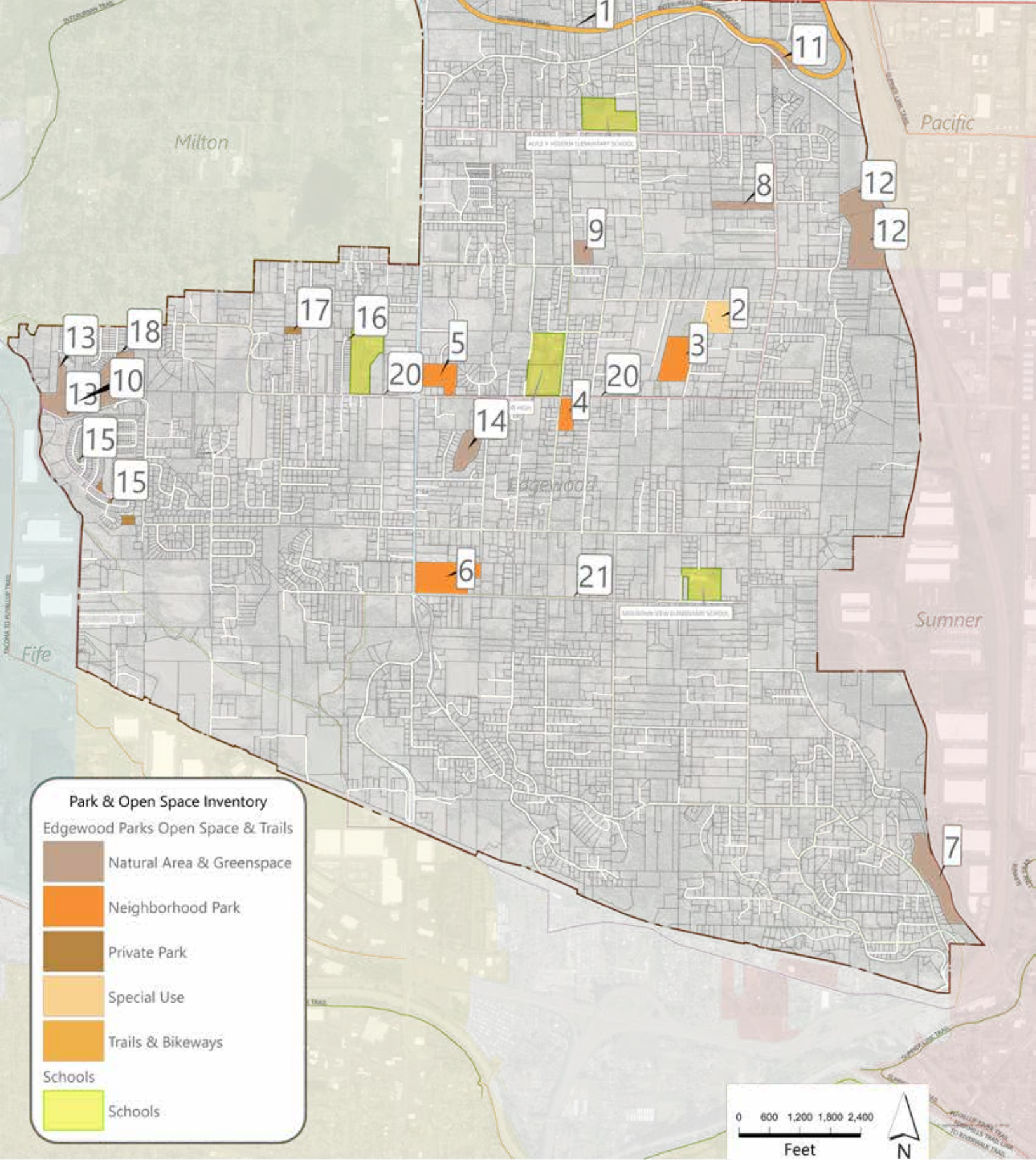
with Assessment Overview

Key #	Park Name + Location	Park Type	Park Classification	Status	Size/Length	Assessed Score
1	Interurban Trail	Community Trail	Trails & Bikeway	Partially Developed	0.69 miles	3.8
2	Nelson Farm	Farm	Special Use Facility	Undeveloped	9.02 acres	2
3	Nelson Nature Park	Nature/Passive Open Space	Natural Area & Greenspace	Developed	11.52 acres	2.6
4	Edgemont Park	Community Park	Neighborhood Park	Developed	4.33 acres	2.3
5	City Hall Park	Community Park	Neighborhood Park	Partially Developed	7.62 acres	3.1
6	Edgewood Community Park	Community Park	Community Park	In Development	16.47 acres	n/a
7	Kempf Open Space	Nature/Passive Open Space	Natural Area & Greenspace	Undeveloped	13.81 acres	n/a
8	Crawford Woods	Nature/Passive Open Space	Natural Area & Greenspace	Undeveloped	4.33 acres	n/a
9	Walker Pond	Nature/Passive Open Space	Natural Area & Greenspace	Undeveloped	4.08 acres	n/a
10	Mortenson Farm	Nature/Passive Open Space	Special Use Facility	Undeveloped	12.37 acres	n/a
11	Jovita Canyon	Nature/Passive Open Space	Natural Area & Greenspace	Undeveloped	2.57 acres	n/a
12	Litowitz Open Space	Nature/Passive Open Space	Natural Area & Greenspace	Undeveloped	28.39 acres	n/a
13	Mortenson Farm Slopes	Nature/Passive Open Space	Natural Area & Greenspace	Undeveloped	16.82 acres	n/a
14	Lake Chalet	Private Park	Private Park	Unknown	0.1 acres	n/a
15	Westridge Subdivision	Private Park	Private Park	Unknown	1.65 acres	n/a
16	Northwood Estates	Private Park	Private Park	Unknown	0.12 acres	n/a
17	Aster Point	Private Park	Private Park	Unknown	1.06 acres	n/a
18	Edgewood View Estates	Private Park	Private Park	Unknown	0.12 acres	n/a



Edgewood Community Park - Photo credit: Natasha Dillinger

Existing Parks, Open Space & Trails Inventory



PUBLIC INVOLVEMENT

Capturing Community Quality of Life



Public Involvement Plan

Introduction

The successful implementation of Edgewood's parks system ultimately relied on listening to the needs, demands, and ideas the community had. Knowing that *the people who show up get to make the decisions*, it was imperative that a successful public involvement process be implemented.

The public engagement strategically coordinated two separate survey engagements and techniques into a single seamless process. The intention behind a coordinated outreach process was to minimize survey fatigue and because parks and trails are synonymous with each other. Two separate processes would have confused the residents with lines blurred where their comments and energy should best go. Ultimately, the combination outreach captured a very consistent quality of life profile of the City. In its most simplified form, residents were asked two series of questions:

- 1) Describe how you feel about your community's parks and how do you get to them?
- 2) What are the specific improvements and ideas you have for each of your parks spaces and connections?

Due to Covid-19, all public engagement was held virtually utilizing custom-built online surveys and interactive map-based interfaces.

Needs Assessment Survey Summary

SURVEY DETAILS

To gather public feedback on the parks plan, an online survey created in Survey Gizmo was sent out to the public and was available for three weeks from July 29 through August 19, 2021. The survey was posted on Facebook, and boosts were used to advertise the survey within a ten-mile radius of Edgewood's center. The survey was also sent out to various groups in emails directly from the city. Additionally, links and QR codes were printed on flyers that were placed around town.

PARTICIPATION

A total of 484 people took the first online survey, and about two-thirds of respondents answered every question.

Survey Results Summary

Based on the survey results and comments received, there is a strong desire for an improved system of walking and biking trails throughout the city – paved trails in particular. Edgewood residents also want to see more natural areas, children's play areas, and support amenities such as benches, bike racks, lighting, and recycling bins. Edgewood residents want to see an improved system of pedestrian and bicycle infrastructure throughout their city.

Survey respondents also identified a number of barriers the City needs to overcome with regards to use of park facilities, including park maintenance, safety/security, and provision of a variety of amenity/facility types.

MAPPING AND VISIONING WORKSHOP

Once the needs assessment survey was completed, a virtual mapping and visioning workshop was conducted for the purpose of gathering more specific public feedback on the PROST Plan. The needs assessment survey provided insights into some of the amenities and updates that are needed in the City of Edgewood's parks system; the mapping workshop allowed participants to identify where these amenities should go by adding geolocated points and comments on a city map. This virtual workshop was hosted on the Maptionnaire community engagement platform. Participants were asked to identify specific areas within the City where updates are needed or recreational opportunities exist.

The Maptionnaire workshop link was posted on social media and sent out via email. The City distributed the survey link to multiple email groups. The workshop was live during the Fall of 2021.

Overall, 103 people participated in the virtual mapping workshop. Fewer people responded to this survey than the first survey, but that was expected due to the more complex and involved nature of the Maptionnaire platform. The workshop did, however, provide meaningful and impactful feedback.

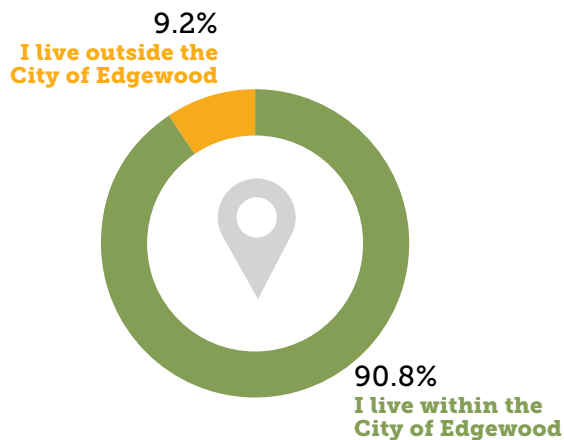
The results of this workshop guided plan development by identifying specific needs and desires of the community. Respondents identified amenities or facilities to be added, and they also identified areas that need to be addressed and improved.

DEMOGRAPHICS

Geographic location of respondents

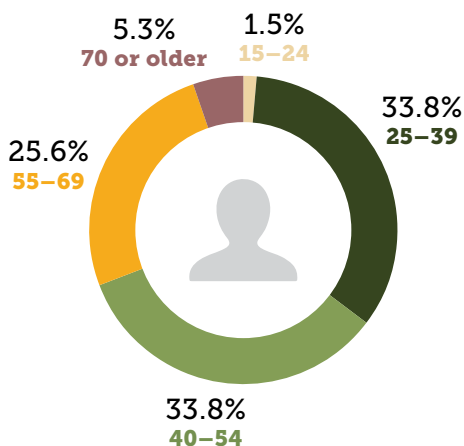
Respondents were asked whether they lived in the City of Edgewood, and where in the City they lived based on zip code. Approximately 91% of respondents lived in the City, with 9% living outside the City.

There are two zip codes within the City of Edgewood – 98371 and 98372. The 98371 zip code represents the west side of the city, while 98372 represents the east side, with the north-south split being roughly along the SR 161 corridor. Approximately 21% of respondents lived in the 98371 zip code (west of SR 161) and 73% lived in the 98372 zip code (east of SR 161). The other 6% of respondents declined to answer this question.



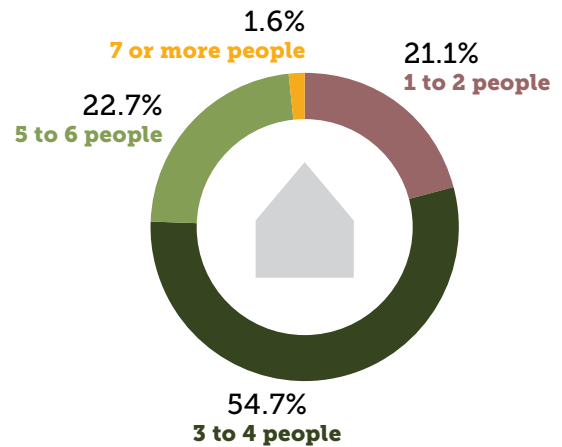
Age of respondents

The survey also asked about respondents' age. A full two-thirds of respondents were aged 25 to 54 (33.8% each in the 25- to 39-year-old age group and in the 40- to 54-year-old age group). The smallest response rate was from respondents between the ages of 15 and 24.

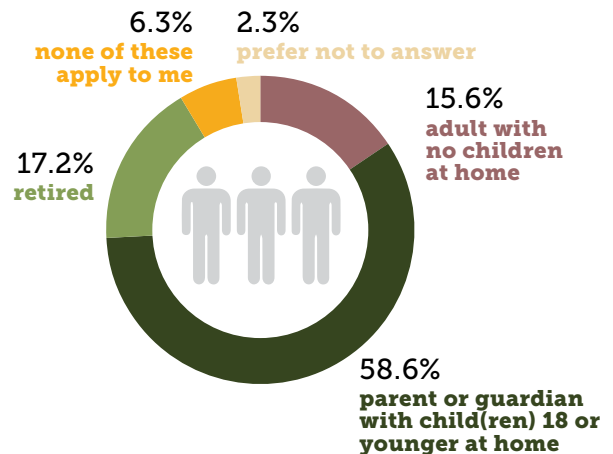


HOUSEHOLD INFORMATION

The majority of survey respondents (54.7%) live in a household with 3 to 4 people. Just under a quarter of respondents (22.7%) live in a household of 5 to 6.



The majority of survey respondents (58.6%) identified themselves as a parent or guardian with child(ren) 18 years old or younger at home. The next largest portion of survey respondents identified themselves as retired (17.2%).



PARK USE

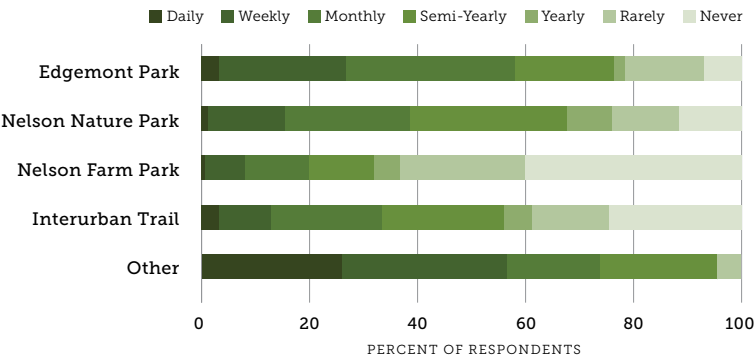
Frequency of use

Edgemont Park appears to be the facility that is most frequently visited by residents, with 58% of respondents indicating they visit the park at least monthly (31.2% monthly; 23.6% weekly; 3.2% daily).

Nearly 39% of respondents indicated they visit Nelson Nature Park at least monthly (23.2% monthly, 14.2% weekly; 1.3% daily). However, 29% of respondents indicated they only visit the park semi-yearly, and 11.6% said they never visit the park.

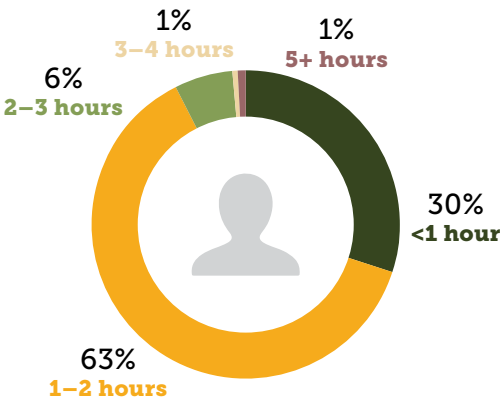
The Interurban Trail is used at least monthly by 33.5% of respondents (20.6% monthly; 9.7% weekly; 3.2% daily). However, 14.2% of respondents indicated they rarely use the trail, and 24.5% indicated they never use it.

Nelson Farm Park is the least frequently visited of all the City’s parks and recreation facilities, with a full 40% of respondents indicating they never visit this park, and 23.3% stating they rarely visit. Only 20% of respondents visit this park at least monthly (12.0% monthly; 7.3% weekly; 0.7% daily).



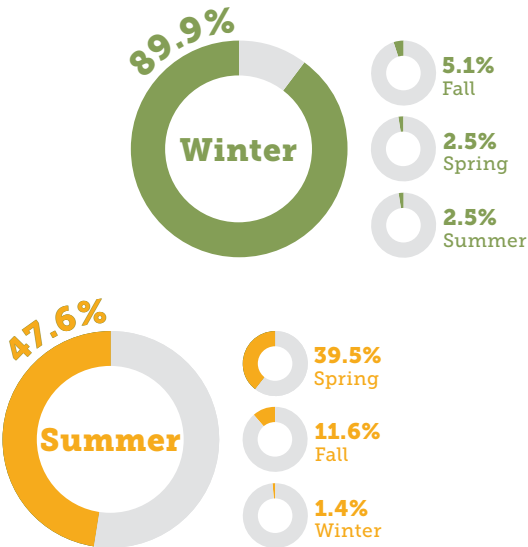
Duration of use

Most survey respondents said their average park visit lasted 1 to 2 hours (63%). 30% of respondents said their average visit was less than an hour. Only 6% reported regularly spending 2-3 hours visiting a park, with only 2% spending longer than that.



Time of year

Respondents were asked their favorite and least favorite seasons to visit Edgewood’s parks and trails facilities. The largest portion of respondents (47.6%) indicated summer is their favorite season to visit the parks, followed closely by spring (39.5%). Most respondents (89.9%) indicated winter is their least favorite season to visit.

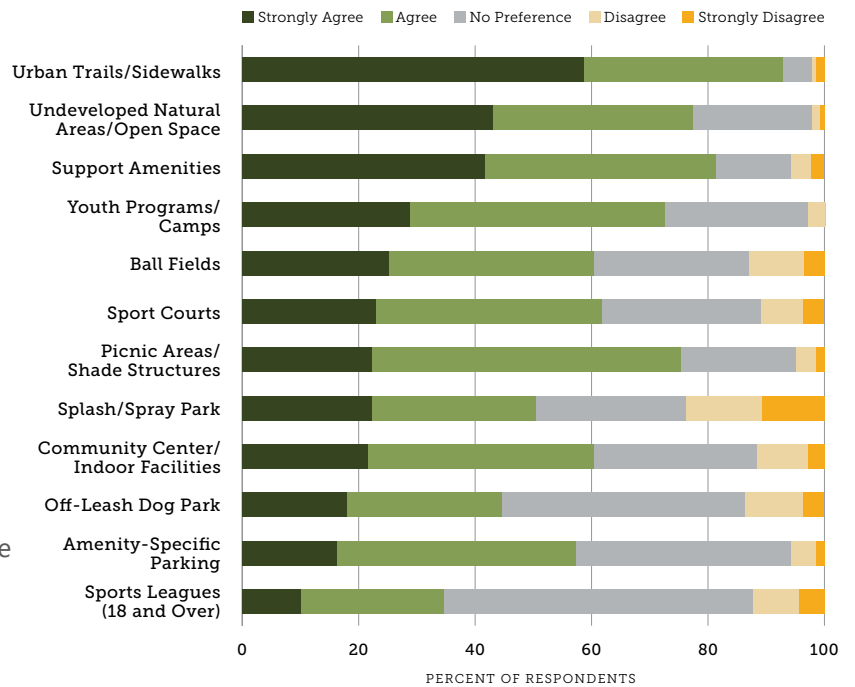


PARK SENTIMENT

Park needs

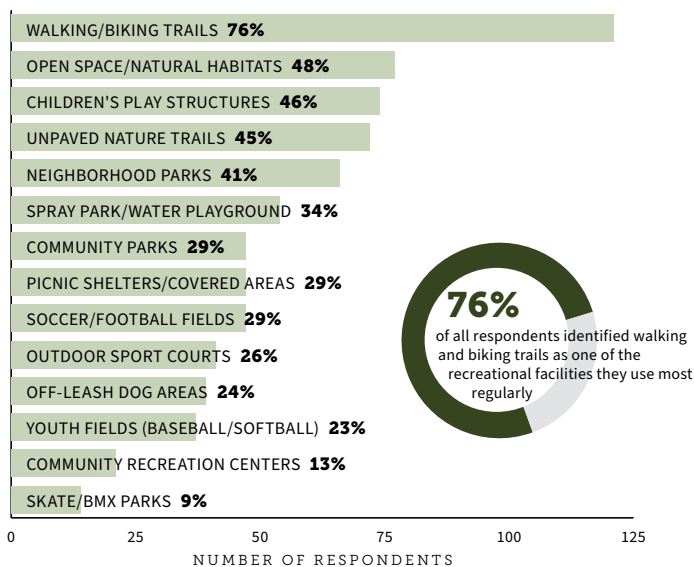
The survey asked what the respondents see as the greatest needs for Edgewood's parks. The results below show these needs within 12 general categories, as described below.

