



**CITY OF EDGEWOOD  
COUNCIL STUDY SESSION AGENDA**

Tuesday, June 20, 2023 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA  
Meeting Link: <https://cityofedgewood-org.zoom.us/j/86916509308>

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**1. CALL TO ORDER**

Roll Call, Pledge of Allegiance

**2. COUNCIL BUSINESS**

- A. Interview - Planning Commission - Position No. 6
- B. Equity, Diversity and Inclusion (Trainings, Planning, etc.)
- C. Development Review
- D. 2023 Annual Comprehensive Plan Amendment Docket
- E. Crowdstrike Falcon Complete Subscription Purchase
- F. Six Year Transportation Improvement Plan (TIP) Update
- G. Interurban Trail Phase 3 Design Contract
- H. Fireworks
- I. Levy Lid Lift

**3. OTHER COUNCIL ITEMS**

**4. 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*



## City Of Edgewood Council Agenda Summary Sheet

|                                                                                                                                                        |                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subject:</b><br>Interview - Planning Commission - Position No. 6                                                                                    | <b>Agenda Item #:</b> 2.A                                                                                                                                                           |
|                                                                                                                                                        | <b>For Agenda of:</b> 6/20/2023                                                                                                                                                     |
|                                                                                                                                                        | <b>Prepared by:</b> Evan Hietpas                                                                                                                                                    |
| <b>Attachments (list):</b>                                                                                                                             |                                                                                                                                                                                     |
| <b>Approval of Materials:</b><br>Evan Hietpas<br>Rachel Pitzel, City Clerk/HR<br>Director 6/13/2023<br>Dave Gray 6/14/2023<br>Daryl Eidinger 6/14/2023 | <b>Expenditure Required:</b><br>N/A                                                                                                                                                 |
|                                                                                                                                                        | <b>Amount Budgeted:</b><br>N/A                                                                                                                                                      |
|                                                                                                                                                        | <b>Timeline:</b> <ul style="list-style-type: none"><li>• 06/20/2023 Study Session: Interview Candidate</li><li>• 06/27/2023 Regular Council Meeting: Appointment Decision</li></ul> |

### Summary Statement:

The planning commission serves as the principal advisory body to the city council with responsibility for providing guidance and direction for land use policy. In accordance with Edgewood Municipal Code (EMC) Section 2.30.020 for Planning Commission vacancies, City Council shall fill vacancies as stated in the Council Rules of Procedure. Per the Council Rules, once the applications are received, the City Council shall review and rank application packets. All candidates shall be interviewed by the Council.

In selecting the planning commission, the city council shall seek to ensure representation includes members with an understanding of architecture and urban planning, economic development, community involvement, and knowledge of the specific concerns of Edgewood residents. Furthermore, the council shall seek a diverse membership that includes residents from each geographic region of the city, owners or operators of Edgewood businesses, and citizens with a record of community involvement. Each member of the commission must be a city resident.

There is currently one (1) position on the Planning Commission with a term set to expire June 30, 2023, and we have received one (1) application for this vacancy. This agenda item is intended to allow City Council to interview the applicant. After the City Council's interview, at the next scheduled Regular Council Meeting, the Council shall confirm or deny the appointment decision proposed by the Mayor. The appointment confirmation is scheduled to occur during the regular council meeting next week (June 27, 2023) in anticipation of filling the Position 6 vacancy for a two-year term beginning July 1, 2023 and ending June 30, 2025.

### Item History:

N/A

**Recommended Action:**

Conduct an interview for the Planning Commission vacancy.

**Fiscal Note/Consideration:**

N/A



## City Of Edgewood Council Agenda Summary Sheet

|                                                                                                                                                                   |                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <b>Subject:</b><br>Equity, Diversity and Inclusion (Trainings, Planning, etc.)                                                                                    | <b>Agenda Item #:</b> 2.B                                                                   |
|                                                                                                                                                                   | <b>For Agenda of:</b> 6/20/2023                                                             |
|                                                                                                                                                                   | <b>Prepared by:</b> Jill Schwerzler-Herrera                                                 |
| <b>Attachments (list):</b>                                                                                                                                        |                                                                                             |
| <b>Approval of Materials:</b><br>Jill Schwerzler-Herrera<br>Rachel Pitzel, City Clerk/HR<br>Director 6/13/2023<br>Dave Gray 6/14/2023<br>Daryl Eidinger 6/14/2023 | <b>Expenditure Required:</b>                                                                |
|                                                                                                                                                                   | <b>Amount Budgeted:</b>                                                                     |
|                                                                                                                                                                   | <b>Timeline:</b><br>Topic to be added to all future Study Sessions (see item history below) |

**Summary Statement:**

CM Buckley is going to host a discussion on increasing the participation/representation within decision making processes.