Respondents overwhelmingly identified urban trails/sidewalks as the park amenity most needed in the City of Edgewood, with 93% of respondents selecting either "strongly agree" or "agree" when presented with the statement "The City needs urban trails/sidewalks." Other popular responses included undeveloped natural areas/open space, support amenities, youth programs/camps, and picnic areas/shade structures.



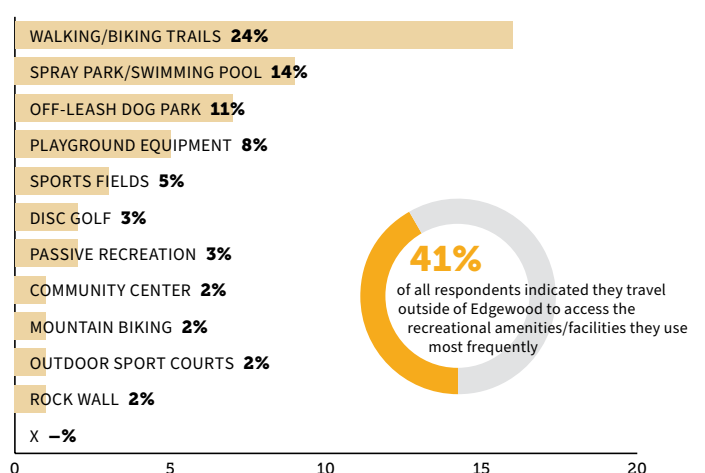
Most popular amenities

Survey participants were asked which recreational facilities/amenities they use most frequently. Walking and biking trails were identified as the most popular amenities, with 76% of all respondents identifying these as one of the recreational facilities they use most regularly. Other popular facility/amenity types included open space/natural habitats (48% of respondents), children's play structures (46%), unpaved nature trails (45%), and neighborhood parks (41%). Skate/BMX parks were identified as the least popular facility type, with only 9% of respondents selecting these as one of the facilities they use most often.



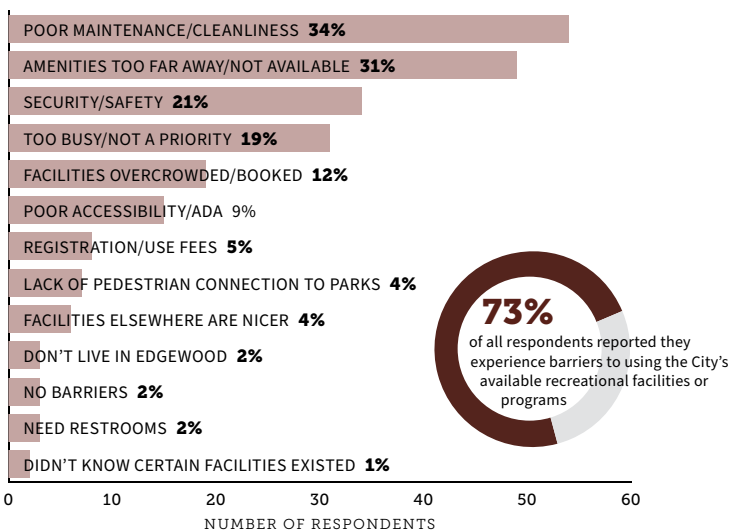
Facilities used outside Edgewood

Respondents were asked what parks and recreation facilities they regularly travel outside of Edgewood to use. Of all the survey respondents, nearly half (41%) indicated they travel outside of Edgewood to access the recreational facilities they use most. Of those, the largest percentage (24%) indicated they travel outside the City to use walking/biking trails, followed by spray park/swimming pool facilities (14%) and off-leash dog parks (11%).



Barriers to park use

When asked about the barriers to their use of Edgewood’s parks and recreation facilities, over one-third of respondents (34%) identified poor maintenance/cleanliness as the greatest barrier to their use. Another 31% of respondents stated the amenities they would like to use are too far away or not available, and 21% identified security/safety as the main barrier to their use of Edgewood’s parks.



DEMAND & NEEDS ANALYSIS



The purpose of a demand and needs analysis is to evaluate, quantify and understand both the facility assets and recreational demand and identify the existing and future needs for providing parkland, facilities, open spaces from now and into the future. The definition of needs includes both preservation of existing services/resources as well as the needs into the future. The current update, presented here, reflects the needs, desires and recommended priorities that set the foundation for the next 15 to 20 years.

The 2022 determination of the need for park facilities and open space is based on public input and the community's vision its parks system. Interpreting that vision for the City of Edgewood involved multiple tasks, including identification of existing park and facility inventory, reviewing the desired quality of life identified in the public involvement phase of work, and review of trends, geographic analysis, and use demands.

A Community's Desired Quality of Life

A demand and need evaluation is the investigation and measurement of how well the parks and recreation system meets the needs of the community – how people like to spend their recreation time, what types of activities they choose to pursue, and how often they participate. In the past, this demand and need analysis was entirely based on the quantity of the specific recreational assets compared to projected

As part of this plan, a more qualitative demand and needs evaluation based on access to the City's recreational assets was conducted to establish an appropriate level of service (LOS) standard for the City of Edgewood based on the recreation needs of the community derived from the community's desired quality of life. However, while quantitative data was used to derive some comparisons, due to the uniqueness of Edgewood and the impact of both School district owned facilities and other potential recent homeowner's association (HOA) improvements, it became clear that LOS used would be based on a publicly informed qualitative approach.

WHAT ARE LEVELS OF SERVICE?

LOS standards are quantifiable measures of the parkland and recreation facilities that are provided to the community, often expressed on a per capita basis (e.g., the number of park acres per 1,000 residents).

The National Recreation and Park Association (NRPA), a non-profit organization dedicated to the advancement of public parks, recreation, and conservation, established

a set of LOS standards in the 1980s to help communities evaluate their recreation needs. Since then, LOS has been used as a planning tool to compare a local community's facilities against those of other communities, agencies, and national standards.

Because the vision, values, and needs of each community are different, planners have acknowledged that simply quantifying local LOS to a national standard is not an effective means of evaluating a community's unique needs and a community's vision. Accordingly, NRPA's LOS standards have evolved in recent decades.

While LOS provides a helpful benchmark for comparison, a community that relies solely on a strict quantitative methodology like LOS misses key quality of life issues, such as a facility's quality, residents' satisfaction with the existing facilities, or the uniqueness of a communities intrinsic character and heritage. Therefore, a variety of methods and conditions should be used to help determine a more realistic assessment of a communities demand and need for parks and open space facilities.

LOS EVALUATION METHODS

This plan primarily follows a qualitative approach to identifying community-specific park needs within the City of Edgewood's limits. Evaluation of the community's recreational needs was conducted using a variety of methods, primarily public involvement, but an overview of national and state recreation guidelines, a quick comparison of the city's parks standards and facilities against metrics outlined in the Goals & Objectives, a loose inclusion of school facilities, and analysis of demographic trends and population projections were all factored to determine the current and proposed level of service.

NATIONAL RECREATION GUIDELINES AS A QUANTITATIVE MEASURE

Comparing the City's parks and recreational spaces to those across the nation provides a quantitative benchmark and serves as one way to measure the performance of its park system. NRPA studies national recreation trends and frequently publishes support documents and recommendations for public municipalities.

The NRPA level of service guidelines originally developed in 1983 offered guidance suggesting that "a park system, at minimum, be composed of a core system of parklands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population". While this has since become a relatively accepted target benchmark, it is important to note that NRPA offers this range of ratios as a comparative guide only. Since the development of

some statistical baselines, various publications have updated and expanded upon possible park standards, several of which have also been published by NRPA.

In 2017, NRPA published an updated performance review of 925 park agencies across the nation. This review revealed that the typical US park agency that serves a jurisdictional population of less than 20,000 has a median ratio of 10.5 acres of parkland to 1,000 residents. Rather than a one-size-fits-all acres to population standard, NRPA now recommends that each community develop its own standards based on local goals, priorities, and conditions.

WASHINGTON STATE RECREATION GUIDELINES

Washington State's Recreation Conservation Office (RCO) offers additional insights on how to enact level of service standards to guide parks and recreation planning.

The RCO level of service guidelines focus on a community's success in setting and meeting its recreation and open space goals and proposes that jurisdictions measure level of service based on several criteria, including distance, means of access, support of "muscle-powered" recreation, condition of facilities, sustainability, and public satisfaction.

Additionally, the RCO releases a Statewide Comprehensive Outdoor Recreation Programming (SCORP) document every five years, which includes survey results identifying recreation demand and trends, both statewide and by region; the document was last updated in 2017 and the update is currently in development. These survey results clarify broader recreation trends and understanding how the City's needs fit into a larger picture.

The SCORP document includes Edgewood in the southwest region stretching from Pierce County down the I-5 corridor to the Oregon state line.

Notably, the SCORP survey identifies the activity with the highest participation rate, both regionally and statewide, as "walking in a park or trail setting" (82% statewide, 86% southwest region). This result holds true across all ages, genders, races, and incomes. Since the previous survey from RCO (2012), walking as a recreational activity has seen an increase in participation. Boating and swimming have also seen an increase in participation between 2012 and 2017; swimming is now a top 10 activity in the state's Southwest region. Other top 10 recreation activities in the Southwest region include nature activities (e.g., visiting rivers, streams, beaches; wildlife or nature viewing), attending an outdoor concert or event (e.g., farmer's markets, fairs, sporting events), and day

hiking. This PROST planning outreach results related to walking/hiking opportunities and nature-based activities are consistent with those identified in state surveys.

LOS COMPARISON

PIERCE COUNTY

An update of Pierce County's Parks, Recreation and Open Space Plan was recently completed and adopted in 2020. This plan analyzed several data points to help focus the needs of the park system and determine where best to add capacity as population grows. These data points include public input, recreation trends, demographics, facility distribution, peer community comparisons, and level of service targets. The county's LOS targets differ based on how they defined facility types:

Developed Park Acres: 6.7 acres per 1,000 people

Open Space Acres: 7.5 acres per 1,000 people

Trail/Walking Path Miles: 0.11 miles per 1,000 people

Sport Courts and Fields: 0.20 facilities per 1,000 people

Family Activities: 0.09 facilities per 1,000 people

EDGEWOOD'S LOS TARGETS

The Goals & Objectives identified in Chapter 1 of this report set the following as the new standards to achieve. Over the next five to 10 years, Edgewood's park system should be improved to meet the following level of service standards:

- a) For all parks, consider the following measures:
 - 1. Provide parks that meet the interests and needs of the City's citizens, based on public input and survey findings.
 - 2. Prioritize development of existing undeveloped parklands over acquisition of new parklands.
 - 3. Prioritize development of non-motorized connections to parks.
- b) For active parks:
 - 1. Provide 5.8 acres per 1,000 people.
 - 2. Strive to provide parks within a 15-20 minute walk of all City residents. Parks service areas, detailed in 5 min increments up to 20 minutes, and current service gaps are identified over the next few pages of this chapter.
- c) For passive open space:
 - 1. Provide 4.1 acres per 1,000 people.

2. Consider providing more than 4.1 acres per 1,000 people, if opportunities arise to acquire properties that meet the City's environmental objectives, taking into account other parks priorities.

EDGEWOOD PROJECTIONS

In 2021, Edgewood had a population of 13,110, according to the Washington State Office of Financial Management's (OFM) annual population estimates. Edgewood was the state's fifth-fastest growing city, with a population growth rate of 6.35% from 2020 to 2021. Utilizing the City's desired LOS standards, analysis shows that currently the City has a distinct need for more developed & active park spaces, while currently having a large surplus of passive park space.

Based on Puget Sound Regional Council's (PSRC) published forecasts, Edgewood's average annual growth rate is 112 people/year. Projecting 6 year and 20 year growth rates, Edgewood can expect a population increase of 672 and 2,240 people respectively.

To develop the service maps, the City's existing transportation grid was used along with known access points to each existing park and/or trail space. By implementing a "walk shed" along the existing street grid at 1/4 mile increments (approximately 5 min walks), a graduated breakdown on the unique service areas for each category could be determined.

	NRPA/RCO Guideline	City Target LOS*	Extg Acres	Park & Trail Lands (Acres)					
				Need			Deficiency		
				2021	2027	2042	2022	2027	2042
Developed Parks & Trails*	1 acre/1,000	5.8 acres/1,000	54.91	73.45	77.31	86.45	-18.54	-22.40	-31.54
Passive Open Space	No Standard	4.1 acres/1,000	82.37	51.92	54.65	61.11	30.45	27.72	21.26
* includes HOA Parks and Trails									

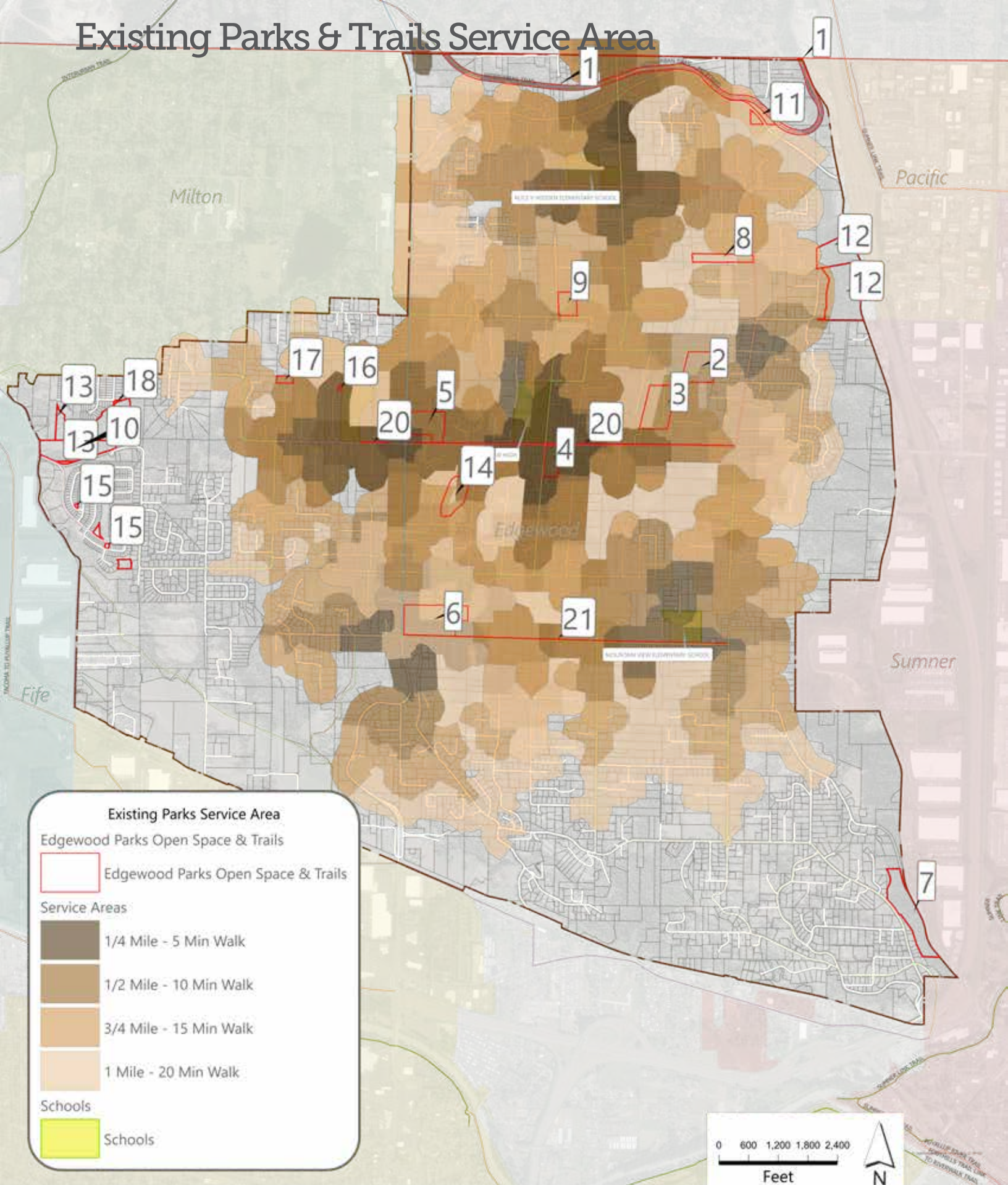
PARK EQUITY & ACCESS

One key factor that this PROST Plan needs to address is the known distribution of the current developed park spaces. Even factoring in passive open space areas, there is a considerable grouping of park amenities primarily from the North-South mid-point of the City Northward.

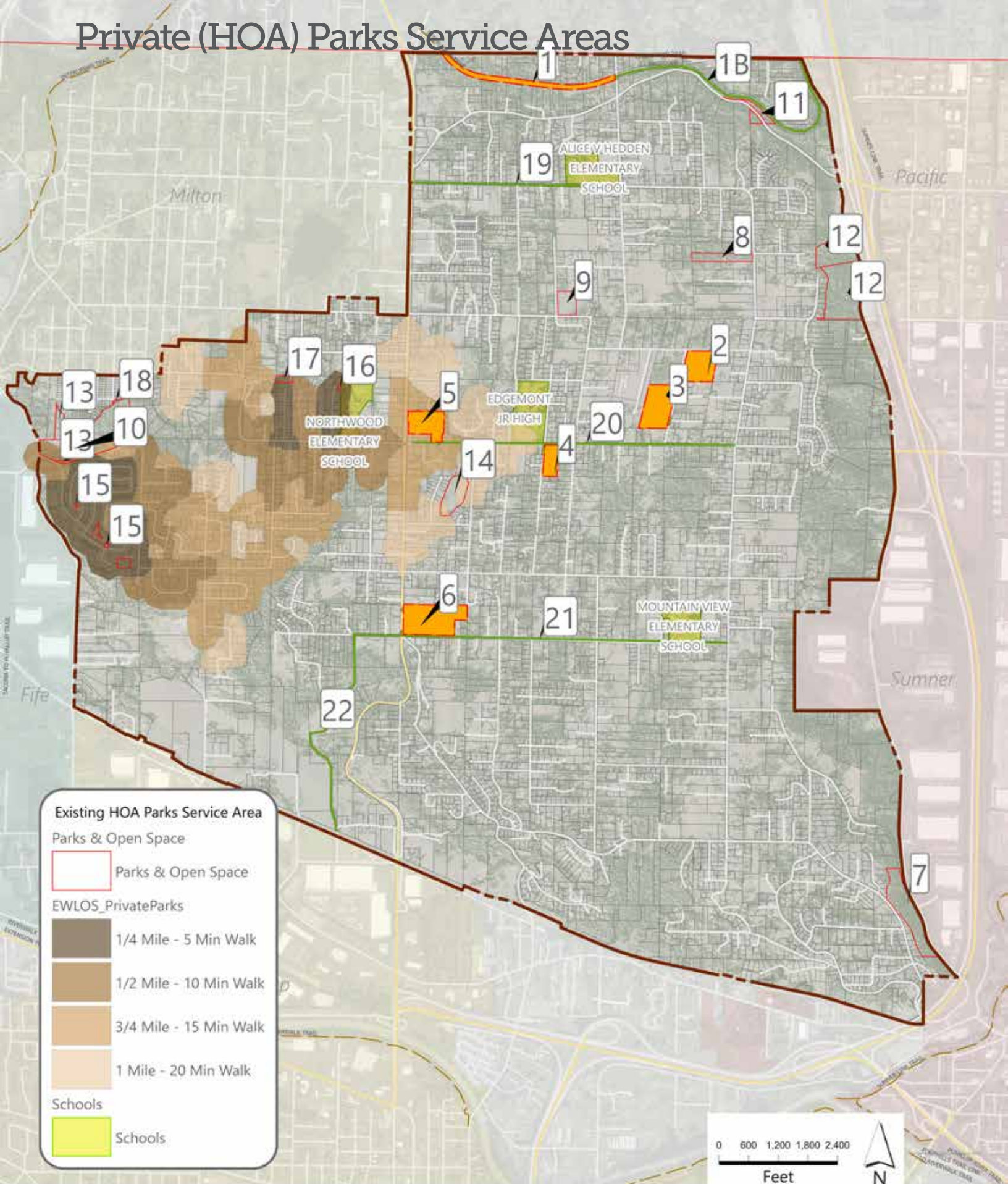
To better understand where the demand and need for park lands should occur, a detailed series of service area maps was created. Separate service area maps were developed for the following categories of park lands:

- Existing Parks & Trails
- Existing Private Parks
- Existing Open Spaces
- Existing Schools