**Item History:**

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





## City Of Edgewood Council Agenda Summary Sheet

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subject:</b><br>Development Review                                                                                                                                  | <b>Agenda Item #:</b> 2.C                                                                                                                      |
|                                                                                                                                                                        | <b>For Agenda of:</b> 6/20/2023                                                                                                                |
|                                                                                                                                                                        | <b>Prepared by:</b> Evan Hietpas                                                                                                               |
| <b>Attachments (list):</b><br>1. Permit Inspection Tally<br>2. Monthly Projects - Council Summary - PDF_PDF Pending Projects with Chart<br>3. Plat Construction Report |                                                                                                                                                |
| <b>Approval of Materials:</b><br>Evan Hietpas<br>Rachel Pitzel, City Clerk/HR<br>Director<br>6/13/2023<br>Dave Gray<br>6/14/2023<br>Daryl Eidinger<br>6/14/2023        | <b>Expenditure Required:</b><br>N/A<br><b>Amount Budgeted:</b><br>N/A<br><b>Timeline:</b><br>Recurring monthly during the second Study Session |

### Summary Statement:

The City's Community & Economic Development (CED) Department is entrusted by City Council, Edgewood citizens, and the State of Washington to provide growth management and development review, neighborhood preservation and revitalization, property inspection and maintenance, and other programs and business development services necessary to ensure the healthy, safety, and quality of life of Edgewood residents. To carry out these responsibilities, CED staff members perform numerous customer interactions, code interpretations, permitting functions, project permit reviews, on-site inspections, code enforcement, and multiple other functions.

To summarize the departmental functions, staff created several reports to provide monthly status updates regarding the flow of project permits and inspections. These reports are attached to this agenda bill each month. In addition, the CED Dashboard is available for viewing online at any time (<https://edgewood-wa.maps.arcgis.com/apps/opsdashboard/index.html#/6bbcef192696453796fd56c7cc928217>).

### Item History:

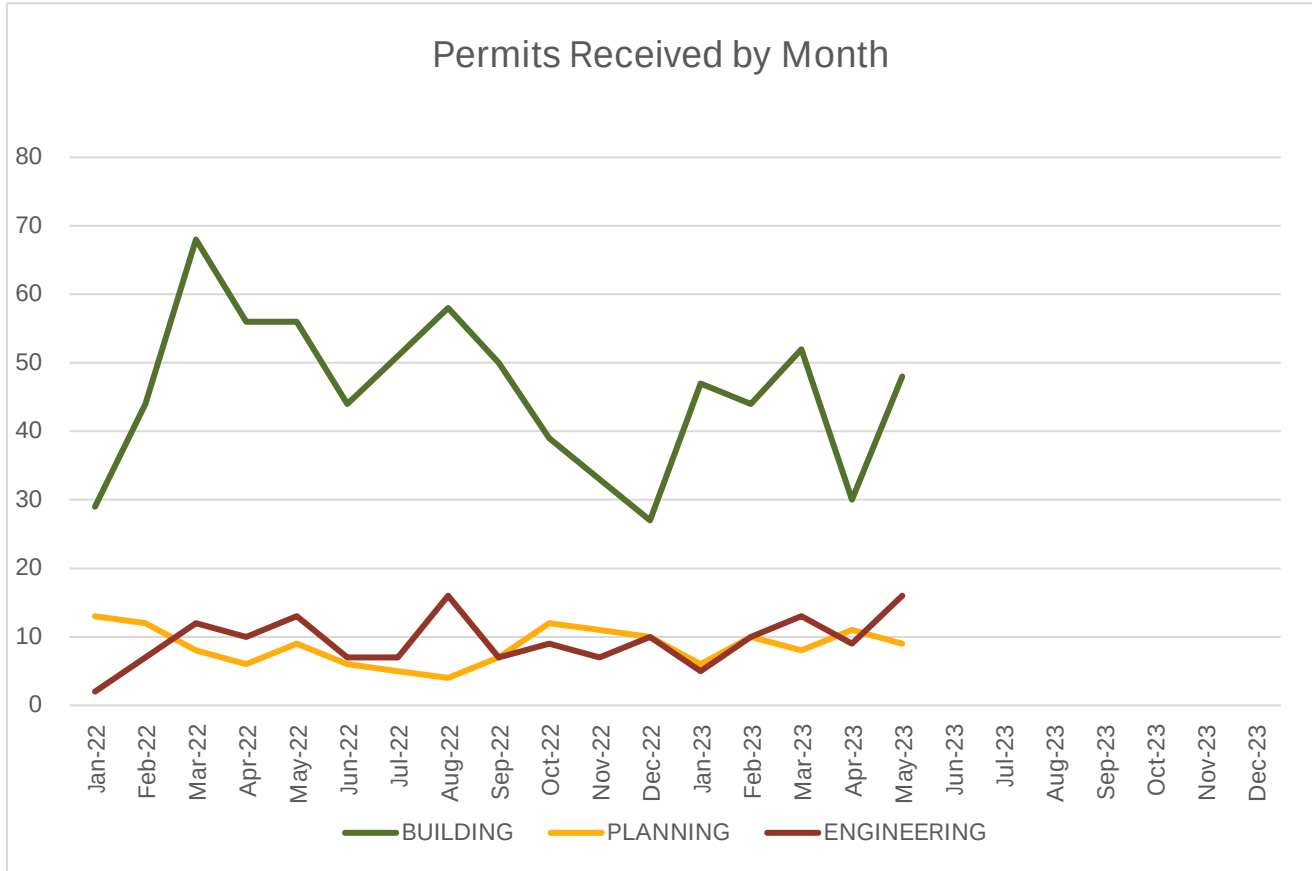
### Recommended Action:

Hold a discussion on Development Review

### Fiscal Note/Consideration:

May 2023

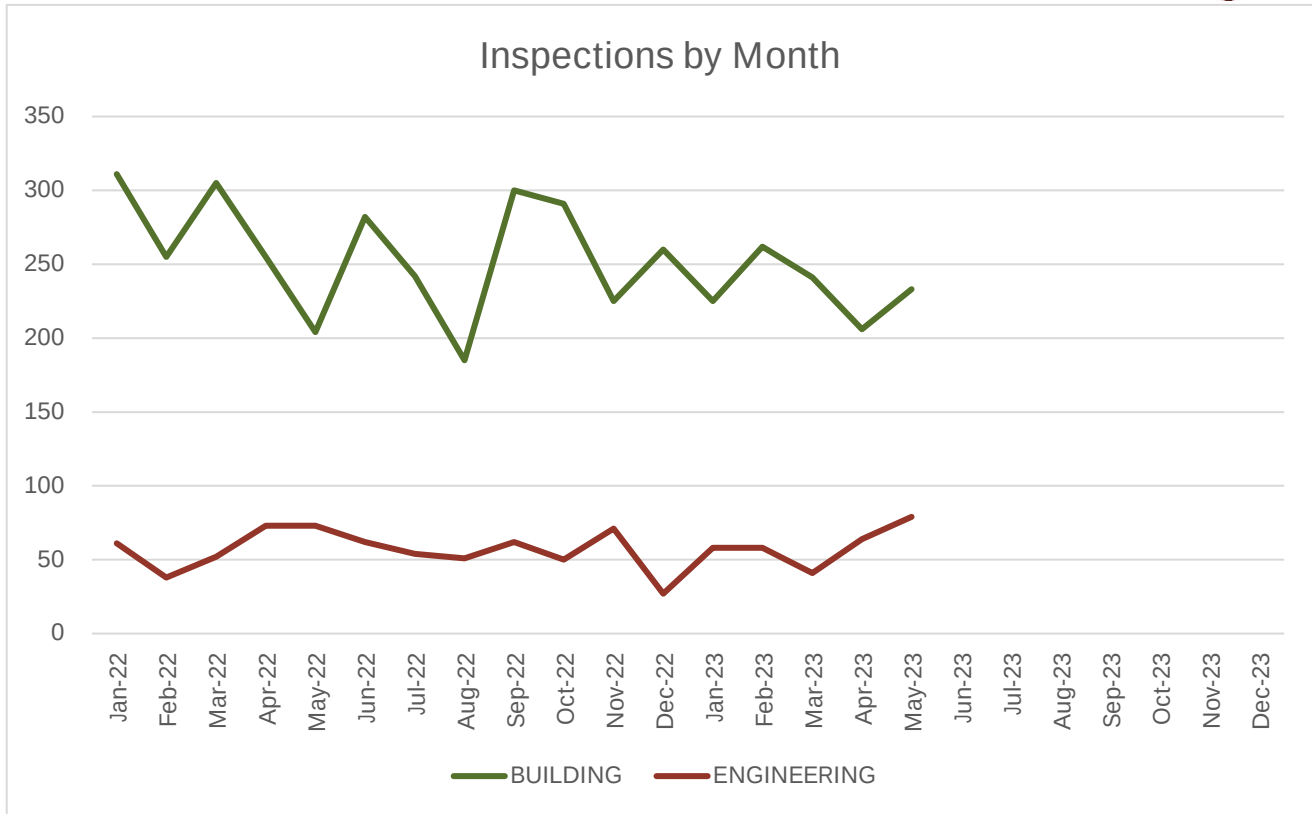
# Monthly Development Report



| Permits            | Building |          | Planning |          | Engineering |          |
|--------------------|----------|----------|----------|----------|-------------|----------|
|                    | Received | Approved | Received | Approved | Received    | Approved |
| May 2023           | 48       | 32       | 9        | 6        | 16          | 12       |
| May 2022           | 56       | 43       | 9        | 5        | 13          | 8        |
| Roll Avg 2023      | 44       | 33       | 9        | 7        | 11          | 9        |
| Roll Avg 2022      | 51       | 30       | 10       | 6        | 9           | 7        |
| YTD 2023           | 221      | 164      | 44       | 34       | 53          | 45       |
| YTD 2022           | 253      | 152      | 48       | 32       | 44          | 33       |
|                    | Building |          | Planning |          | Engineering |          |
|                    | Month    | Received | Month    | Received | Month       | Received |
| Highest Month 2023 | Jan      | 52       | Jan      | 11       | Jan         | 16       |
| Highest Month 2022 | Mar      | 68       | Jan      | 13       | Aug         | 16       |

May 2023

## Monthly Development Report



| <i>Inspections</i> | Building |       | Engineering |       |
|--------------------|----------|-------|-------------|-------|
| May 2023           | 233      |       | 79          |       |
| May 2022           | 204      |       | 73          |       |
| Roll Avg 2023      | 233      |       | 60          |       |
| Roll Avg 2022      | 266      |       | 59          |       |
| YTD 2023           | 1167     |       | 300         |       |
| YTD 2022           | 1330     |       | 297         |       |
|                    | Building |       | Engineering |       |
|                    | Month    | Insp. | Month       | Insp. |
| Highest Month 2023 | Jan      | 262   | Jan         | 79    |
| Highest Month 2022 | Jan      | 311   | Apr         | 73    |