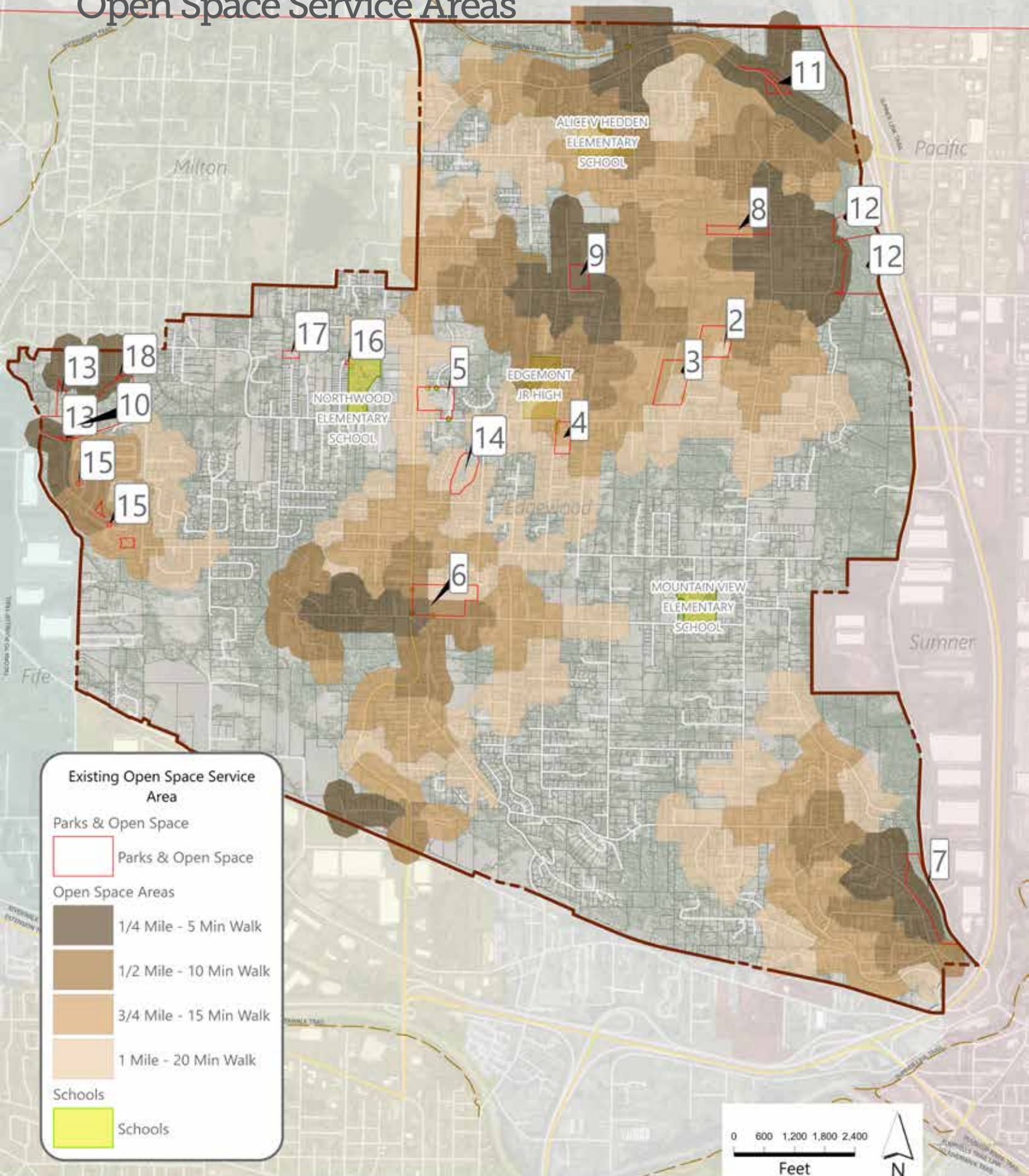
Existing Parks & Trails Service Area



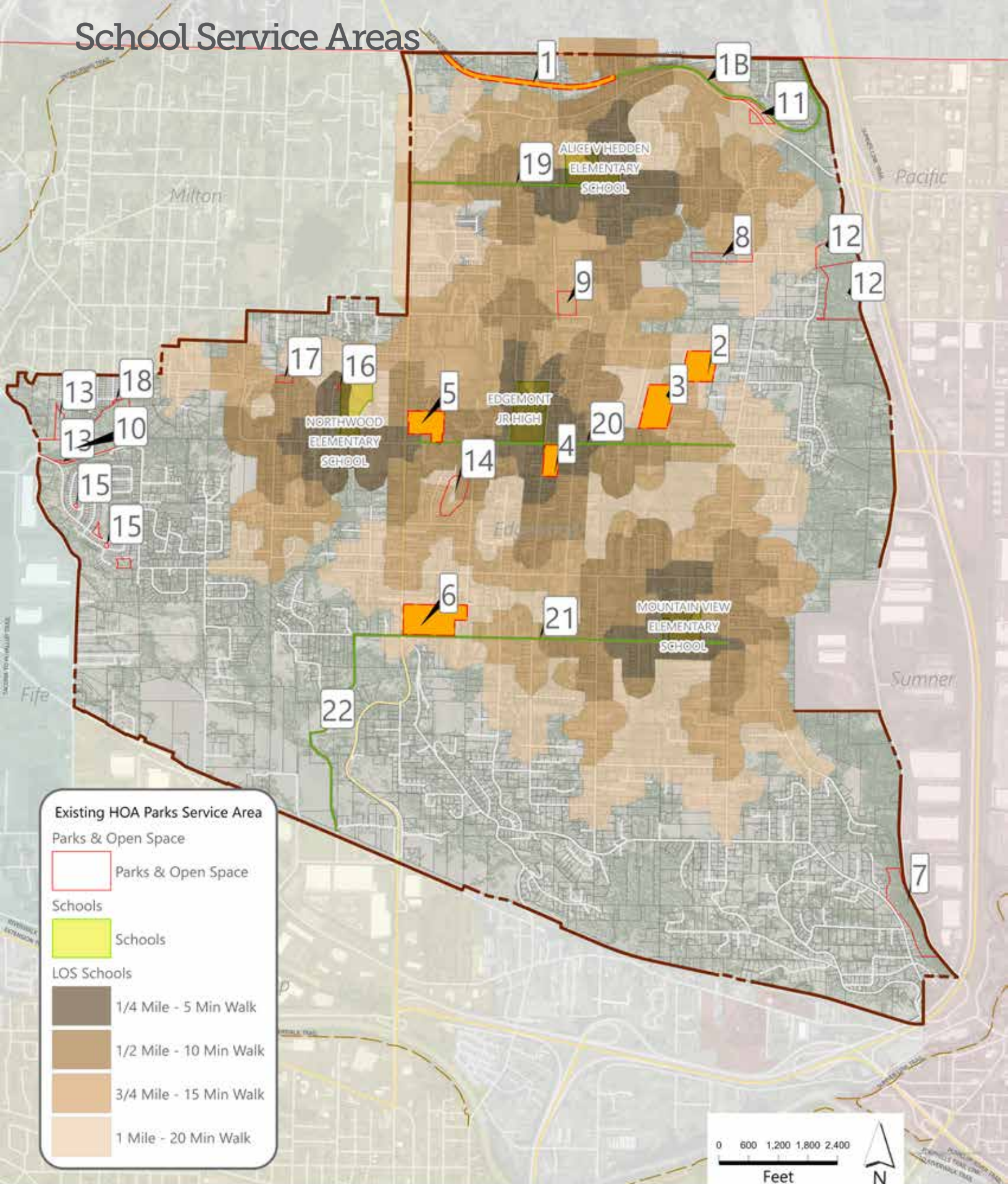
Private (HOA) Parks Service Areas



Open Space Service Areas



School Service Areas



Desired Facilities and Amenities

Via surveys and an online map-based tool, participants identified their desires by adding points or lines (accompanied by an optional comment) that described their own unique need, wish, or desire to improve the City's park system. In order to categorize the input received, participants were allowed to select from six different "draw buttons" to add their comments on the map. These draw buttons included:

- Support amenities
- Sports fields/courts
- Undeveloped natural areas/open space
- Other ideas or opportunities
- Urban/paved trails
- Natural trails/pathways

The following sections identify desired elements noted by survey participants, sorted by amenity type. A map illustrating the locations of all comments received can be found in Appendix C.

SUPPORT AMENITIES

A total of 19 participants identified the need for support amenities on the map. These included:

1. Tables, benches, and a shaded/covered area for year-round use
2. Sidewalks/paved trails connecting park facilities
3. Permanent bathroom and drinking fountain
4. Lights for existing sports fields and track

SPORTS FIELDS/COURTS

A total of 19 participants identified the need for sports fields/courts on the map. These included:

1. Additional soccer fields needed
2. Add sports fields at new community park
3. Update existing sports fields (lighting, turf)
4. Refresh existing basketball courts
5. Multifunctional sports field areas

UNDEVELOPED NATURAL AREAS/OPEN SPACE

A total of 18 participants identified the need for undeveloped natural areas/open space on the map. These included:

1. Keep/maintain old-growth trees in the vicinity of parks
2. Maintain the rural character of existing open areas
3. Short walking trails in the vicinity of existing nature areas
4. Birding and other passive recreation features

OTHER IDEAS OR OPPORTUNITIES

A total of 12 participants identified other ideas or opportunities on the map. These included:

1. Dog park at new community park or at Nelson Nature Park
2. Community gathering place at City Hall field in front of barn
3. Trail/footbridge connecting one side of canyon to the other
4. Amenities for park users at adjacent bus stops

URBAN/PAVED TRAILS

A total of 40 participants identified the need for urban/paved trails on the map, by far the highest number of comments. These included:

1. Tie the Interurban Trail together with the Valley trail system
2. Add paved sidewalks along busy roads connecting park facilities
3. Connect Northwood Elementary to parks

NATURAL TRAILS/PATHWAYS

A total of four participants identified the need for natural trails/pathways on the map. These included:

1. Additional nature trails within Nelson Nature Park
2. Nature trail in Crawford Woods

CAPITAL IMPROVEMENT PROGRAM



Capital Improvement Program

Based on the analysis and results generated from the public involvement process and the demand and needs analysis, the following Parks Capital Improvement Plan (CIP) lists all park and facility projects to be considered for the next 6-years. The majority of these projects entail the acquisition and development of parks, renovating or repairing existing facilities, and expanding trail corridors.

The vision contained within this plan is not only required by the Growth Management Act, but it is crucial to the quality of life that Edgewood residents expect. The business of providing and managing the delivery of services the public expects from the City is equally critical. Annually, through the City's budgets, a significant amount is invested in staff, equipment and supplies to provide and maintain safe and diverse outdoor recreation opportunities. The strategies and ties emphasized in this PROST plan focus on achieving Edgewood's strategic goals, particularly through furthering the City's Comprehensive Plan's ideals for healthy community, maintaining its rural charm, arts and cultural awareness, the natural environment, and most importantly – what the public says they want from their parks, recreation, open space, and trails system.

DEVELOPING THE RECOMMENDATIONS & PROJECT "WISHLIST"

Thus far, this PROST Plan update has discussed several local trends & issues, the demand and need of the public, and its impact on the city's park system and/or interlocal partners.

This section will present both long-term and short-term recommendations in narrative form organized by element type, then present in much more detail, ideas to be considered for both the 6-year and 20-year CIP list.

This PROST Plan update is built on several key recommendations that best and most cost-effectively address current issues, projected demand, funding flexibility, and public desire – all while taking into consideration all the available parks and recreation opportunities that are available within the city. In summary.

These recommendations are summarized as:

- Create safe connections: Create safer more extensive options to access the existing parks & trail system
- Finish what you started: Interurban Trail, Civic Center Park, Edgewood Community Park
- Upgrade your unique intrinsic quality: Master plan and renovate the Nelson complexes

- Look ahead: Identify long-term acquisition opportunity in identified level of service gap area

IMPLEMENTATION SCHEDULE

This PROST plan is designed for a full six-year lifespan with the intent that it will guide improvements from 2022 through 2028, while providing a conceptual vision of additional aspirational improvements beyond. As stated earlier, this plan is not a strict "script" to guide any and all park & recreation improvements. Since funding may be diverted or not secured or public needs or political will may change, this plan is designed to a fluid and dynamic strategic guide for the city to base decisions around. Unforeseen opportunities may present themselves that are not covered in this plan which may create better service to the public.

The capital improvement projects listed are not, nor will they be prioritized over the next six years, although specific recommendations at the beginning of this section have initially been placed in either the 6-year or long-term 20-year CIP lists. However, for planning purposes, the timeline of targeted funding sources; the likely design and permitting time; and city staff project management capacity; each recommended improvement is scheduled with an anticipated year. Note that this is for planning purposes only and is not a commitment to implementation in a particular year. This plan should be a living document being constantly updated as conditions change.

Beginning in early-to-mid 2027, a PROST plan update process should be officially undertaken to engage the residents, staff and committee members of the City of Edgewood in reviewing changing level of service needs, proposing new capital improvements, and renewing WA RCO eligibility for the next performance period.

To reinforce, the CIP project lists reflect the demand and needs of the public and have been vetted with both city staff, PRAB members, and City Council. Actual implementation over the next six years will be driven by available funding, success in grant funding availability as well as necessary maintenance and repair improvements.

ESTIMATE OF PROBABLE COST

Included in this section is an estimate of the probable construction costs associated with the improvements recommended for each park or city-wide. Note that these estimates are preliminary for use in budgeting and scoping future design and construction projects, and are subject to change due to site conditions, final design, and market circumstances.

Each item in the estimate is keyed to the recommendations on the park plans in this section and

includes: anticipated cost and secured or un-secured funding source availability.

PERFORMANCE AND MONITORING

Edgewood’s PROST plan addresses park, recreation, open space, and trails level of service and needs identified at the time of the plan’s creation. Recognizing the dynamic, ever-changing nature of people, outdoor spaces, and cities, this plan purposefully to allow flexibility and adaptability in its implementation.

To monitor progress and adapt to changing circumstances, including new grant and funding sources, the following actions should be taken in each annual capital improvement budgeting cycle to verify and confirm the improvements to be implemented:

Annual Prioritization Review: An annual evaluation by city staff and Edgewood’s PRAB should be undertaken to determine if any changes to the park system, funding availability or demographic shifts will impact the recommendations outlined in this report.

Funding source review: Anticipated vs. actual funding should be reviewed, particularly related to target grant funding, recognizing competition for grants, and the reality that not all grant applications will be successful.

Maintenance and operational review: Prior to implementing a park improvement or pursuing funding, maintenance and operational costs should be evaluated and budgeted accordingly.

Coordination with other city projects: Recognizing that the city has transportation and other public works projects proposed each year, each park and open space improvements should be evaluated and adjusted to provide mutually beneficial efforts that contribute to Edgewood’s desired quality of life.

CIP KEY

See Key Map on next page.

Existing Facilities (Developed & Undeveloped)

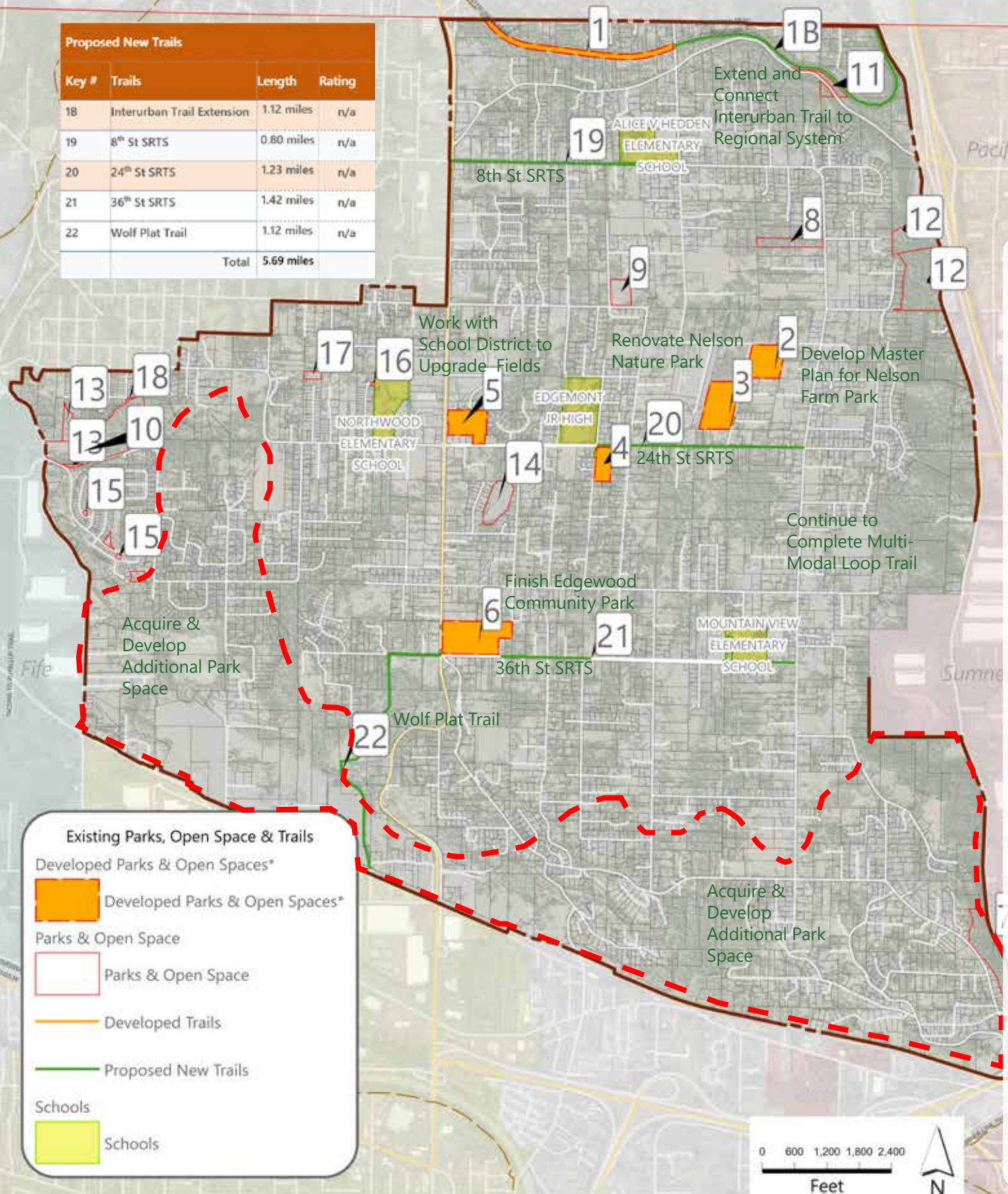
- 1 Interurban Trail
- 2 Nelson Farm Park
- 3 Nelson Nature Park
- 4 Edgemont Park
- 5 Civic Center Park
- 6 Edgewood Community Park
- 7 Kempf Open Space
- 8 Crawford Woods
- 9 Walker Pond
- 10 Mortenson Farm
- 11 Jovita Canyon
- 12 Litowitz Open Space
- 13 Mortenson Farm Slopes
- 14 Lake Chalet
- 15 Westridge Subdivision
- 16 Northwood Estates
- 17 Aster Point
- 18 Edgewood View Estates

Proposed Improvement Key

- 1B Interurban Trail Extension
- 19 8th St Safe Routes to School (SRTS)
- 20 24th St SRTS
- 21 36th St SRTS
- 22 Wolf Plat Trail

Proposed Capital Improvements

Proposed New Trails			
Key #	Trails	Length	Rating
18	Interurban Trail Extension	1.12 miles	n/a
19	8 th St SRTS	0.80 miles	n/a
20	24 th St SRTS	1.23 miles	n/a
21	36 th St SRTS	1.42 miles	n/a
22	Wolf Plat Trail	1.12 miles	n/a
Total		5.69 miles	



CIP Matrix

City of Edgewood Parks, Recreation and Open Space Plan - Capital Improvement Program 2022 - 2026			
Key #	CIP Yr	Project Name	Cost Overview
1B		Interurban Trail	
	6	Phase III	\$ 7,500,000.00
2		Nelson Farm Park	
	6	Master Plan & Feasibility Study	\$ 125,000.00
3		Nelson Nature Park	
	6	Forest Ecology Restoration (Master Planning)	\$ 50,000.00
	6	Trail / Pathway Renovation	\$ 150,000.00
	6	Sign Restoration*	\$ 10,000.00
	6	Nature Play Area	\$ 100,000.00
	20	<i>Building Renovation or Replacement</i>	
	20	<i>Trail Connection to Nelson Farm Park</i>	
	20	<i>Off-leash Dog Area*</i>	
4		Edgemont Park	
	6	Update Multi-Sport field	\$ 200,000.00
	6	Add Fit Lot (National Fitness Campaign)	\$ 150,000.00
	6	Renovate Sports Court	\$ 20,000.00
	20	<i>Modernize Restroom*</i>	
	20	<i>Tree Canopy Assessment*</i>	
	20	<i>Paved Perimeter Trail</i>	
	20	<i>Entry Garden Renovation*</i>	
5		Civic Center Park	
	6	Event Space / Farmers Market	\$ 250,000.00
	6	Additional Bathrooms	\$ 100,000.00
	6	Pickleball Courts	\$ 150,000.00
6		Edgewood Community Park	
	6	Multi-Use Court, Pickleball, Futsal	\$ 500,000.00
8		Crawford Woods Open Space	
	20	<i>Update / Formalize Nature Trail</i>	
	20	<i>Kiosk w/ Garbage and Recycling Station*</i>	
10		Mortenson Farm Open Space	
	20	<i>Nature Trail</i>	

CIP Matrix (Continued)

14		Lake Chalet Nature Trail		
	20	Nature Trail Connection to Civic Center Park		
	20	Water Overlook / Boardwalk		
	20	Interpretive Signage		
	20	Garbage and Recycling Station*		
	20	Tree Hazard Assessment*		
19		8th St SRTS		
	6	Safe Route to School to Hedden Elementary School	\$	1,860,000.00
20		24th St SRTS**		
	6	Safe Route to School to Edgemont Junior High School	\$	1,960,000.00
21		36th St SRTS**		
	6	Fill in Missing Safe Route to School Segments to Mountain View Elementary School	\$	735,000.00
22		Wolf Point Plat Trail		
	20	Trail Connection to 36 th St/Edgewood Community Park		
		Future Trail Improvements		
	20	Meridian Ave East (Simon's Apartments South to 36 th Street East)		
	20	122 nd Avenue – Multiple Sections (8 th Street to 36 th or 48 th)		
		System Wide Improvements		
		School District Cooperative Improvements	\$	1,500,000.00
		Misc Park Improvements	\$	150,000.00
		Signage & Branding	\$	75,000.00
		Future Parkland Acquisition	\$	300,000.00
		Six-Year CIP Total:	\$	16,095,000.00
	*	Possible Integration with Current Parks Maintenance Budget		
	**	Part of Multi-modal Loop Trail System		

APPROVALS



Council Resolution

Eventual City Resolution
of Adoption of this
PROST Plan

RCO Self-Certification Form

RCO Self-Certification Form

Certification Signature

I certify that this information is true and complete to the best of my knowledge.

Print/Type Name: Jeremy Metzler, P.E.

Signature (Hand Written or Digital): _____

Title: Public Works Director

Date: _____



Appendices/Attachments

Edgewood PROST Plan

June 2022

The top half of the page features a series of overlapping, angular shapes in a vibrant orange color against a white background. These shapes create a dynamic, modern feel. Below this graphic, the title 'Appendix A' is centered in a bold, dark green, sans-serif font.

Appendix A

Terms & Definitions

Appendix A

Terms & Definitions

Washington State Recreation & Conservation Office (RCO) has found that many terms commonly used in recreation planning do not have consistent definitions from one plan to another. RCO suggests, but does not require, the following definitions compiled from Washington Administrative Code, Department of Natural Resources, and Washington State Parks & Recreation Commission, and used in this PROST Plan Update include:

Access: *The public's ability to physically use land or water.*

Active or Active Recreation: *Predominately human muscle powered recreational activities.*

Camping: *an overnight stay in a tent or other non-permanent structure.*

Capital Improvement Program (CIP): *A list or description of proposal capital projects.*

Capital project: *A project that results in redevelopment of an existing property, acquisition of new property, or a new built facility with a budget that excess \$10,000.00*

Consumptive: *Recreation that physically consumes resources; examples include berry picking, shellfish harvest, hunting, fishing.*

Development: *A development project is construction or work resulting in new elements, including but not limited to structures, facilities, and/or materials to enhance outdoor recreation resources.*

Dispersed: *Recreation that is scattered or spread across the landscape and not concentrated at a specific site. Examples include trail uses, camping, walking, cycling, and jogging.*

Impact (low, medium, high): *The effect that recreational uses have on resources including but not limited to soils, water, species, habitat, sites, and facilities.*

Improve: *Expanding an existing site or facility to serve more uses or more types of use.*

Level of Service: *Measure of the current status of a park and recreation system as a whole based on either quantitative or qualitative characteristics.*

Maintain: *To maintain existing areas and facilities through repairs and upkeep for the benefit of outdoor recreationists.*

Multiple-use: *Use by more than one type of recreation on the same facility.*

Non-consumptive: *Resource recreation that depends on, but does not consume, resources; for example, photographing wildlife.*

Park or Parkland: *Land or an area set aside for a special purpose, but particularly for leisure or recreation.*

- **Totlot/Mini-Park/Pocket Park:** *a small local park or civic space accessible to the general public without the capacity for large outdoor recreation activities like field sports and often associated with playground equipment for toddlers and young children.*
- **Neighborhood Park:** *a local-scale park with a service area of a reasonable walking distance, typically ½ mile, but up to 1 mile.*
- **Community Park:** *a community-scale park facility has a service area typically of 1-5 miles that includes the city limits of a town or city.*
- **Regional Park:** *a larger park facility intended to serve populations and uses from multiple jurisdictions.*
- **State Park:** *a park facility owned and managed by the State of Washington.*
- **Marine Park:** *a state or regional park facility intended to serve populations spanning multiple jurisdictions with primary access via watercraft .*
- **Day-Use Park:** *any kind of park facility that does not allow overnight uses such as camping.*
- **Seasonal Parks:** *any kind of parks intended for use in specific seasons.*

Passive: *Activities usually conducted in place and requiring minimal physical exertion such as picnicking, watching a sports event, sun bathing, or relaxing.*

Qualitative: *an adjective relating to the quality of something interpreted by its intrinsic non-numerical characteristics other than some quantity or measured value.*

Quantitative: *relating to, measuring, or measured by the quantity of something obtained using a numerical measurement process.*

Recreation: *means those activities of a voluntary and leisure time Nature that aid in promoting entertainment, pleasure, play, relaxation, or instruction.*

Renovate or Renovation: The activities intended to improve an existing site or structure in order to increase its useful service life beyond original expectations or functions. This does not include maintenance activities to maintain the facility for its originally expected useful life.

Restoration: Bringing a site back to its historic function as part of a natural ecosystem or improving the ecological functionality of a site.

Shared-Use: Use of more than one type of recreation on the same facility.

Trail: According to the Washington State Trails Plan (RCO, 2013), a trail or trailway is defined as a "...a path, route, way, right-of-way, or corridor posted, signed, or designated as open for travel or passage by the general public but not normally designated as open for the transportation of commercial goods or services by motorized vehicles. A trail is a recreational facility that also can serve as a non-motorized route for transportation."



Appendix B

Standards & Guidelines

Appendix B

Standards & Guidelines

There are six basic park and greenspace facility types typically utilized by municipalities and recognized by the Washington State Recreation & Conservation (RCO) Office:

- Pocket Parks / Mini-Parks / Tot Lots
- Neighborhood Parks
- Community Parks
- Natural Areas & Greenspaces
- Trails, Bikeways & Paths
- Special Use Facilities

POCKET PARKS / MINI-PARKS / TOT LOTS

Pocket parks are very small and serve a limited radius (up to ¼-mile) from the site; they provide passive and play-oriented recreational opportunities. Examples of pocket parks can include a tot lot with play equipment such as a climber, slide or swings; a viewpoint; or waterfront access areas such as at street ends. A small urban plaza or civic recognition project may also be considered a pocket park. Parking is not provided at pocket parks, although lighting may be used for security and safety.

NEIGHBORHOOD PARKS

Neighborhood parks are generally considered the basic unit of traditional park systems. They are small park areas designed for unstructured play and limited active and passive recreation. They are generally 3-5 acres in size, depending on a variety of factors including neighborhood need, physical location and opportunity, and should meet a minimum size of 2 acre in size when possible.

Neighborhood parks are intended to serve residential areas within short walking distance (up to ½-mile radius) of the park and should be geographically distributed throughout the community. Access is mostly pedestrian, and park sites should be located so that persons living within the service area will not have to cross a major arterial street or other significant natural or man-made barrier, such as ravines and railroad tracks, to get to the site.

Additionally, these parks should be located along road frontages to improve visual access and community awareness of the sites.

Generally, developed neighborhood parks typically include amenities such as pedestrian paths, picnic tables, benches, play equipment, a multi-use open field for youth soccer and baseball, sport courts or multi-purpose paved areas, landscaping and irrigation. Restrooms are not provided due to high construction and maintenance costs. Parking is also not usually provided; however, on-street, ADA accessible parking stall(s) may be included.

Neighborhood park development may proceed in phases.

COMMUNITY PARKS

Community parks are larger sites developed for organized play, contain a wider array of facilities and, as a result, appeal to a more diverse group of users. Community parks are generally 20 to 50 acres in size, should meet a minimum size of 20 acres when possible and serve residents within a 1-mile radius of the site. In areas without neighborhood parks, community parks can also serve as local neighborhood parks. In general, community park facilities are designed for organized or intensive recreational activities and sports, although passive components such as pathways, picnic areas and natural areas are highly encouraged and complementary to active use facilities. Since community parks serve a larger area and offer more facilities than neighborhood parks, parking and restroom facilities are provided. Community parks may also incorporate community facilities, such as community centers, senior centers or aquatic facilities.

NATURAL AREAS & GREENSPACES

Natural areas are those which are preserved to maintain the natural character of the site and are managed to protect valuable ecological systems, such as riparian corridors and wetlands, and to preserve native habitat and biodiversity. In managing for their ecological value, these natural areas may contain a diversity of native vegetation that provides fish and wildlife habitat and embodies the beauty and character of the local landscape. Low-impact activities, such as walking, nature observation, and fishing are allowed, where appropriate, and horseback riding is also permitted on certain sites.

Greenspaces are passive-use open spaces and turf areas without developed amenities or structured functions.

TRAILS & BIKEWAYS

Trails are non-motorized transportation networks separated from roads. Trails can be developed to accommodate multiple uses or shared uses, such as pedestrians, in line skaters, bicyclists, and equestrians. Trail alignments aim to emphasize a strong relationship with the natural environment and may not provide the most direct route from a practical transportation viewpoint.

Bikeways are different than trails in that their principal focus is on safe and efficient non-motorized transportation. Bikeways serve distinctly different user groups than trail users. Typical bikeway user groups would include bicycle commuters, fitness enthusiasts and competitive athletes. Their emphasis is on speed, which can create conflicts with recreation-type trails and their respective user groups.

For shared-use trails, it is important that the alignment and cross sections be designed with flexibility to accommodate higher speeds, passing zones and greater widths. Surfaces will vary with intended use and environmental considerations. Additionally, parking, consistent signage (wayfinding, access, use hierarchy) and interpretive markers or panels should be provided as appropriate.

SPECIAL USE FACILITIES

Special facilities include single-purpose recreational areas such as skateparks and display gardens, along with community centers, aquatic centers and public plazas in or near the downtown core. Additionally, publicly-accessible sport fields and play areas of public schools are classified as special facilities; while they often serve as proxies to public parks, school sites have restricted daytime access and offer limited recreational use during non-school hours. No standards are proposed concerning special facilities, since facility size is a function of the specific use.



Appendix C

Park Inventory Assessment Forms

Park Inventory Form

Site Assessment Methodology

Inventory and assessment of the City's parklands was graded by City of Edgewood staff and the consultant during a tour of the primary parklands. The assets were reviewed subjectively using a scale of 1 to 5 to indicate its condition - from poor to excellent.

Individual components of each park and trail inventory were categorized and then given its own assessment score which were all then combined to form an overall average score.

Assessment Categories:

- ♦ Structures
- ♦ Play Fields/Courts
- ♦ Trails & Tracks
- ♦ Play Environments
- ♦ Specialty Recreation
- ♦ Landscape/Open Space
- ♦ Environmental
- ♦ Parking & Access
- ♦ Site Amenities
- ♦ Signage/Wayfinding/Art
- ♦ Miscellaneous

The subjective assessment scores were based on the visual and known condition of each element based on the following criteria:

- ♦ Overall Condition / Cleanliness
- ♦ Hardscapes / Infrastructure
- ♦ Drainage
- ♦ Pathways
- ♦ Structures
- ♦ Wayfinding
- ♦ Parking
- ♦ Vegetation
- ♦ Play Equipment
- Accessibility - assessing the degree to which the playground is usable by visitors who are physically disabled.
- Safety/Clearances - Safety clearance assesses whether the playground

exhibits minimum clearances and whether fall-protection surfacing is adequate

- Structural Posts & Members - Wood posts are surveyed because they are especially susceptible to wood rot and may need replacement with structures utilizing metal posts.

Detailed inventory and assessment notes are located on the following pages

City of Edgewood PROST - Inventory & Assessment Matrix																												
#	Park Name	Park Classification	Status	Size (acres)	Assessed Score	Park Amenities + Overall Quality (1 = poor, 5 = excellent)																						
						General Maintenance	Permanent Restrooms	Structures	Playground	Sports Fields & Courts	Nature Trails	Signage + Wayfinding	Wildlife Habitat	Public Art	Landscaping	Parking	Additional Remarks											
						Score	Remarks:	Score	Remarks:	Score	Remarks:	Score	Remarks:	Score	Remarks:	Score	Remarks:	Score	Remarks:	Score	Remarks:	Score	Remarks:	Score	Remarks:			
1	Interurban Trail	Trails & Bikeway	Partially developed	10.47 (0.69 miles)	3.8	4.25	Existing segment well kept. Some denuded lawn area.	3.75	Newer CXT but closed due to Covid. Using temporary Sani-can.	4.5	2 covered seating/picnic tables at trailhead. One table area along trail, elevated boardwalk					3.5	Wide, multi-modal asphalt pathway, but needs to be connected. Developed section is great.	4	Nice historical reference and interpretive panel at restroom/trailhead	3	large trees at edge, many on adjacent property, lots of invasives off corridor			3.5	some great trees, some need replacing. Invasives.	4	Lot in good condition w/ 2 ADA and lighting.	Current trail segment is just a out-n-back. Both ends need to be extended and connected.
2	Nelson Farm Park	Special Use	Undeveloped	9.02	2.0	3	Decent condition except for some of the structures and interstitial spaces between elements.	0.5	Restrooms in farm house but old and not accessible. Sani cans used outside.	3	Farmhouse needs lots of work to be kept. Outbuildings all look good but need some structural upgrades and TLC.	0	No Play equipment			1.5	Lots of open space but no formally defined walking paths.	2	Has information kiosk with minimal information.	3	Bee boxes and garden add to the pollinator potential. Open paddocks for sheep and other farm animals.	1.5	Bee boxes and some murals are decent and add some value.	3	Messy unkept landscape but still fits the "farm" motif. P-patches are great but need more formal pathways between them.	2	Turf areas used for some parking. Small gravel areas but typically are hosting vehicles for farm workers.	This could be one of the jewels of the Edgewood Park system. Wonderful potential.
3	Nelson Nature Park	Natural Area & Greenspace	Developed	11.52	2.6	3	The garage structure needs major structural upgrade. Fair amount of trail damage caused by roots. Overall well kept for open space.	0.5	Sani Can	2	Old Garage structure. Signs of vermin. Nice covered picnic shelter.					3.5	Nice lengths of paved trails, but a lot of root intrusion and pavement upheave creating drainage and tripping hazards.			4	Large mature forested areas. Some blow down from wind storms. Some structural liabilities close to public trails.			3	Fair amount of open mowed grass space. A few demonstration beds that are currently overgrown and need to be thinned out.	2	Gravel parking area off street broken up into different areas.	A lovely passive park space with great potential.
4	Edgemont Park	Neighborhood Park	Developed	4.33	2.3	3.5	Park well kept with lots of open grass space.	2.5	CMU block structure also houses restrooms that need renovating.	2.5	CMU structure in relatively decent shape. Needs some structural updates.	2.75	Lots of similar play gear that is showing signs of age. Several slides blocked off due to vandalism.	2	Large active play space that includes baseball field. Backstop needs to be replaced. Infield needs to be regraded and surfaced. Minimal signs of drainage issues.	2	Informal but geometric walking paths between elements. No established perimeter trail.	1.5	Old park sign. Some interior signs.	2	Some nice large trees but prescriptive park landscape with minimal habitat value.	1	Token totem but hidden and needs more prominence.	3	Basic open space. Not much perimeter landscaping. Large(but questionable) grove of trees in NE corner. Parking island landscape in need of renovation	2.5	Decent paved area with 26 spaces (2 ADA). Additional parking along road but use of wheel stops is confusing for parallel spots.	Access from school and large crown in road crossing 24th St E make an awkward intersection. Needs some traffic calming. Access crossings dump into a mulched planting area. Not accessible.
5	Civic Center Park	Neighborhood Park	Partially developed	7.62	3.1	4.25	Overall well kept with areas of dense plantings and lots of remaining undeveloped open space. Needs thinning in areas.	4.5	In City Hall. Not directly accessible by park user.	4.75	City Hall still in great shape.	0	No Play equipment for Neighborhood Park	1	No established fields but large enough for informal pick-up games.	3.5	Gravel walking paths through open space areas	3	minimal signage observed.	3.25	Lots of natives but open space area has minimal habitat value (most mowed grass).	1.5	Needs public art. Park & open space is very sculptural. Effort made in amphitheater area to add art.	3.75	Landscape very dense in places createing hidden areas and blocking views.	4.5	Nice large paved parking areas connected by pathways to City hall and rest of park.	Several planted areas were planted too dense. Many trees and shrubs planted too close to each other. Lots of trees I need of TLC and structural care.
6	Edgewood Community Park	Neighborhood Park	In Development	16.47	n/a		Project was under construction when inventory process was underway.																					

Park Information - Interurban Trail

Name:	Interurban Trail
Size:	10.47 acres
Classification:	Trails & Bikeway
Current Status:	Partially Developed



Park Amenities – Interurban Trail

Amenity/Category	Quantity	Notes
Structures		
Combo covered picnic tables	4	Including one on trail
CXT restroom building	1	
Port-o-john	1	Temporary - there for Covid.
Elevated Boardwalk	1	
Play Fields/Courts		
Trails & Tracks		
Multi-modal asphalt pathway	1	Extends from trailhead to Military Road S only.
Play Environments		
Specialty Recreation		
Landscape/Open Space		
Lawn/passive rec	Y	
Trees	Y	
Buffer	Y	
Environmental		
Parking & Access		
Paved Parking Lot	1	12 Spaces
Site Amenities		
Fencing/Gates		
Water Fountain	1	
Metal grills		
Dog waste station	1	
Picnic tables		
Little library		
Trash		
Signage/Wayfinding/Art		
Park Sign	2	
Miscellaneous		

Park Assessment – Interurban Trail

OVERALL CONDITION

Overall Rating (1-5)	Notes
3.8	Wonderful western section with wide asphalt surface. Currently is out-n-back only

Structures

Amenity	Rating	Notes
Combo covered picnic tables	4.5	3-table shelters
Standard CXT building	3.0	2-door with fountains, locked due to Covid
Port-o-john	1	Next to CXT restroom due to Covid
Elevated Boardwalk	4.5	Wide, multi-modal asphalt pathway, but needs to be connected. Developed section is great.

Play Fields/Courts

Amenity	Rating	Notes
N/A		

Trails and Tracks

Amenity	Rating	Notes
Multi-modal asphalt pathway	3.5	Wide asphalt surface, good condition

Play Environments

Amenity	Rating	Notes
N/A		

Specialty Recreation

Amenity	Rating	Notes
N/A		

Landscape/Open Space

Amenity	Rating	Notes
Lawn/passive rec	4	Some lawn space at trailhead.
Trees	4	
Buffer	2	

Environmental

Amenity	Rating	Notes
N/A		

Parking & Access

Amenity	Rating	Notes
Paved Parking Lot	3	

Site Amenities

Amenity	Rating	Notes
Dog waste station	5	
Picnic tables	4	With shade structures.
Trash	5	

Signage/Wayfinding/Art

Amenity	Rating	Notes
Park Sign	4	Single park rules and regulations sign posted on the east end of the trail.

Miscellaneous

Amenity	Rating	Notes
N/A		

Park Information - Civic Center Park

Name:	Civic Center Park
Size:	7.62
Classification:	Neighborhood Park
Current Status:	Partially Developed



Park Amenities – Civic Center Park

Amenity/Category	Quantity	Notes
Structures		
City Hall Building	1	
Restrooms	2	In City Hall - one male, one female
Barn	1	
Play Fields/Courts		
N/A		
Trails & Tracks		
Walking Paths	Y	Gravel paths through park site.
Play Environments		
N/A		
Specialty Recreation		
N/A		
Landscape/Open Space		
Open Fields		
Entry Court		
Garden Beds		
Environmental		
N/A		
Parking & Access		
Parking lot	1	63 spaces spread across three areas, (4) handicap
Site Amenities		
Amphitheatre	1	Includes curved concrete benches oriented towards West-Northwest
Trash Cans	4	
Signage/Wayfinding/Art		
Signage	4	
Miscellaneous		
Flag Pole	1	

Park Assessment – Civic Center Park

OVERALL CONDITION

Overall Rating (1-5)	Notes
3.1	Overall well kept with areas of dense plantings and lots of remaining undeveloped open space. Needs thinning in areas.