## Pending Projects - Planning and Engineering Permits

43 Permits

Exported: 06/01/2023

| Permit #                        | Project                                                      | Site Address           | Parcel                     | Department  | Type                     | Status               | Submitted  | Last Activity |
|---------------------------------|--------------------------------------------------------------|------------------------|----------------------------|-------------|--------------------------|----------------------|------------|---------------|
| <b>ADMIN USE PERMIT (AUP)</b>   |                                                              |                        |                            |             |                          |                      |            |               |
| 22-1614                         | ARCO AMPM ADMINISTRATIVE USE                                 | XXX 11TH ST E          | <a href="#">420037064</a>  | PLANNING    | ADMIN USE PERMIT (AUP)   | WAITING ON REVISIONS | 12/02/2022 | 05/18/2023    |
| 23-1054                         | VERIZON WIRELESS FACILITY REAUTHORIZATION AUP                | 10223 29TH ST E        | <a href="#">3625000371</a> | PLANNING    | ADMIN USE PERMIT (AUP)   | UNDER REVIEW         | 02/03/2023 | 05/17/2023    |
| <b>ADMINISTRATIVE DECISION</b>  |                                                              |                        |                            |             |                          |                      |            |               |
| 23-1170                         | WOLF POINT SUBDIVISION PLAT MODIFICATION                     | 9810 36TH ST E         | <a href="#">420165030</a>  | PLANNING    | ADMINISTRATIVE DECISION  | UNDER REVIEW         | 04/04/2023 | 05/31/2023    |
| <b>ADMINISTRATIVE VARIANCE</b>  |                                                              |                        |                            |             |                          |                      |            |               |
| 23-1177                         | NUXOLL GARAGE ADDITION ADMINISTRATIVE VARIANCE               | 2816 116TH AVENUE CT E | <a href="#">6027530070</a> | PLANNING    | ADMINISTRATIVE VARIANCE  | UNDER REVIEW         | 04/10/2023 | 05/26/2023    |
| <b>BLA</b>                      |                                                              |                        |                            |             |                          |                      |            |               |
| 23-1143                         | PASQUIER BLA                                                 | 12513 44TH STREET CT E | <a href="#">6755000040</a> | PLANNING    | BLA                      | WAITING ON REVISIONS | 03/18/2023 | 05/10/2023    |
| 23-1247                         | SWANSON BLA                                                  | 3420 108TH AVE E       | <a href="#">420156006</a>  | PLANNING    | BLA                      | INCOMPLETE           | 05/22/2023 | 05/24/2023    |
| <b>CLEAR AND GRADE</b>          |                                                              |                        |                            |             |                          |                      |            |               |
| 21-1298                         | PROLOGIS PARK PHASE I CLEAR AND GRADE                        | 3926 90TH AVE E        | <a href="#">420163076</a>  | ENGINEERING | CLEAR AND GRADE          | WAITING ON REVISIONS | 06/29/2021 | 09/08/2022    |
| 22-1101                         | DEROSS CLEAR AND GRADE                                       | 1105 108TH AVE E       | <a href="#">420037014</a>  | ENGINEERING | CLEAR AND GRADE          | WAITING ON REVISIONS | 03/24/2022 | 03/24/2023    |
| 23-1083                         | NORTHWOOD ESTATES WEST CLEAR AND GRADE                       | 9623 24TH ST E         | <a href="#">420091103</a>  | ENGINEERING | CLEAR AND GRADE          | UNDER REVIEW         | 02/16/2023 | 05/31/2023    |
| 23-1237                         | SIDHU CLEAR AND GRADE                                        | 2004 WEST VALLEY HWY E | <a href="#">4495400980</a> | ENGINEERING | CLEAR AND GRADE          | INCOMPLETE           | 05/18/2023 | 05/24/2023    |
| <b>CODE UPDATES AND CHANGES</b> |                                                              |                        |                            |             |                          |                      |            |               |
| 22-1064                         | TOWN CENTER SUBAREA PLAN                                     | 2224 104TH AVE E       | <a href="#">420102012</a>  | PLANNING    | CODE UPDATES AND CHANGES | APPLICATION          | 02/09/2022 | 12/06/2022    |
| 22-007CODE                      | GENERAL SEWER PLAN (GSP) UPDATE                              | 2224 104TH AVE E       | <a href="#">420102012</a>  | PLANNING    | CODE UPDATES AND CHANGES | APPLICATION          | 11/22/2022 | 05/31/2023    |
| 22-008CODE                      | GREENBELT APARTMENTS COMPREHENSIVE PLAN AMENDMENT AND REZONE | 9917 24TH ST E         | <a href="#">420091014</a>  | PLANNING    | CODE UPDATES AND CHANGES | UNDER REVIEW         | 12/21/2022 | 06/01/2023    |
| 23-002CODE                      | TRANSPORTATION IMPROVEMENT PLAN (TIP) UPDATE                 | 2224 104TH AVE E       | <a href="#">420102012</a>  | PLANNING    | CODE UPDATES AND CHANGES | UNDER REVIEW         | 04/27/2023 | 05/17/2023    |
| <b>CRITICAL AREAS</b>           |                                                              |                        |                            |             |                          |                      |            |               |
| 22-1580                         | SANDU SFR - CRITICAL AREAS                                   | 3822 108TH AVE E       | <a href="#">420152028</a>  | PLANNING    | CRITICAL AREAS           | INCOMPLETE           | 02/01/2023 | 05/18/2023    |
| <b>DESIGN STAND REVIEW</b>      |                                                              |                        |                            |             |                          |                      |            |               |
| 20-1348                         | DHALIWAL TC LANDING DESIGN STANDARDS REVIEW                  | 1914 MERIDIAN AV E     | <a href="#">420091158</a>  | PLANNING    | DESIGN STAND REVIEW      | UNDER REVIEW         | 07/13/2020 | 02/23/2023    |
| <b>POST REVISION - ENG</b>      |                                                              |                        |                            |             |                          |                      |            |               |
| 19-1413 PR1                     | WOLF POINTE SITE DEVELOPMENT POST REVISION                   | 9810 36TH ST E         | <a href="#">420165030</a>  | ENGINEERING | POST REVISION - ENG      | UNDER REVIEW         | 03/10/2022 | 05/31/2023    |
| <b>PRE APP</b>                  |                                                              |                        |                            |             |                          |                      |            |               |
| 23-1168                         | JOVITA STORAGE REZONE PRE-APPLICATION MEETING                | 12620 JOVITA BLVD E    | <a href="#">420021022</a>  | PLANNING    | PRE APP                  | UNDER REVIEW         | 04/03/2023 | 05/05/2023    |
| <b>REASONABLE USE EXCEPTION</b> |                                                              |                        |                            |             |                          |                      |            |               |
| 23-1046                         | DE ROSS ACCESS DRIVEWAY REASONABLE USE EXCEPTION             | 1105 108TH AVE E       | <a href="#">420037014</a>  | PLANNING    | REASONABLE USE EXCEPTION | WAITING ON REVISIONS | 01/26/2023 | 05/10/2023    |
| <b>SEPA</b>                     |                                                              |                        |                            |             |                          |                      |            |               |