Structures

Amenity	Rating	Notes
City Hall Building	4.75	City Hall still in great shape.
Restrooms	4.5	In City Hall. Not directly accessible by park user.
Barn	3.5	Used as storage.

Play Fields/Courts

Amenity	Rating	Notes
N/A		

Trails and Tracks

Amenity	Rating	Notes
Walking Paths	3.5	Gravel walking paths through open space areas

Play Environments

Amenity	Rating	Notes
N/A		

Specialty Recreation

Amenity	Rating	Notes
N/A		

Landscape/Open Space

Amenity	Rating	Notes
Open Fields	1	No established fields but large enough for informal pick-up games.
Shade Trees	3.75	Lots of native trees. Lots of trees in need of pruning and structural care.

Amenity	Rating	Notes
Garden Beds	3.75	Landscape very dense in places creating hidden areas and blocking views.

Environmental

Amenity	Rating	Notes
N/A		

Parking & Access

Amenity	Rating	Notes
Parking Lot	4.5	Nice large paved parking areas connected by pathways to City hall and rest of park. ~ 60 spaces.

Site Amenities

Amenity	Rating	Notes
Trash Cans		

Signage/Wayfinding/Art

Amenity	Rating	Notes
Signage	3	Minimal signage observed.

Miscellaneous

Amenity	Rating	Notes
Flag Pole		

Park Information - Nelson Farm

Name:	Nelson Farm
Size:	9.05
Classification:	Special Use
Current Status:	Developed



Park Amenities – Nelson Farm

Amenity/Category	Quantity	Notes
Structures		
Farmhouse	1	Structure needs major renovation to be used as a public facility.
Garage	1	
Barn	1	
Restrooms	1	In Building, not accessible
Port-o-john	1	
Play Fields/Courts		
N/A		
Trails & Tracks		
Informal Walking Paths	Y	Around paddocks
Play Environments		
N/A		
Specialty Recreation		
N/A	Y	Heritage / Interpretation
Landscape/Open Space		
Open Field	Y	Multiple pastures & meadows
P-Patches	Y	Several community garden plots
Gardens	Y	
Environmental		
N/A		
Parking & Access		
Parking Area	1	Sized for a few vehicles only.
Site Amenities		
N/A		
Signage/Wayfinding/Art		
Information Kiosk	1	
Miscellaneous		
Bee Hive/Pollinator Boxes	Y	Not city owned. Part of community garden.

Park Assessment – Nelson Farm

OVERALL CONDITION

Overall Rating (1-5)	Notes
2.0	Decent condition except for some structures and interstitial spaces between elements. This could be one of the jewels of the Edgewood Park system. Wonderful potential.

Structures

Amenity	Rating	Notes
Farmhouse	3	Farmhouse needs lots of work to be kept.
Barn	3	Need structural review and formal condition assessment
Garage	3	Looks good but need some structural upgrades and TLC.
Restrooms	.5	Restrooms in farm house but old and not accessible.
Port-o-john	.5	

Play Fields/Courts

Amenity	Rating	Notes
N/A		

Trails and Tracks

Amenity	Rating	Notes
Informal Walking Paths	1.5	Lots of open space but no formally defined walking paths.

Play Environments

Amenity	Rating	Notes
N/A		

Specialty Recreation

Amenity	Rating	Notes
N/A		

Landscape/Open Space

Amenity	Rating	Notes
Open Fields	3	Lots of open space, open paddocks for sheep and other farm animals. Messy unkept landscape but still fits the "farm" motif.
P-Patches	3	P-patches are nice but need more formal pathways between them.
Gardens	3	Gardens add to the pollinator potential.

Environmental

Amenity	Rating	Notes
N/A		

Parking & Access

Amenity	Rating	Notes
Parking Area	2	Parking area inadequate for community garden users. Turf areas used for some parking. Small gravel area near house and barn but typically are hosting vehicles for farm workers.

Site Amenities

Amenity	Rating	Notes
N/A		

Signage/Wayfinding/Art

Amenity	Rating	Notes
Information Kiosk	2	Has information kiosk with minimal information.

Miscellaneous

Amenity	Rating	Notes
Bee Hives	1.5	Add to pollinator potential and add interest

Park Information - Nelson Nature Park

Name:	Nelson Nature Park
Size:	11.52
Classification:	Natural Area & Greenspace
Current Status:	Developed



Park Amenities – Nelson Nature Park

Amenity/Category	Quantity	Notes
Structures		
Garage/Storage/Barn	1	
Port-o-john	1	Temporary, no other restroom facility in the park.
Covered Picnic Shelter	1	
Boardwalk	1	
Play Fields/Courts		
N/A		
Trails & Tracks		
Paved Trails	Y	
Play Environments		
N/A		
Specialty Recreation		
N/A		
Landscape/Open Space		
Open Grass Space	Y	
Planting Beds	Y	Demonstration garden at parking area
Environmental		
Mature Forested Area	Y	
Parking & Access		
Gravel Parking Area	Y	Several gravel parking areas.
Site Amenities		
Picnic Tables		
Benches	Y	
Trash Cans	Y	
Signage/Wayfinding/Art		
Signage	Y	
Miscellaneous		

Park Assessment – Nelson Nature Park

OVERALL CONDITION

Overall Rating (1-5)	Notes
2.6	A lovely passive park space with great potential. Overall well-kept for open space

Structures

Amenity	Rating	Notes
Garage	2	The garage structure needs major structural upgrade. Signs of vermin.
Port-o-john	.5	
Covered Picnic Shelter	2	Nice covered picnic shelter.

Play Fields/Courts

Amenity	Rating	Notes
N/A		

Trails and Tracks

Amenity	Rating	Notes
Paved Trails	3.5	Nice lengths of paved trails, but a lot of root intrusion and pavement upheaval creating drainage and tripping hazards.

Play Environments

Amenity	Rating	Notes
N/A		

Specialty Recreation

Amenity	Rating	Notes
N/A		

Landscape/Open Space

Amenity	Rating	Notes
Open Grass Space	3	Fair amount of open mowed grass space.
Planting Beds	3	A few demonstration beds that are currently overgrown and need to be thinned out.

Environmental

Amenity	Rating	Notes
Mature Forested Area	4	Large mature forested areas. Some blow down from wind storms. Some structural liabilities close to public trails.

Parking & Access

Amenity	Rating	Notes
Gravel Parking Area	2	Gravel parking area off street broken up into different areas. There is one paved ADA-accessible parking stall at this facility, north end of the gravel parking strip.

Site Amenities

Amenity	Rating	Notes
Picnic Tables	3.5	Under shade structure.
Benches		
Trash Cans		

Signage/Wayfinding/Art

Amenity	Rating	Notes
Signage		

Miscellaneous

Amenity	Rating	Notes
N/A		

Park Information - Edgemont Park

Name:	Edgemont Park
Size:	4.33
Classification:	Neighborhood Park
Current Status:	Developed



Park Amenities – Edgemont Park

Amenity/Category	Quantity	Notes
Structures		
Covered Picnic	1	
Restrooms	1	
Play Fields/Courts		
Baseball Field	1	
Basketball Court	1	
Trails & Tracks		
Walking Paths		
Play Environments		
Playground	1	Includes 4 play structures
Specialty Recreation		
N/A		
Landscape/Open Space		
Open Field Space	Y	
Shade trees	Y	
Parking Island		
Environmental		
N/A		
Parking & Access		
Parking Lot	1	~26 spaces (2) ADA
Street Parking		
Site Amenities		
Picnic Tables	6	
Benches	3	
BBQ Grills	3	Near shelter
Trash Cans	4	
Signage/Wayfinding/Art		
Park Sign	1	
Interior Signs	2	
Totem Pole	1	
Miscellaneous		
N/A		

Park Assessment – Edgemont Park

OVERALL CONDITION

Overall Rating (1-5)	Notes
2.3	Well-kept park with lots of open grass space.

Structures

Amenity	Rating	Notes
CMU Block Structure	2.5	CMU structure in relatively decent shape. Needs some structural updates.
Restrooms	2.5	CMU block structure also houses restrooms that need renovating.

Play Fields/Courts

Amenity	Rating	Notes
Baseball Field	2	Large open space area that includes baseball field. Backstop needs to be replaced. Infield needs to be regarded and surfaced. Minimal signs of drainage issues.
Basketball Court	2	

Trails and Tracks

Amenity	Rating	Notes
Walking Paths	2	Informal but geometric walking paths between elements. No established perimeter trail.

Play Environments

Amenity	Rating	Notes
Playground	2.75	Lots of similar play gear that is showing signs of age. Several slides blocked off due to vandalism.

Specialty Recreation

Amenity	Rating	Notes
N/A		

Landscape/Open Space

Amenity	Rating	Notes
Open Field Space	2	Basic open flexible space
Shade trees	3	Large(but questionable) grove of trees in NE corner.
Parking Island	3	In need of renovation
Perimeter Landscaping	3	Minimal

Environmental

Amenity	Rating	Notes
N/A		

Parking & Access

Amenity	Rating	Notes
Parking Lot	2.5	Decent paved area with 26 spaces (2 ADA).
Street Parking	2.5	Additional parking along road but use of wheel stops is confusing for parallel spots.

Site Amenities

Amenity	Rating	Notes
Picnic Tables		
Benches		
BBQ Grills		
Trash Cans		

Signage/Wayfinding/Art

Amenity	Rating	Notes
Park Sign	2	Old park sign
Interior Signs	2	Old signage
Totem Pole	1	Token totem but hidden and needs more prominence.

Miscellaneous

Amenity	Rating	Notes
N/A		



Appendix D

Public Involvement Summaries (Unedited)

Edgewood PROST Survey

Response Statistics

	Count	Percent
Complete	134	83.80%
Partial	26	16.30%
Disqualified	0	0.00%
Totals	160	

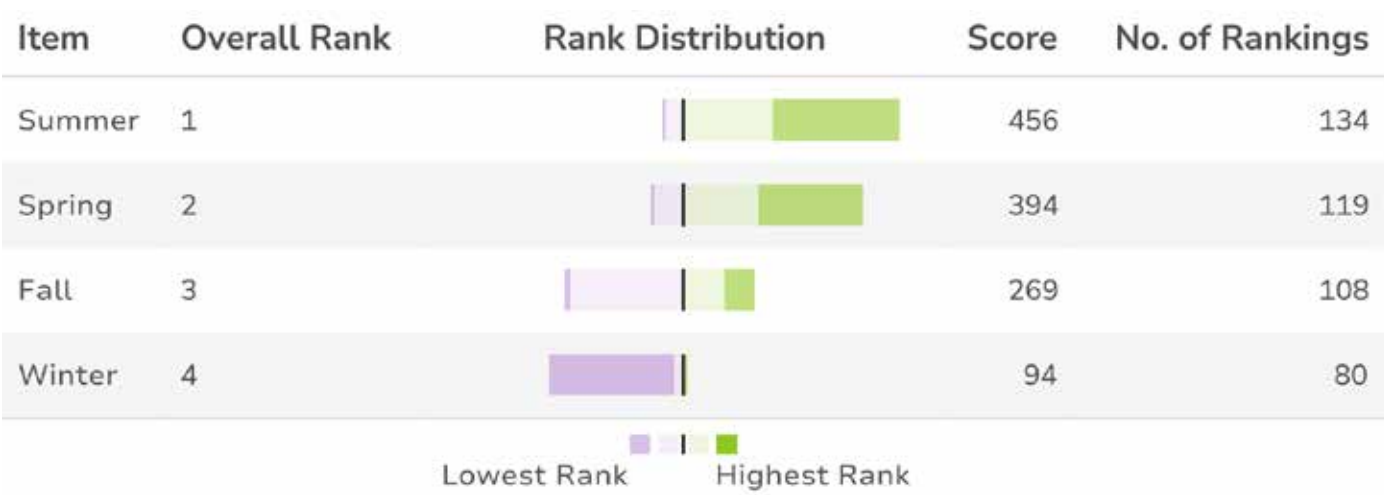
1. How frequently do you visit the following parks or recreational facilities within the City of Edgewood?

	Daily Count	Row %	Weekly Count
z	5	3.2%	37
Nelson Nature Park	2	1.3%	22
Nelson Farm Park	1	0.7%	11
Interurban Trail	5	3.2%	15
24th Street Park - new:	1	100.0%	0
36th and meridian park :	1	100.0%	0
Chik Fila	0	%	0
City Hall Open Space:	0	%	1
City Hall Park:	0	%	0
City Hall food truck:	0	%	0
City hall field:	0	%	0
City hall food truck:	0	%	0
Dog Park:	1	100.0%	0
Edgemont:	0	%	1
Edgemont Park:	0	%	2
Edgemont Track:	0	%	0
Edgemont park:	0	%	0
Edgewood City Park (36th & Meridian):	0	%	1
Edgewood park:	1	100.0%	0
Nice safe clean park:	0	%	1
Skatepark :	0	%	0
Track T Edgewont:	1	100.0%	0
Walking along 8th & 122nd on the road:	1	100.0%	0
Westridge dog park:	0	%	1

2. How long is your average visit to a park or recreational facility within the City of Edgewood?

Value	Percent	Count
Under 1 hour	30.30%	46
1 to 2 hours	62.50%	95
2 to 3 hours	5.90%	9
3 to 4 hours	0.70%	1
5 hours or more	0.70%	1

3. What is your favorite season to visit parks and recreational facilities within the City of Edgewood?



4. What are the types of recreational amenities/facilities that you most regularly frequent or use?(This question is not intended to be specific to the City of Edgewood. Please check all that apply for you/your household.)

Value	Percent	Count
Walking/Biking Trails	82.30%	121
Open Space/Natural Habitats	52.40%	77
Children's Play Structures	50.30%	74
Unpaved Nature Trails	49.00%	72
Neighborhood Parks (smaller, walking distance)	44.90%	66
Spray Park/Water Playground	36.70%	54
Community Parks (larger service areas)	32.00%	47
Picnic Shelters/Covered Areas	32.00%	47
Soccer/Football Fields	32.00%	47
Outdoor Sport Courts (basketball, tennis, pickleball, etc.)	27.90%	41
Off-leash Dog Areas	26.50%	39
Youth Fields (baseball/softball)	25.20%	37
Community Recreation Centers	14.30%	21
Skate/BMX Parks	9.50%	14

Edgewood PROST Survey

6. Let us know if you currently travel outside the City of Edgewood for any of these amenities or any others we may have missed?

- 1 Swimming pool
- 2 Yes, since Edgewood Parks are so limited, we mostly have to travel outside Edgewood to visit enjoy parks, splash pads, community centers, and trails.
- 3 Disc golf courses
- 4 We walk the paved Milton Trails
- 5 Spray parks and off leash dog parks
- 6 Dog parks
- 7 Travel into fife frequently for Brookville gardens and pioneer park in Puyallup for spray park and pokemon stops at the playground. As a parent, I appreciate there being a close coffee shop nearby. I think a spray/splash park would be most important to us.
- 8 Travel into fife frequently for Brookville gardens and pioneer park in Puyallup for spray park and pokemon stops at the playground. As a parent, I appreciate there being a close coffee shop nearby. I think a spray/splash park would be most important to us.
- 9 Frequently visit Bradley Lake Park in Puyallup. Also the Ruston Way walking trail
- 10 Yes, I travel to Puyallup, Auburn, Bonney Lake and NE Tacoma for some of these options.
- 11 We travel to the Splash Pad in Puyallup frequently in the summer. We visit many local parks and trails in Puyallup, Federal Way, Fife, Milton, and Sumner.
- 12 We mostly go to outside parks because Edgewood has severely lagged behind in the development of recreation areas. I also like to support local businesses that are often near local park areas. Building in and contracting or leasing out buildings on public lands could be a way to grow local businesses and restaurant start ups, so that we can get rid of these corporate businesses that take our money and tax dollars outside of the area.
- 13 Travel to Sumner, Puyallup and Milton
- 14 Yes
- 15 Yes
- 16 Yes, I travel outside of Edgewood for these amenities.
- 17 We go to unleashed dog parks. Nice safe, clean parks. No homeless living there.
- 18 No
- 19 We frequent Milton Community park nearby. Would like to see a exercise stations at our city park. Similar to ones at the interurban trail but grouped together in well maintained open space rather than spaced apart.
- 20 For most of these amenities, I currently travel outside the City.
- 21 Yes travel outside for paved walking trails
- 22 Swan Creek MTB PARK
- 23 Yes - to sumner, federal way, Tacoma, and downtown puyallup
- 24 Pickleball
- 25 Rhododendron Garden, Rose Garden (AKA Species Gardens). Arboretum
- 26 All checked are outside Edgewood except baseball fields.
- 27 Soccer fields

6. Let us know if you currently travel outside the City of Edgewood for any of these amenities or any others we may have missed?

- 29 Off-leash dog park is a BIG one! I've discussed with friends, neighbors and families from school. That is an amenity we could really use here. Traveling to Federal Way now. Also, a sidewalk system around the perimeter of Edgewood. Thanks!
- 30 Plant blueberry bushes-- like the Blueberry Park in Tacoma. Make arrangements with food service truck vendors i.e Longhorn BBQ, Frying Dutchman etc.
- 31 spraypark in puyallup and federal way
- 32 Yes, most but do frequent children's play equipment.
- 33 Yes. Dog park. Trails.
- 34 I bike on the Rails to Trails system. (Puyallup to Orting to Buckley)
- 35 Currently travel outside of Edgewood for trails
- 36 Yes, for walking/hiking trails
- 37 Milton
- 38 Love the new Playground in renton! And the library over the river with trails
- 39 Mt Rainier Park for nature trails, Orting area for nature trails . Also, there is no actual town of Edgewood (only strip malls) so we go to surrounding cute towns like Enumclaw or Sumner for shopping, restaurants and events.
- 40 Also use the walking trail in fife.
- 41 City of Puyallup's new baseball fields because they are turf.
- 42 Hate how Edgewood now has the code enforcement squad...for 3 generations edgewood area has Been rural...not a HOA...a shame those families are ignored to build more million dollar homes and apartments that bring revenue...
- 43 We often go to the spray parks in Puyallup, auburn, and Tacoma since Edgewood doesn't have one. We like edgemont park, but often the slides are closed off or parking is nonexistent during sports season so we go to other parks. Looking forward to the new park opening
- 44 Always for the dog park
- 45 We go to parks all over Pierce county
- 46 We travel to other areas for baseball, softball, and soccer
- 47 Yes.
- 48 Yes.
- 49 Go elsewhere for trails often.
- 50 Travel to Brookville Gardens in Fife. Great simple park. Should be a model for Edgewood
- 51 We often go to parks in Sumner after picking the kids up from their school. It's more of a convenience but Sumner does seem to have more park options with play structures.
- 52 Puyallup and Tacoma for spray parks.
- 53 Puyallup
- 54 Yes, frequently travel outside of Edgewood.
- 55 We do travel to get these amenities.
- 56 Almost always travel outside Edgewood for all of above
- 57 5-mile lake
- 58 Baseball soccer fields would be a great addition to our new park.

6. Let us know if you currently travel outside the City of Edgewood for any of these amenities or any others we may have missed?

- 59 We use many trails and parks throughout King/Pierce/Kitsap counties on a weekly basis.
- 60 We often go to Decoursey Park and Clark's Creek Park in Puyallup for the combination of children's play structure and unpaved trails.
- 61 Levee Pond Park, Fife
- 62 We travel outside of the area to a park in Auburn to use the rock wall.
- 63 We often travel to Puyallup, Auburn and Federal Way
- 64 Restore the soccer field at Edgemont
- 65 Yes I travel outside of Edgewood to access pedestrian paved trail areas and areas that have sidewalks for safe cycling.
- 66 Disc golf
- 67 Yes
- 68 Yes- Walking/running and biking trails
- 69 Yes, to Puyallup, Sumner, Orting (not often).

7. The City needs...

	Strongly Count	Row %	Agree Count
Amenity Specific Parking	23	16.3%	58
Off-Leash Dog Park	25	18.0%	37
Picnic Areas/Shade Structures	32	22.4%	76
Undeveloped Natural Areas/Open Space	61	43.0%	49
Support Amenities (bathrooms, lighting, recycling, bike racks, etc.)	59	41.8%	56
Ball Fields (soccer, baseball, football, etc.)	35	25.2%	49
Sport Courts (basketball, tennis, pickleball, etc.)	32	23.0%	54
Youth Programs/Camps	40	28.8%	61
Sports Leagues (18 and over)	14	10.1%	34
Urban Trails/Sidewalks (non-motorized)	84	58.7%	49
Splash/Spray Park	31	22.3%	39
Community Center/Indoor Facilities	30	21.6%	54

Edgewood PROST Survey

8. Use the space provided to expand upon answers and identify additional improvements you would like to see over the next 10 years.

- 1 Maintenance and cleaning up of existing facilities and ball fields.
- 2 Maintenance on existing facilities and ball fields
- 3 A community center should be high priority for Edgewood to build community and connect established residents with the new residents. There are so few places for that to occur within the city right now.
- 4 The city needs to prioritize conserving its natural spaces and wildlife habitats. Adding lighting is a detriment to wildlife at night as well as the quality of life for property owners adjacent to parks.
- 5 I would like to see edgewood stay dark at night. I live right next door to a park and would hate to see lots of lighting go up. Keep edgewoods stars visible. Light pollution is a serious problem.
- 6 There are a lot of joggers/walkers/dog walkers in Edgewood without a lot of safe sidewalks or paths.
- 7 Spray park!
- 8 More sidewalks! (especially on 122nd ave, 24th st, 8th st, 36th st. Note they don't have to be the super awesome sidewalks like on Meridian. just something where i can go for a walk with fear of ending up in the morgue due to narrow/nonexistent shoulders (i.e. the lower cost the better).
- 9 The new park needs a multi-use field for the local fme leagues to use as baseball and soccer fields. A turf field would be expensive but allow for year round use and be a highly valuable and highly used park in the city
- 10 I would love more walking areas like Nelson Nature Park.
- 11 It would be a great source of tax revenue to build building that could be rented out to local small start up companies who could rent out the space and build up a consumer base before moving to a larger brick and mortar space within the city limits. You could provide low rent options for agreements that if they build a brick & mortar service, they have to do it within the edgewood city limits. This way our tax dollars are helping to start local small businesses, and when they grow enough they return the benefits in tax revenue fir the city.
- 12 I would like to see a network of actual walkable sidewalks throughout the city- not just in on Meridian. I would like to see Hedden Elementary grounds the way it used to be (unlocked and open) so the neighborhood can enjoy its playground and field.
- 13 A covered area for performances equipped with power(I believe that is in the works) side walk on one side running down 36th. I like the idea of a water feature for children to play in during the summer. Does the City own the corner across from the new park by the gas station? If so- create a fun parking area to support parking for the new park. I do not think we need a soccer field we can use the schools fields for that. With close proximity to miltons skate park we do not need a skate park. Tennis courts in Milton are not used much. We have a nice assortment of parks in Edgewood. Added sidewalks will give the many people that walk the side streets a safe place to walk with increased traffic through town. 114th, 36th, are a few streets. Not sure if that falls under the scope of parks.
- 14 A park w exercise equipment (pull up bars, dip station, etc) placed together in open space.
- 15 With increasing traffic, some roads are precarious to run or walk on the shoulder. Asphalt paths would be especially good in these areas, similar to what we have now on 24th from Meridian to Edgemont school. Also, tying the Interurban trail down the Jovita hill to the valley trails would really help a lot.
- 16 Programs offered for both young and older adults.
- 17 More kids play areas with inter urban walking trails
- 18 Skate camp
- 19 We desperately need sidewalks throughout Edgewood so that we can safely walk around or ride bikes
- 20 Pickleball courts Outdoor area for yoga, Tai chi, etc

8. Use the space provided to expand upon answers and identify additional improvements you would like to see over the next 10 years.

- 21 Love integrated trail system. Cooperation with Milton and Fife
- 22 Yes for a dog park and sidewalks!! I think you could partner with the Mt. View Community Center as a place for rec programs, unless there is a community room at City Hall. Ball fields like soccer are in high demand, could be a revenue source for the city?
- 23 Restrooms at parks are important. Covered gathering areas that are not expensive to reserve.
- 24 Before you decide to steal or buy land to make parks, you need to make laws that will keep the homeless from sleeping there.
- 25 I would like to see a greenspace network - paved and/or unpaved trails that cut through Edgewood and connect neighborhoods to park spaces (for walking and jogging). Would also like to see dedicated bike lanes/trails. And I would like more paved and/or unpaved trails within parks as well, for jogging and walking. Ideally, these trails would be well-lit and well-maintained.
- 26 Pool, skate park, walking trails, BMX track, play fields
- 27 Nelson Park is the only natural terrain. We need more of that.
- 28 We need some safe off leash dog areas for both large and small dogs please.
- 29 Sidewalks & more trails would be great. We have a beautiful city but it's very difficult to safely walk & bike around.
- 30 Would love a dog park and a spray park, but 10 years from now my kids will be too old :(if we want people to stay and play in Edgewood, we need to offer the amenities that our surrounding communities offer.
- 31 Large Off leash park like grand view. Not just a fenced in pen
- 32 Spray park for kids would be awesome
- 33 Sidewalks on major roadways
- 34 The bathrooms that are available have been locked and fountains turned off.
- 35 I enjoy playing pickleball and it seems to have exploded in popularity. I would love to see some pickleball courts installed and would also love to have an indoor facility that had pickleball courts.
- 36 Sidewalks on 36th
- 37 I would like to see the community rescaled and matched to something like the Strong Towns planning with more emphasis on people and less on cars
- 38 More organized sports and slash park please!
- 39 152 I'm a runner and I'm usually out in the early mornings. I would love more sidewalks or large, loop trails where I could safely go for my runs (and walks), particularly when the weather makes running on the shoulders of the road more dangerous. Also, bathrooms or port-a-potties that are easily accessible in the early morning hours are GREATLY appreciated.
- 40 ADA accessible trails, gathering areas, and bathrooms.
- 41 Extend the Interurban Trail, preserve open spaces and natural areas
- 42 The campus at City Hall would be a great location for a splash park!
- 43 Walkable communities should include mixed use buildings, so businesses and residential spaces are walkable plus ADA compliant. Yes please to public restrooms, these are important to public health as well as the ability to enjoy parks without worrying about bathroom availability.
- 44 Tennis and pickleball courts are missing from the City
- 45 Sidewalks

8. Use the space provided to expand upon answers and identify additional improvements you would like to see over the next 10 years.

46 More walking/biking options

47 Preserve your open space before it all gets developed. There are plenty of sport courts in the region and it doesn't seem to be a wise investment here yet.

9. What are some of the existing barriers or reasons why you may not use available recreational facilities or participate in parks and recreational programs within the City of Edgewood?

Value	Percent	Count
Too busy/not a priority	26.80%	30
Amenities are too far away/not available	35.70%	40
Facilities are overcrowded/booked	17.00%	19
Security/Safety	29.50%	33

Edgewood PROST Survey

10. Use the space provided to expand upon answers or identify any additional reasons we may have missed:

- 1 Puyallup and Fife's parks are just so much nicer.
- 2 Puyallup and Fife's parks are much better.
- 3 We are missing safe pedestrian connectivity to most parks and recreational facilities in Edgewood. I'm much more likely to
- 4 frequent a park or rec space that I can walk to safely w my family. With how small Edgewood is, that is a pretty achievable standard for most residents.
- 5 Parks seem kind of run down. We do use the frequently but prefer parks in other cities. We do appreciate nelson nature park and edgemont park.
- 6 More sidewalks would be awesome
- 7 The existing rec areas are limited and dull. My family gets bored of doing the same thing over and over, and surrounding areas have more impressive parks. Plus Pioneer Park has a library on the property as well as shopping near by. This goes for rusting way park area as well as many other areas, so we can make a day of it. Plus, Ruston uses its natural splendor to attract people. Edgewood parks are fairly dull.
- 8 Edgemont park has become an eyesore and so dirty it's not safe for the little ones. Would like to meet friends there and picnic. It's just not like it used to be.
- 9 I think it's sad to drive to walk some place. SO many people walk and run on the gravel shoulders of these rural type roads. THAT needs to be addressed.
- 10 I use the parks but not regularly. When grand children visit it is fun to take them to the park.
- 11 No barriers for me.
- 12 There are limited facilities available.
- 13 No parks on the west side of meridian. Have to drive to reach any Edgewood park
- 14 I didn't know the farm existed
- 15 Sad to see a lot of the older trees being removed from Nelson farm park
- 16 Limited walking trails
- 17 I want to walk or bike to a park with my family and the dog, without having to drive to it. We're relatively close but without sidewalks, and even with decreased speed signs, it's still not safe to walk. I think you'd see others utilizing existing parks more if sidewalks were a priority with parks planning & funding. I'm not concerned about the security, just the safety of getting there. Thanks!
- 18 Other than the City park i.e near Edgemont, Edgewood hasn't had the facilities in the past. Hoping the new park and a system of urban trails will bring community members out to park areas
- 19 Covered area at Edgewood park should not be expensive to reserve. We need bathrooms.
- 20 As a walker and runner, there is no place that feels safe as a pedestrian in Edgewood. We have no meaningful sidewalks or unpaved walkways/trails; instead, I must perch on the edge of unlit, treacherous shoulders and play chicken with speeding motorists. This is especially dangerous in the dark, rainy months (much of the year). It would be great if there were a park space that were large enough to facilitate these kinds of pedestrian activities. Ideally, there would be safe ways for pedestrians to travel from our homes to these park spaces.
- 21 No sidewalks in south Edgewood so I have to drive down Meridian to get to the new parking the south end of Edgewood.
- 22 We don't have any parks within walking distance, but the new park will be close enough if we bike. Most of the activities the city has put on we haven't been very interested in, but we're glad they exist for others to enjoy.

10. Use the space provided to expand upon answers or identify any additional reasons we may have missed:

- 23 I use whatever is available regularly. No barriers to doing that
- 24 Sidewalks or wider street shoulders/trails
- 25 I am an older person and need restrooms.
- 26 I haven't visited a park in Edgewood for a few months as there are few options for parks with play structures. Our kids attend a Montessori school in Sumner so it's easier to just stop at parks down there. We used to go to Nelson's nature park almost weekly but haven't been there since the kids started school.
- 27 Bathroom at Nelson nature park and repainting the building with original sign hung up.
- 28 Looking at the Edgewood Interurban Trail and comparing maintenance to the Milton Trail, Milton wins hands down. Certainly part of it is just geography/trees/etc. but it feels like the Edgewood Trail doesn't get enough attention.
- 29 I tend to not visit Edgemont park as much as I might because it's usually not open when I'm out in the early morning.
- 30 Multiple slides in Edgemont Park are boarded up, makes it worrisome to take my child there.
- 31 Currently Edgemont Park does not have many slide options. And the climbing structure only holds interest for so long.
- 32 I didn't know about them
- 33 my property is larger than a park so no need to visit a park when my family can simply step out the back door.
- 34 A paved perimeter trail at Edgemont to improve access for those in wheelchairs
- 35 No sidewalks and narrow roads make it dangerous to try to walk/bike to local businesses.
- 36 Recreation options are limited and poorly maintained
- 37 Facilities don't exist.
- 3 Most areas are not easy to walk to due limited sidewalks.
- 39 The interurban trail and nature park gets some unusual traffic. Dog poo all over the trail too. My wife saw a guy in a tent in the nature park, perhaps homeless.

Edgewood PROST Survey

11. Over the next ten years, how should Edgewood prioritize its Parks and Recreation resources?(Enter in values next to each option up to 100 percent of available resources. Please note, the total for this question can't go above 100%.)

Item	Average	Min	Max
Acquisition and/or development of walking and biking trails	26.9	0	100
Construction of new ball fields (soccer, baseball, basketball, etc.)	12.9	0	90
Development of new park facilities (playgrounds, shelters, etc.)	14.5	0	50
Maintenance/Improvements of existing parks	21.8	0	100
Recreational Programs (youth/summer camps, sport leagues, aft	13.5	0	100

12. What age range are you within?

Value	Percent	Count
15 - 24	1.50%	2
25-39	33.80%	45
40-54	33.80%	45
55-69	25.60%	34
70 or older	5.30%	7
Totals		133

13. Including yourself, how many people live within your household?

Value	Percent	Count
1-2	21.10%	27
3-4	54.70%	70
5-6	22.70%	29
7 or more	1.60%	2
Totals		128

14. Which of the following best describes you?

Value	Percent	Count
I am an adult with no children at home	15.60%	20
I am a parent or guardian with a child/children 18 or younger at home	58.60%	75
I am retired	17.20%	22
None of these apply to me	6.30%	8
Prefer not to answer	2.30%	3
Totals		128

15. Do you live within the City of Edgewood?

Value	Percent	Count
Yes, I live within the City of Edgewood.	90.80%	109
No I don't live within the City of Edgewood.	9.20%	11
Totals		120

16. What area code do you live within?

Value	Percent	Count
98371	21.20%	11
98372	73.10%	38
Other/Prefer not to answer	5.80%	3
Totals		52

17. Which statement best describes the location of your primary residence?

Value	Percent	Count
98371	21.20%	11
98372	73.10%	38
Other/Prefer not to answer	5.80%	3
Totals		52

Edgewood PROST Survey

18. These answers will help to provide guidance in the development of the Edgewood PROST Plan! Below is a space to share any additional information or comments we may have missed in the earlier sections of this survey.

- 1 Plant more trees to replace what DR Horton destroyed!
- 2 The city needs to do a better job of relaying information to property owners adjacent to parks in development. The bare minimum by law is not sufficient. I would implore the city to be a better neighbor. Additionally, a focus on wildlife conservation should be at the center of the parks plan. The city does not need ballparks etc. Programs around food security, food sovereignty, and the arts should be of high priority.
- 3 Please please please take light pollution into consideration when planning these parks. Bright white LEDs beaming into a bedroom window at night can easily ruin a person's sleep patterns. Not to mention wildlife and livestock. Its very cheap to get more natural temperatured LEDs and to shield them properly.
- 4 Also answering not only for self, but as a grandparent of children in Edgewood
- 5 Just to reinforce that more sidewalks will make the edgewood community feel closer. Right now the option to walk somewhere rather than drive is not very feasible/safe for the most part. If you did nothing but add sidewalks to 122nd Ave, 8th, 24th, and 36th streets that would be a huge win. Dedicated trails are nice but not crucial in my opinion.
- 6 Outside the scope here but sidewalks and replaced roads would go a long way toward making these items more appealing
- 7 I would like to see areas that have play space that is also made for children/adults with special needs.
- 8 SIDEWALKS. We don't need a park with trails that we have to drive to. We need neighborhood sidewalks that connect us all together where we can walk and see friends, walk and meet NEW friends, walk along side our kids on their bikes, walk for coffee, walk to see the neighbor's cows...I dunno! SIDEWALKS! Please.
- 9 Safety is a big concern for us. Clean parks to include not having to watch out for dog poop.
- 10 Would love a splash pad to take kids in the summer
- 11 I Am a skateboarding enthusiastic person for 44 years. I would love to teach
- 12 Sidewalks, sidewalks, sidewalks! And set some standards for builders adding sidewalks - the bizarre patch of road level asphalt between Northwood and the fire station is a joke.
- 13 Although I do not own horses, there may be interest in equestrian trails due to the many small farms in Edgewood
- 14 I do not currently live in Edgewood but grew up there and my family still lives there. I wi be renovating a home and moving back into Edgewood in the next 12-18 months.
- 15 Please make sidewalks a priority in the residential loop around the perimeter of Edgewood. Many more families live here now. We want to walk out the front door and go for a safe walk, run, bike ride, etc.
- 16 Appreciate the good work done by the Parks Board. Making Edgewood a place where the community has attractive outdoor recreational areas with help with the City's economic development and help grow business in the community.
- 17 We are a 3 generational household in Milton with two little ones ages 3 and 6.
- 18 We need a planning committee to be much more thoughtful of what is built in Edgewood. Apartments and run down strip malls on Meridian, rather than nice shops and restaurants, will not bring in visitors and shoppers. I feel bad for retailers in Edgewood, but most people I know go to Sumner - much nicer atmosphere when out with friends - or our visitors from out of town. We need sidewalks on the south end of town.
- 19 Please add some off leash dog parks to our area
- 20 I see many people enjoy our parks and need them. I am all for the support of keeping what we have and improving on them.

18. These answers will help to provide guidance in the development of the Edgewood PROST Plan! Below is a space to share any additional information or comments we may have missed in the earlier sections of this survey.

- 21 I am a part of the community garden & would love to see it become more of a priority for the city. It could be a really great place for people to use, visit, and connect with others in the area. I'd also like to see marketing for the parks & trails improved. We have some great areas but little to no information available on the city website. There's a lot of opportunities there.
- 22 improve modify what sports areas/fields we have and make them easier to use.
- 23 I have lived in Edgewood for 35 years and have watched it grow. Safeway used to be a quick trip, now it takes 30 minutes if I hit Meridian at the wrong time. I would like to see usable bike lanes. I travel in Europe a lot and they rarely use a car to run to the grocery store. I think we need to start encouraging people to use pedal power/E-bikes for transportation to keep cars off the road.
- 24 Please put sidewalks on 36th St. E. It is very unsafe to not have a sidewalk on this street with the amount of residential homes on and off of this street. Please consider this. Thank you!
- 25 Please put sidewalks on 36th Ave it's dangerous. Need a path to walk to the park on meridian.
- 26 Desperately wanting sidewalks on 36th Street, Meridian to Mt. View Elementary
- 27 I noticed no conversation about Senior Recreation Services. Is this not a consideration?
- 28 Save natural environments!!!
- 29 Edgewood should be full of trees and large parcel lots, it's in the name, we live on the edge of the woods, edgewood has become development crazy lately... slow down on the cutting down of our green spaces within city limits! Keep the trees alive and the houses far apart. If we wanted high density housing we would move to the large cities, we want to keep the small town feel with wonderful parks, open green spaces, and low traffic use at those spaces. Raise my taxes, I don't care... I would rather see higher tax rates to support our infrastructure and community places rather than see more and more high density housing going in for the tax dollars.
- 30 Complete the Interurban trail sections to Milton and east of 167
- 31 Please consider offering electric vehicle charging stations near Edgewood businesses or public buildings. Please consider how solar panels can be installed at or near new buildings.
- 32 The City Hall campus could be a great destination for a splash pad and frisbee golf
- 33 Please do not connect trails to surrounding areas. This will allow transients to easily infiltrate our town and ruin the peaceful and safe town that we have. This will help keep our parks safe and clean as well. Please keep trail projects limited to connecting Edgewood citizens with each other and allow safe pedestrian travel within Edgewood. Thank you!
- 34 As long-term plans require taking stock of nearby facilities owned privately or by other municipal organizations, I wanted to mention that school properties might need to be re-assessed. As schools are updated, districts are opting to limit ball fields and often limit public access to playground areas. Our city will be losing access to more ball fields as schools tackle these properties for updates. It might be wise not to weigh school owned properties quite so heavily as they have been in the past. It also might be wise to consider a loss of school ball fields will increase the pressures for local recreation groups to find other options for practicing and games.

19. We will be reaching out with more project information and additional opportunities for you to participate in the future. If you would like to leave your email at this time, we can ensure you are included in that process.

Contact Information (Optional):

51 people provided their email address.

20. Check the box below if you are interested in volunteering to improve park and recreational facilities within the City of Edgewood.

100% of respondents checked the box.



Appendix E

Implementation Tools & Funding Support

Appendix E

Implementation Tools & Funding Support

INTRODUCTION

There are a range of local funding tools that could be accessed for the benefit of growing, developing and maintaining a city's parks and recreation programs. The sources listed below represent likely potential sources, but some also may be dedicated for numerous other local purposes which limit applicability and usage. Therefore, discussions with city leadership are critical to assess the political landscape to modify or expand the use of existing city revenue sources in favor of park and recreation programs.

LOCAL FUNDING OPTIONS

Councilmanic Bonds

Councilmanic bonds may be sold by cities without public vote. The bonds, both principal and interest, are retired with payments from existing city revenue or new general tax revenue, such as additional sales tax or real estate excise tax. The state constitution has set a maximum debt limit for councilmanic bonds of 1-½% of the value of taxable property in the city.

General Obligation Bond

<http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.056>
For the purposes of funding capital projects, such as land acquisitions or facility construction, cities and counties have the authority to borrow money by selling bonds. Voter-approved general obligation bonds may be sold only after receiving a 60 percent majority vote at a general or special election. If approved, an excess property tax is levied each year for the life of the bond to pay both principal and interest. The state constitution (Article VIII, Section 6) limits total debt to 5% of the total assessed value of property in the jurisdiction.

Excess Levy

<http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.052>
Washington law allows cities and counties, along with other specified junior taxing districts, to levy property taxes in excess of limitations imposed by statute when authorized by the voters. Levy approval requires 60 percent majority vote at a general or special election.

Regular Property Tax - Lid Lift

<http://apps.leg.wa.gov/RCW/default.aspx?cite=84.55.050>
Cities are authorized to impose ad valorem taxes

upon real and personal property. A city's maximum levy rate for general purposes is \$3.375 per \$1,000 of assessed valuation. Limitations on annual increases in tax collections, coupled with changes in property value, causes levy rates to rise or fall; however, in no case may they rise above statutory limits. Once the rate is established each year, it may not be raised without the approval of a majority of the voters. Receiving voter approval is known as a lid lift. A lid lift may be permanent, or may be for a specific purpose and time period.

Sales Tax

<http://apps.leg.wa.gov/RCW/default.aspx?cite=82.14>
Washington law authorizes the governing bodies of cities and counties to impose sales and use taxes at a rate set by the statute to help "carry out essential county and municipal purposes." The authority is divided into two parts. Cities may impose by resolution or ordinance a sales and use tax at a rate of ½% on any taxable event within their jurisdictions. Cities may also impose an additional sales tax at a rate up to ½% on any taxable event within the city. In this case, the statute provides an electoral process for repealing the tax or altering the rate.

Impact Fees

<http://apps.leg.wa.gov/RCW/default.aspx?cite=82.02.050>
Impact fees are charges placed on new development as a condition of development approval to help pay for various public facilities the need for which is directly created by that new growth and development. Counties, cities, and towns may impose impact fees on residential and commercial "development activity" to help pay for certain public facility improvements, including parks, open space and recreation facilities. Funds received must be spent on approved capital projects within 10 years of collection.

Real Estate Excise Tax

<http://apps.leg.wa.gov/RCW/default.aspx?cite=82.46.010>
Washington law authorizes the governing bodies of counties and cities to impose excise taxes on the sale of real property within limits set by the statute. This authority may be divided into three parts relevant to park systems.

A city or county may impose a real estate excise tax (REET 1) on the sale of all real property in the city or unincorporated parts of the county, respectively, at a rate not to exceed ¼% of the selling price, to fund "local capital improvements," including parks, playgrounds, swimming pools, water systems, bridges, sewers, etc. Also, the funds must be used "primarily for financing capital projects specified in a capital facilities plan element of a comprehensive plan."

A city or county may impose a real estate excise tax on the sale of all real property in the city or unincorporated parts of the county, respectively, at a rate not to exceed ½%, in lieu of a ½% sales tax option authorized under state law. These funds are not restricted to capital projects. The statute provides for a repeal mechanism.

A city or county – in counties that are required to prepare comprehensive plans under the new Growth Management Act – are authorized to impose an additional real estate excise tax (REET 2) on all real property sales in the city or unincorporated parts of the county, respectively, at a rate not to exceed ¼%. These funds must be used “solely for financing capital projects specified in a capital facilities plan element of a comprehensive plan.”

The City share of the real estate excise tax is two one-quarter percent amounts (0.5%) that are restricted for capital projects per RCW 82.46. Revenues collected by this tax are deposited in a special capital improvement fund according to KMC 5.18.040. Since REET collections are directly tied to the frequency and valuation of real estate transactions, this funding source is widely variable with local real estate conditions. REET 1 funds capital projects for parks.

Real Estate Excise Tax - Local Conservation Areas

<http://apps.leg.wa.gov/RCW/default.aspx?cite=82.46.070>
Boards of County Commissioners may impose, with majority voter approval, an excise tax on each sale of real property in the county at a rate not to exceed 1% of the selling price for the purpose of acquiring and maintaining conservation areas. The authorizing legislation defines conservation areas as “land and water that has environmental, agricultural, aesthetic, cultural, scientific, historic, scenic, or low-intensity recreational value for existing and future generations...” These areas include “open spaces, wetlands, marshes, aquifer recharge areas, shoreline areas, natural areas, and other lands and waters that are important to preserve flora and fauna.”

Conservation Futures Tax (Pierce County)

<http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34>
The Conservation Futures Tax (CFT) is provided for in Chapter 84.34 of the Revised Code of Washington. Pierce County imposes a Conservation Futures levy at a rate of \$0.0625 per \$1,000 assessed value for the purpose of acquiring open space lands, including green spaces, greenbelts, wildlife habitat and trail rights-of-way proposed for preservation for public use by either the county or the cities within the county.

General open space criteria are listed in PCC Section 26.12.025 and are similar to the public benefit rating system identified in the Current Use Taxation program

operated by Pierce County. Funds are allocated annually, and cities within the county, citizen groups and citizens may apply for funds through the county’s process. The CFT program provides grants to cities to support open space priorities in local plans and requires a 100% match from other sources.

FEDERAL & STATE GRANTS AND CONSERVATION PROGRAMS

EPA Environmental Education Grants (EPA)

<http://www.epa.gov/educaton/environmental-education-grants>

In past years, the Environmental Protection Agency (EPA) has sought grant proposals from eligible applicants to support environmental education projects that promote environmental awareness and stewardship and help provide people with the skills to take responsible actions to protect the environment. Although currently not appropriated, this program may become available in future years.

BUILD Grants (USDOT) - Use to be TIGER grants

<https://www.transportation.gov/tiger>

Eligible projects for TIGER Discretionary Grants are capital projects that include, but are not limited to: (1) Highway, bridge, or other road projects eligible under Title 23, United States Code; (2) public transportation projects eligible under chapter 53 of Title 49, United States Code; (3) passenger and freight rail transportation projects; (4) port infrastructure investments (including inland port infrastructure and land ports of entry); and (5) intermodal projects.

Rivers, Trails and Conservation Assistance Program (NPS)

<http://www.nps.gov/ncrc/programs/rtca/>

The Rivers, Trails and Conservation Assistance Program, also known as the Rivers & Trails Program or RTCA, is a technical assistance resource for communities administered by the National Park Service and federal government agencies so they can conserve rivers, preserve open space and develop trails and greenways. The RTCA program implements the natural resource conservation and outdoor recreation mission of NPS in communities across America.

Community Block Development Grants (US HUD & Commerce)

https://www.hud.gov/program_offices/comm_planning/communitydevelopment/programs

These funds are intended to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low and

moderate income persons.

Pierce County administers CDBG funds on behalf of the Pierce County CDBG Consortium. The Consortium is established under interlocal cooperation agreements between the County and 34 cities and towns and has a Joint Recommendations Committee to advise Pierce County on CDBG funding and program guidelines decisions.

North American Wetlands Conservation Act Grants Program (USFW)

<https://www.fws.gov/birds/grants/north-american-wetland-conservation-act/how-to-apply-for-a-nawca-grant.php>

The North American Wetlands Conservation Act of 1989 provides matching grants to organizations and individuals who have developed partnerships to carry out wetland conservation projects in the United States, Canada, and Mexico for the benefit of wetlands-associated migratory birds and other wildlife. Two competitive grants programs exist (Standard and a Small Grants Program) and require that grant requests be matched by partner contributions at no less than a 1-to-1 ratio. Funds from U.S. Federal sources may contribute toward a project, but are not eligible as match.

The Standard Grants Program supports projects in Canada, the United States, and Mexico that involve long-term protection, restoration, and/or enhancement of wetlands and associated uplands habitats.

The Small Grants Program operates only in the United States; it supports the same type of projects and adheres to the same selection criteria and administrative guidelines as the U.S. Standard Grants Program. However, project activities are usually smaller in scope and involve fewer project dollars. Grant requests may not exceed \$75,000, and funding priority is given to grantees or partners new to the Act's Grants Program.

Wetlands Reserve Program (NRCS)

Natural Resources Conservation Service (NRCS)

www.nrcs.usda.gov/PROGRAMS/wrp/

The WRP provides landowners the opportunity to preserve, enhance and restore wetlands and associated uplands. The program is voluntary and provides three enrollment options: permanent easements, 30-year easements, and 10-year restoration cost-share agreements. In all cases, landowners retain the underlying ownership in the property and management responsibility. Land uses may be allowed that are compatible with the program goal of protecting and restoring the wetlands and associated uplands. The

NRCS manages the program and may provide technical assistance.

Recreation and Conservation Office Grant Programs RCO

<https://rco.wa.gov/grants/>

The Recreation and Conservation Office was created in 1964 as part of the Marine Recreation Land Act. The RCO grants money to state and local agencies, generally on a matching basis, to acquire, develop, and enhance wildlife habitat and outdoor recreation properties. Some money is also distributed for planning grants. RCO grant programs utilize funds from various sources. Historically, these have included the Federal Land and Water Conservation Fund, state bonds, Initiative 215 monies (derived from unreclaimed marine fuel taxes), off-road vehicle funds, Youth Athletic Facilities Account and the Washington Wildlife and Recreation Program.

Aquatic Lands Enhancement Account (ALEA)

This program, managed through the RCO, provides matching grants to state and local agencies to protect and enhance salmon habitat and to provide public access and recreation opportunities on aquatic lands. In 1998, DNR refocused the ALEA program to emphasize salmon habitat preservation and enhancement. However, the program is still open to traditional water access proposals. Any project must be located on navigable portions of waterways. ALEA funds are derived from the leasing of state-owned aquatic lands and from the sale of harvest rights for shellfish and other aquatic resources.

Brian Abbott Fish Barrier Removal Board (BAFBRB)

Funding to correct barriers to fish passage.

Boating Facilities Program (BFP)

<https://rco.wa.gov/grant/boating-facilities-program/>
Funding to buy, develop, and renovate facilities for motorized boats

Boating Infrastructure Grant Program (BIG)

Funding to develop or renovate facilities targeting recreational boats and larger

Washington Wildlife and Recreation Program (WWRP)

The RCO is a state office that allocates funds to local and state agencies for the acquisition and development of wildlife habitat and outdoor recreation properties. Funding sources managed by the RCO include the Washington Wildlife and Recreation Program. The WWRP is divided into Habitat Conservation and Outdoor Recreation Accounts; these are further divided into several project categories. Cities, counties and other local sponsors may apply for funding in urban wildlife habitat, local parks, trails and water access

categories. Funds for local agencies are awarded on a matching basis. Grant applications are evaluated once each year, and the State Legislature must authorize funding for the WWRP project lists.

Land and Water Conservation Fund

The Land and Water Conservation Fund (LWCF) provides grants to buy land and develop public outdoor facilities, including parks, trails and wildlife lands. Grant recipients must provide at least 50% matching funds in either cash or in-kind contributions. Grant program revenue is from a portion of Federal revenue derived from sale or lease of off-shore oil and gas resources.

National Recreational Trails Program

The National Recreational Trails Program (N RTP) provides funds to maintain trails and facilities that provide a backcountry experience for a range of activities including hiking, mountain biking, horseback riding, motorcycling, and snowmobiling. Eligible projects include the maintenance and re-routing of recreational trails, development of trail-side and trail-head facilities, and operation of environmental education and trail safety programs. A local match of 20% is required. This program is funded through Federal gasoline taxes attributed to recreational non-highway uses.

Youth Athletic Facilities (YAF) Program

The YAF provides grants to develop, equip, maintain, and improve youth and community athletic facilities. Cities, counties, and qualified non-profit organizations may apply for funding, and grant recipients must provide at least 50% matching funds in either cash or in-kind contributions.

Puget Sound Acquisition and Restoration Fund

Grants are awarded by the Salmon Recovery Funding Board for acquisition or restoration of lands directly correlating to salmon habitat protection or recovery. Projects must demonstrate a direct benefit to fish habitat. There is no match requirement for design-only projects; acquisition and restoration projects require a 15% match. The funding source includes the sale of state general obligation bonds, the federal Pacific Coastal Salmon Recovery Fund and the state Puget Sound Acquisition and Restoration Fund.

STP/CMAQ Regional Competition – Puget Sound Regional Council

<http://psrc.org/transportation/tip/selection/>
Surface Transportation Program (STP) funds are considered the most “flexible” funding source provided through the federal Safe, Accountable, Flexible, Efficient, Transportation Equity Act (SAFETEA-LU). Many types of projects are eligible, including transit, carpool/vanpool, bicycle/pedestrian, safety, traffic monitoring/

management, and planning projects, along with the more traditional road and bridge projects. The purpose of the Congestion Mitigation Air Quality (CMAQ) program is to fund transportation projects or programs that will contribute to attainment or maintenance of the national ambient air quality standards for ozone, carbon monoxide and particulate matter. The two goals of improving air quality and relieving congestion were strengthened under SAFETEA-LU by a new provision establishing priority consideration for cost-effective emission reduction and congestion mitigation activities when using CMAQ funding. The PSRC serves as the countywide board in the allocation of some federal transportation grant funds to projects within Pierce County, through the Puget Sound Regional Council.

OTHER METHODS & FUNDING SOURCES

MetropolitanPark District

<http://apps.leg.wa.gov/RCW/default.aspx?cite=35.61>
Metropolitan park districts may be formed for the purposes of management, control, improvement, maintenance and acquisition of parks, parkways and boulevards. In addition to acquiring and managing their own lands, metropolitan districts may accept and manage park and recreation lands and equipment turned over by any city within the district or by the county. Formation of a metropolitan park district may be initiated in cities of five thousand population or more by city council ordinance, or by petition, and requires majority approval by voters for creation.

Park & Recreation District

<http://apps.leg.wa.gov/RCW/default.aspx?cite=36.69>
Park and recreation districts may be formed for the purposes of providing leisure-time activities and recreation facilities and must be initiated by petition of at least 15% percent of the registered voters within the proposed district. Upon completion of the petition process and review by county commissioners, a proposition for district formation and election of five district commissioners is submitted to the voters of the proposed district at the next general election. Once formed, park and recreation districts retain the authority to propose a regular property tax levy, annual excess property tax levies and general obligation bonds. All three require 60% percent voter approval and 40% percent voter turnout. With voter approval, the district may levy a regular property tax not to exceed sixty cents per thousand dollars of assessed value for up to six consecutive years.

Business Sponsorships / Donations

Business sponsorships for programs may be available throughout the year. In-kind contributions are often

received, including food, door prizes and equipment/material.

Interagency or Inter-Local (ILA) Agreements

State law provides for interagency cooperative efforts between units of government. Joint acquisition, development and/or use of park and open space facilities may be provided between Parks, Public Works and utility providers.

Private Grants, Donations & Gifts

Many trusts and private foundations provide funding for park, recreation and open space projects. Grants from these sources are typically allocated through a competitive application process and vary dramatically in size based on the financial resources and funding criteria of the organization. Philanthropic giving is another source of project funding. Efforts in this area may involve cash gifts and include donations through other mechanisms such as wills or insurance policies. Community fundraising efforts can also support park, recreation or open space facilities and projects.

ACQUISITION TOOLS & METHODS

DIRECT PURCHASE METHODS

Market Value Purchase

Through a written purchase and sale agreement, the city purchases land at the present market value based on an independent appraisal. Timing, payment of real estate taxes and other contingencies are negotiable.

Partial Value Purchase (or Bargain Sale)

In a bargain sale, the landowner agrees to sell for less than the property's fair market value. A landowner's decision to proceed with a bargain sale is unique and personal; landowners with a strong sense of civic pride, long community history or concerns about capital gains are possible candidates for this approach. In addition to cash proceeds upon closing, the landowner may be entitled to a charitable income tax deduction based on the difference between the land's fair market value and its sale price.

Life Estates & Bequest

In the event a landowner wishes to remain on the property for a long period of time or until death, several variations on a sale agreement exist. In a life estate agreement, the landowner may continue to live on the land by donating a remainder interest and retaining a "reserved life estate." Specifically, the landowner donates or sells the property to the city, but reserves the right for the seller or any other named person to continue to live on and use the property. When the owner or other specified person dies or releases his/

her life interest, full title and control over the property will be transferred to the city. By donating a remainder interest, the landowner may be eligible for a tax deduction when the gift is made. In a bequest, the landowner designates in a will or trust document that the property is to be transferred to the city upon death. While a life estate offers the city some degree of title control during the life of the landowner, a bequest does not. Unless the intent to bequest is disclosed to and known by the city in advance, no guarantees exist with regard to the condition of the property upon transfer or to any liabilities that may exist.

Gift Deed

When a landowner wishes to bequeath their property to a public or private entity upon their death, they can record a gift deed with the county assessors office to insure their stated desire to transfer their property to the targeted beneficiary as part of their estate. The recording of the gift deed usually involves the tacit agreement of the receiving party.

Option to Purchase Agreement

This is a binding contract between a landowner and the city that would only apply according to the conditions of the option and limits the seller's power to revoke an offer. Once in place and signed, the Option Agreement may be triggered at a future, specified date or upon the completion of designated conditions. Option Agreements can be made for any time duration and can include all of the language pertinent to closing a property sale.

Right of First Refusal

In this agreement, the landowner grants the city the first chance to purchase the property once the landowner wishes to sell. The agreement does not establish the sale price for the property, and the landowner is free to refuse to sell it for the price offered by the city. This is the weakest form of agreement between an owner and a prospective buyer.

Conservation and/or Access Easements

Through a conservation easement, a landowner voluntarily agrees to sell or donate certain rights associated with his or her property (often the right to subdivide or develop), and a private organization or public agency agrees to hold the right to enforce the landowner's promise not to exercise those rights. In essence, the rights are forfeited and no longer exist. This is a legal agreement between the landowner and the city that permanently limits uses of the land in order to conserve a portion of the property for public use or protection. The landowner still owns the property, but the use of the land is restricted. Conservation easements may result in an income tax deduction and reduced property taxes and estate taxes. Typically, this

approach is used to provide trail corridors where only a small portion of the land is needed or for the strategic protection of natural resources and habitat. Through a written purchase and sale agreement, the city purchases land at the present market value based on an independent appraisal. Timing, payment of real estate taxes and other contingencies are negotiable.

Park or Open Space Dedication Requirements

Local governments have the option to require developers to dedicate land for parks under the State Subdivision Law (Ch. 58.17 RCW) and the State Environmental Policy Act (SEPA) (Ch. 43.21C RCW). Under the subdivision law developers can be required to provide the parks/recreation improvements or pay a fee in lieu of the dedicated land and its improvements. Under the SEPA requirements, land dedication may occur as part of mitigation for a proposed development's impact.

LANDOWNER INCENTIVE MEASURES

Density Bonuses

Density bonuses are a planning tool used to encourage a variety of public land use objectives, usually in urban areas. They offer the incentive of being able to develop at densities beyond current regulations in one area, in return for concessions in another. Density bonuses are applied to a single parcel or development. An example is allowing developers of multi-family units to build at higher densities if they provide a certain number of low-income units or public open space. For density bonuses to work, market forces must support densities at a higher level than current regulations.

Transfer of Development Rights

The transfer of development rights (TDR) is an incentive-based planning tool that allows land owners to trade the right to develop property to its fullest extent in one area for the right to develop beyond existing regulations in another area. Local governments may establish the specific areas in which development may be limited or restricted and the areas in which development beyond regulation may be allowed. Usually, but not always, the "sending" and "receiving" property are under common ownership. Some programs allow for different ownership, which, in effect, establishes a market for development rights to be bought and sold.

IRC 1031 Exchange

If the landowner owns business or investment property, an IRC Section 1031 Exchange can facilitate the exchange of like-kind property solely for business or investment purposes. No capital gain or loss is recognized under Internal Revenue Code Section 1031 (see www.irc.gov for more details). This option may be a

useful tool in negotiations with an owner of investment property, especially if the tax savings offset to the owner can translate to a sale price discount for the City.

Current (Open Space) Use Taxation Programs

Property owners whose current lands are in open space, agricultural, and/or timber uses may have that land valued at their current use rather than their "highest and best" use assessment. This differential assessed value, allowed under the Washington Open Space Taxation Act (Ch.84.34 RCW) helps to preserve private properties as open space, farm or timber lands. If land is converted to other non-open space uses, the land owner is required to pay the difference between the current use annual taxes and highest/best taxes for the previous seven years. When properties are sold to a local government or conservation organization for land conservation/preservation purposes, the required payment of seven years worth of differential tax rates is waived. The amount of this tax liability can be part of the negotiated land acquisition from private to public or quasi-public conservation purposes.

OTHER LAND PROTECTION OPTIONS

Land Trusts & Conservancies

Land trusts are private non-profit organizations that acquire and protect special open spaces and are traditionally not associated with any government agency. Forterra (formerly called the Cascade Land Conservancy) is the regional land trust serving the region, and their efforts have led to the conservation of more than 234,000 acres of forests, farms, shorelines, parks and natural areas in the region (www.forterra.org). Other national organizations with local representation include the Nature Conservancy, Trust for Public Land and the Wetlands Conservancy.

Regulatory Measures

A variety of regulatory measures are available to local agencies and jurisdictions. Available programs and regulations include: Critical Areas Ordinance, University Place; State Environmental Policy Act (SEPA); Shorelines Management Program; and Hydraulic Code, Washington State Department of Fisheries and Department of Wildlife.

Public/Private Utility Corridors

Utility corridors can be managed to maximize protection or enhancement of open space lands. Utilities maintain corridors for provision of services such as electricity, gas, oil, and rail travel. Some utility companies have cooperated with local governments for development of public programs such as parks and trails within utility corridors.



End of Report



SCJ ALLIANCE
CONSULTING SERVICES





State Environmental Policy Act (SEPA) Determination of Nonsignificance (DNS) Adoption/Addendum

City of Edgewood ■ 2224 104th Ave East ■ Edgewood, Washington 98372-1513 ■ 253-952-3299

Date of Issuance: June 15, 2022

Proposal Name: City of Edgewood Parks, Recreation, Open Space and Trails (PROST) Plan

File No.: 22-002CODE

Lead Agency: City of Edgewood

Staff Contact: Morgan Dorner, Senior Planner | (253) 831-4252 | morgan@cityofedgewood.org

Applicant: City of Edgewood Public Works Department

Location: City of Edgewood Municipal Boundaries

Project Description: Updating the City of Edgewood's 2015 Parks, Recreation, and Open Space (PROS) to reflect changing community needs, parks system priorities and the capital improvement plan.

The 2022 Parks, Recreation, Open Space, and Trails (PROST) plan anticipates the capital projects, programs, and improvements necessary to meet the community's desired quality of life and its expectations for their parks and recreation system. This plan provides a vision of what the residents of Edgewood desire their parks & recreation system and anticipates the ever-changing needs and growth in the City. Updates are also to ensure consistency with the Parks Element of the Comprehensive Plan and most current data.

Existing Environmental Documents: *SEPA Checklist, June 14, 2022; City of Edgewood 2022 PROST Plan; City of Edgewood 2015 PROS Plan, June 9, 2015; City of Edgewood SEPA DNS for 2015 PROS Plan, March 26, 2015; City of Edgewood 2015 Comprehensive Plan Update, March 25, 2015; City of Edgewood SEPA DNS for Comprehensive Plan Amendments, October 21, 2008; and City of Edgewood Comprehensive Plan Final Environmental Impact Statement, May 25, 2001.*

Document being adopted: City of Edgewood SEPA DNS for the 2015 Parks, Recreation, and Open Space Plan, March 26, 2015.

Addendum to DNS: As provided WAC 197-11-600(4)(c) and Part Six WAC 197-11-625 Addenda-Procedures this addendum provides additional information and analysis that does not substantially change the environmental analysis and alternatives in the original DNS.

The City has identified and adopted the existing DNS as being appropriate for this proposal after independent review. The document meets our environmental review

needs for the current proposal and will accompany the proposal to the decision maker.

This DNS Adoption/Addendum is issued under WAC 197-11-340(2). Pursuant to EMC 20.05.190 and 20.05.250 there is no comment and no appeal period. A public hearing was held on April 12, 2022 and City Council meetings are scheduled for June 21, 2022 and June 28, 2022. Visit the cityofedgewood.org/calendar for more information.

SEPA Responsible Official:



14 JUN 2022

Signature

Date

Darren Groth, Community and Economic Development Director
2224 104th Ave E, Edgewood, WA 98372 | (253) 952-3299

Documents available:

Documents associated with this proposal are available on the City's Permit Portal via portal.cityofedgewood.org by searching the file number listed above and can be made available upon written request, in person, or by phone.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

City of Edgewood Parks, Recreation, Open Space, and Trails (PROST) Plan

2. Name of applicant:

City of Edgewood

3. Address and phone number of applicant and contact person:

*Jeremy Metzler, Public Works Director
City of Edgewood Public Works Department
2224 104th Avenue East
Edgewood, WA 98372
253-831-4266 | jeremy@cityofedgewood.org*

4. Date checklist prepared:

June 14, 2022

5. Agency requesting checklist:

City of Edgewood

6. Proposed timing or schedule (including phasing, if applicable):

Development of the City of Edgewood's first City of Edgewood Parks, Recreation and Open Space (PROS) Plan began in 2014 with Parks and Recreation Advisory Board (PRAB) meetings and public outreach efforts to gather information on community needs and priorities for the park system. The PROS Plan was developed simultaneously with the City's 2015 Comprehensive Plan update, and the policy language and background information in the draft PROS Plan is consistent with that in the Parks Element of the draft Comprehensive Plan. This is an update to the 2015 plan. A public hearing was held on April 12, 2022 and City Council meetings are scheduled for June 21, 2022 and June 28, 2022.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

This is a non-project action. Once adopted, the City of Edgewood Parks, Recreation, Open Space and Trails (PROST) Plan may be reviewed and amended as needed to reflect changing community needs and to update the list of parks system priorities and the capital improvement plan. Updates may also be made to ensure consistency with the Parks Element of the Comprehensive Plan. These actions will be subject to independent SEPA review and threshold determinations. Any project actions subject to compliance with this updated plan will be reviewed on a project-level basis for any environmental impacts.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- *City of Edgewood Comprehensive Plan Final Environmental Impact Statement, May 25, 2001*
- *City of Edgewood SEPA DNS for the 2008 Comprehensive Plan Amendments, October 21, 2008*
- *City of Edgewood 2015 Comprehensive Plan Update, March 25, 2015*
- *City of Edgewood SEPA DNS for the 2015 PROS Plan, March 26, 2015*
- *City of Edgewood 2015 PROS Plan, June 9, 2015*
- *City of Edgewood 2022 PROST Plan*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no applications that are pending for governmental approvals of other proposals directly affecting the property covered by your proposal. The final plan will be presented to City Council for review and approval.

10. List any government approvals or permits that will be needed for your proposal, if known.

- *City of Edgewood City Council adoption*
- *Certification by the Washington State Recreation and Conservation Office*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The City of Edgewood's Parks, Recreation, Open Space, and Trails (PROST) Plan anticipates the capital projects, programs, and improvements necessary to meet the community's desired quality of life and its expectations for their parks and recreation system. This plan provides a vision of what the residents of Edgewood desire their parks & recreation system and anticipates the ever changing needs and growth in the City.

The PROST Plan for Edgewood is a functional chapter and companion of the City's Comprehensive Plan that provides a six-year strategic plan and policy framework to meet the City's park and recreational needs. The purpose of the plan is to meet Washington State Growth Management Act (GMA) requirements and maintain the City's eligibility to set forth a sixyear capital facilities program for park development and acquisitions focused on gaps in levels of service, asset diversity, and diversity, equity and inclusion. This review of our current facilities, facility condition, location and recreation offerings provided in comparison with trends and level service. This comparison assists in the development of goals and objectives that inform a plan of action for the next 6 years for improvement to and development of new facilities. In this way, the PROS Plan helps identify and prioritize needs for capital reinvestment.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

City of Edgewood Municipal Boundaries. The City of Edgewood is located in northern Pierce County, just north of the City of Puyallup. It borders the City of Sumner and the City of Pacific to the east, the City of Puyallup and Pierce County to the south, the cities of Milton and Fife to the west, and King County to the north. Eighty percent of the City is located on North Hill and twenty percent in the Puyallup valley. In addition, parts of Edgewood are within the boundaries of the Puyallup Indian Reservation. The City encompasses 8.41 square miles, including both land and water areas.

B. Environmental Elements [\[HELP\]](#)

1. **Earth** [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

Not Applicable – Nonproject Action

b. What is the steepest slope on the site (approximate percent slope)?

Not Applicable – Nonproject Action

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Not Applicable – Nonproject Action

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Not Applicable – Nonproject Action

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Not Applicable – Nonproject Action

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not Applicable – Nonproject Action

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not Applicable – Nonproject Action

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Not Applicable – Nonproject Action

2. **Air** [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Not Applicable – Nonproject Action

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not Applicable – Nonproject Action

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not Applicable – Nonproject Action

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Not Applicable – Nonproject Action

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not Applicable – Nonproject Action

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not Applicable – Nonproject Action

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not Applicable – Nonproject Action

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Not Applicable – Nonproject Action

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not Applicable – Nonproject Action

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Not Applicable – Nonproject Action

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not Applicable – Nonproject Action

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not Applicable – Nonproject Action

2) Could waste materials enter ground or surface waters? If so, generally describe.

Not Applicable – Nonproject Action

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not Applicable – Nonproject Action

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Not Applicable – Nonproject Action

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

Not Applicable – Nonproject Action

b. What kind and amount of vegetation will be removed or altered?

Not Applicable – Nonproject Action

c. List threatened and endangered species known to be on or near the site.

Not Applicable – Nonproject Action

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not Applicable – Nonproject Action

e. List all noxious weeds and invasive species known to be on or near the site.

Not Applicable – Nonproject Action

5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Not Applicable – Nonproject Action

b. List any threatened and endangered species known to be on or near the site.

Not Applicable – Nonproject Action

c. Is the site part of a migration route? If so, explain.

Not Applicable – Nonproject Action

d. Proposed measures to preserve or enhance wildlife, if any:

Not Applicable – Nonproject Action

e. List any invasive animal species known to be on or near the site.

Not Applicable – Nonproject Action

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not Applicable – Nonproject Action

b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

Not Applicable – Nonproject Action

c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

Not Applicable – Nonproject Action

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.

Not Applicable – Nonproject Action

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Not Applicable – Nonproject Action

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not Applicable – Nonproject Action

- 4) Describe special emergency services that might be required.

Not Applicable – Nonproject Action

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Not Applicable – Nonproject Action

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Not Applicable – Nonproject Action

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not Applicable – Nonproject Action

- 3) Proposed measures to reduce or control noise impacts, if any:

Not Applicable – Nonproject Action

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The City of Edgewood contains uses typical of a suburban/urban community, including: single family residential, multifamily residential, commercial, business park, mixed-use, industrial, public, and undeveloped. Adjacent areas include the Cities of Fife, Milton, Pacific, Puyallup and Sumner; and the Counties of King and Pierce. Uses within the cities are similar to those in Edgewood. Uses in the portions of the counties that are adjacent to Edgewood are primarily urban residential, commercial and industrial, and do not include rural or resource land uses.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Not Applicable – Nonproject Action

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not Applicable – Nonproject Action

- c. Describe any structures on the site.

Not Applicable – Nonproject Action

- d. Will any structures be demolished? If so, what?

Not Applicable – Nonproject Action

e. What is the current zoning classification of the site?

Not Applicable – Nonproject Action

f. What is the current comprehensive plan designation of the site?

Not Applicable – Nonproject Action

g. If applicable, what is the current shoreline master program designation of the site?

Not Applicable – Nonproject Action

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Not Applicable – Nonproject Action

i. Approximately how many people would reside or work in the completed project?

Not Applicable – Nonproject Action

j. Approximately how many people would the completed project displace?

Not Applicable – Nonproject Action

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not Applicable – Nonproject Action

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Not Applicable – Nonproject Action

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not Applicable – Nonproject Action

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not Applicable – Nonproject Action

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not Applicable – Nonproject Action

c. Proposed measures to reduce or control housing impacts, if any:

Not Applicable – Nonproject Action

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not Applicable – Nonproject Action

b. What views in the immediate vicinity would be altered or obstructed?

Not Applicable – Nonproject Action

c. Proposed measures to reduce or control aesthetic impacts, if any:

Not Applicable – Nonproject Action

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not Applicable – Nonproject Action

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not Applicable – Nonproject Action

c. What existing off-site sources of light or glare may affect your proposal?

Not Applicable – Nonproject Action

d. Proposed measures to reduce or control light and glare impacts, if any:

Not Applicable – Nonproject Action

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

The City of Edgewood owns and maintains 11 parks totaling 112 acres. Six of the parks are intended to meet community needs for a wide range of recreational activities, such as playing team sports, practicing individual physical activities such as running or bicycling, playing on play equipment, having a picnic and hosting events and classes. The other five parks are open spaces intended to be left primarily in their natural state with little or no facility improvements. These can be enjoyed by the public through passive recreational use. In addition, there are a number of private open space areas within the city that provide recreational opportunities for residents.

b. Would the proposed project displace any existing recreational uses? If so, describe.

This PROST Plan Update does not anticipate displacing any existing recreational uses. The plan promotes the opportunity for creating, maintaining, and enhancing existing recreation uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

This PROST Plan Update promotes the use of and opportunity for recreation within the City of Edgewood. The draft plan includes goals and objectives for maintaining, enhancing, and increasing recreation opportunities within the City.

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Not Applicable – Nonproject Action

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Not Applicable – Nonproject Action

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not Applicable – Nonproject Action

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not Applicable – Nonproject Action

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Not Applicable – Nonproject Action

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Not Applicable – Nonproject Action

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not Applicable – Nonproject Action

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Not Applicable – Nonproject Action

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not Applicable – Nonproject Action

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Not Applicable – Nonproject Action

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not Applicable – Nonproject Action

h. Proposed measures to reduce or control transportation impacts, if any:

Not Applicable – Nonproject Action

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Not Applicable – Nonproject Action

b. Proposed measures to reduce or control direct impacts on public services, if any.

Not Applicable – Nonproject Action

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Not Applicable – Nonproject Action

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Not Applicable – Nonproject Action

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee Morgan Dörner

Position and Agency/Organization Senior Planner | City of Edgewood

Date Submitted: June 14, 2022

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

As a non-project action, the proposal would not directly impact water, air quality, noise or release of hazardous substances. Future project specific development proposals would be reviewed consistent with the applicable provisions of the Edgewood Municipal Code and City of SEPA procedures (EMC 20.05).

Proposed measures to avoid or reduce such increases are:

Goal 5 of the City of Edgewood's draft PROS Plan calls for protecting natural areas: "Protect and manage natural areas for the enjoyment of current and future generations.". Supporting Objectives 5.1 and 5.2 call for maintaining and improving ecosystem function in natural areas in the City's park system, and ensuring that development of parks facilities is compatible with the City's goals and policies for protection of natural areas.

Collaborate with regional partners to identify open space systems in Edgewood that have ecological, economic and recreational value, and develop strategies for conservation and enhancement.

Compliance with all local, state and federal codes would be required at the time of individual project review. Specific mitigation measures would be addressed at the time of individual project review.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

As a non-project action, the proposal would not directly impact plants, animals, or fish. Edgewood is not located by the sea, and as such has no marine life. Future project specific development proposals would be reviewed consistent with the applicable provisions of the Edgewood Municipal Code and SEPA procedures (EMC 20.05).

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Goal 5 and the corresponding objectives of the draft PROS Plan provide a policy framework that is intended to protect ecological systems in natural areas of the parks system, including the plants, animals and fish that are part of those ecological systems. In addition to the proposed PROS Plan Update Objectives 5.1 and 5.2 (discussed in SEPA Checklist Section D, Question 1 above), the following objectives are addressed:

- Objective 5.3 Balance the demand for public access with protection of environmentally sensitive areas.*
- Objective 5.4 Encourage the use of green belts as open space, trail linkages, and buffers between uses.*
- Objective 5.5 Collaborate with regional partners to identify open space systems in Edgewood that have ecological, economic and recreational value, and develop strategies for conservation and enhancement.*
- Objective 5.6 Coordinate with community members to preserve natural open space lands and sustain the rural character of the community for future generations.*
- Objective 5.7 Evaluate and make recommendations for the acquisition or protection of ecologically valuable properties within the City. Such properties could include: a) Critical fish and wildlife habitat such as nesting sites, foraging areas, and wildlife mitigation corridors, and b) Environmentally sensitive areas such as wetlands, open spaces, woodlands, and other features that support wildlife and reflect Edgewood's natural heritage.*

Compliance with all local, state and federal codes would be required at the time of individual project review. Specific mitigation measures would be addressed at the time of individual project review.

3. How would the proposal be likely to deplete energy or natural resources?

As a non-project action, the proposal would not deplete energy or natural resources. Objective 5.5 of the draft plan addresses collaboration with regional partners to identify open space systems in Edgewood that have ecological, economic and recreational value, and develop strategies for conservation and enhancement. Project-level development envisioned by the PROS Plan would be reviewed consistent with the City of Edgewood SEPA procedures (EMC 20.05) and requirements of any applicable service providers. See SEPA Checklist Section D, Quesitons 1 and 2 above for further details.

Proposed measures to protect or conserve energy and natural resources are:

Objective 1.3 of the draft PROS Plan emphasizes low maintenance and operation requirements as a high priority in the design of new park facilities, and calls for designing park and recreational facilities to reduce overall facility maintenance and operation costs. This policy language is supportive of energy efficient building design and energy conservation practices.

Compliance with all local, state and federal codes would be required at the time of individual project review. Specific mitigation measures would be addressed at the time of individual project review.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

As a non-project action, the proposal would not directly impact the areas described above. Objectives 5.1 and 5.2 of the Draft PROS Plan prioritizes maintaining and improving ecosystem function in natural areas in the City's park system, and ensuring that development of parks facilities is compatible with the City's goals and policies for protection of natural areas. Objective 5.5 calls for collaboration with regional partners to identify open space systems in Edgewood that have ecological, economic and recreational value, and develop strategies for conservation and enhancement. Project-level development envisioned by the PROS Plan would be reviewed consistent with the applicable provisions of the Edgewood Municipal Code and SEPA procedures (EMC 20.05).

Proposed measures to protect such resources or to avoid or reduce impacts are:

The policy framework includes level of service standards and short and long term priorities for the parks system (Objectives 3.1-3.3). These, along with other goals and objectives, inform the capital improvement program of the draft PROS Plan, which in turn outlines desired project-level development for the parks system.

The City's park inventory includes sites of local historic and cultural importance, such as Jovita Crossroads Trailhead, Nelson Farm Park and Mortenson Farm. These sites are protected through their inclusion in the parks system. One of the long term priorities outlined in the draft PROS Plan, under Objective 7.2, is to develop an approach for future cultural programming that supports the City's economic development strategy to promote Edgewood's rural assets and heritage as a destination for intra-regional tourism. This objective could lead to increased protection and maintenance of historical and cultural sites, as well as a need to balance demand for access with preservation requirements. Policy guidance in the draft PROS Plan for protecting environmentally sensitive areas is discussed in SEPA Checklist Section D, Quesitons 1, 2, and 3 above.

Compliance with all local, state and federal codes would be required at the time of individual project review. Specific mitigation measures would be addressed at the time of individual project review.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

As a non-project action, the proposal would not directly impact land use. Project-level development envisioned by the PROS Plan would be reviewed consistent with the applicable provisions of the Edgewood Municipal Code and SEPA procedures (EMC 20.05).

All of the land in the City's parks inventory is designated on the City's Future Land Use Map as Public. The 2015 Comprehensive Plan update includes a proposal to rezone all parks properties that do not currently have a P (Public) zoning designation to the P designation. Within the P designation, there is a range of allowable uses including open spaces, recreational fields and public buildings.

The capital improvement program in the draft PROS Plan calls for developing the 36th and Meridian park site, which is currently undeveloped, into an active park that would include features such as play equipment, recreational fields and restroom facilities. The capital improvement program also calls for expansion of the City's pedestrian and bicycle trail network on both developed and undeveloped sites.

There are no designated shorelines of the state located within the City of Edgewood.

Compliance with all local, state and federal codes would be required at the time of individual project review. Specific mitigation measures would be addressed at the time of individual project review.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Compliance with all local, state and federal codes would be required at the time of individual project review. Specific mitigation measures would be addressed at the time of individual project review.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

As a non-project action, the proposal would not directly impact demand on transportation or public services or utilities. The project-level development envisioned by the draft PROS Plan would not increase the number of people in the community, but the trails projects called for in the capital improvement program could increase non-motorized travel in the city. Similarly, project-level park development could result in an increased use of parks and recreation services.

Proposed measures to reduce or respond to such demand(s) are:

The level of service standards outlined in Objective 3.1 guide improvements to develop a parks, recreation and open space system parks system to meet community demand. Goal 6 specifically addresses building an interconnected system of multipurpose, non-motorized trails throughout the City that provides access to community facilities and regional transportation networks.

Compliance with all local, state and federal codes would be required at the time of individual project or plan review. Specific mitigation measures would be addressed at the time of individual project review.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts with local, state or federal laws for the protection of the environment have been identified. The proposed plan was reviewed for consistency with local, state, and federal requirements and initiatives for compatibility and compliance. Refer to the draft plan's "Demand and Needs Analysis" section for further details for the assessment of National and Washington State Reclamation Guidelines.

Compliance with all local, state and federal codes would be required at the time of individual project review. Specific mitigation measures would be addressed at the time of individual project review.