Plat Construction Tracking Report- May 2023

| Preliminary Plat |                                     |                         |            |             |            | Site Development | Final Plat |               | Buildout          |                 |
|------------------|-------------------------------------|-------------------------|------------|-------------|------------|------------------|------------|---------------|-------------------|-----------------|
| Submitted        | Project                             | Address                 | Total Lots | Status      | Approved   | Status           | Status     | Lots Recorded | Completed Homes # | Completion Date |
| 2022             | JONES SHORT PLAT                    | 11517 34TH ST E         | 3          | APPLICATION |            |                  |            |               |                   |                 |
|                  | AFICHUK SHORT PLAT                  | 1625 112TH AVE E        | 2          | APPLICATION |            |                  |            |               |                   |                 |
| 2021             | WINDMILL PARK TOWNHOMES             | 3117 MERIDIAN AVE E     | 45         | APPROVED    | 5/2/2023   | APPLICATION      |            |               |                   |                 |
|                  | BREYER SHORT PLAT                   | 2114 95TH AVCT E        | 5          | APPROVED    | 9/20/2021  | FINALED          |            |               |                   |                 |
| 2020             | TEBALDI SHORT PLAT                  | 4625 126TH AV E         | 2          | APPROVED    | 11/12/2020 | N/A              | APPROVED   | 2             | 1                 | 50%             |
|                  | PADEN SHORT PLAT                    | 1302 114TH ST E         | 2          | APPROVED    | 2/1/2021   |                  |            |               |                   |                 |
|                  | HARRISON SHORT PLAT                 | 12121 42ND ST E         | 2          | APPROVED    | 2/1/2021   | FINALED          | APPROVED   | 2             | 1                 | 50%             |
|                  | PHILLIPS RIDGE SUBDIVISION          | XXX 86TH AVCT E         | 14         | APPROVED    | 12/29/2020 | FINALED          | APPROVED   | 14            | 7                 |                 |
|                  | DODDS SHORT PLAT                    | 4902 EDGEWOOD DR E      | 2          | APPROVED    | 9/3/2020   | N/A              | APPROVED   | 2             | 1                 | 50%             |
| 2019             | BJERK SHORT PLAT                    | 9815 31ST ST E          | 2          | APPROVED    | 1/14/2020  | N/A              | APPROVED   | 2             | 1                 | 50%             |
|                  | ESTATES ON CALDWELL SUBDIVISION     | XXX CALDWELL RD E       | 6          | APPROVED    | 5/5/2020   | FINALED          | APPROVED   | 6             | 1                 | 17%             |
|                  | JENNA ACRES SHORT PLAT              | 1419 114TH AV E         | 4          | APPROVED    | 9/14/2020  | FINALED          | APPROVED   | 4             | 1                 | 25%             |
|                  | SELLERS SHORT PLAT                  | 11215 13TH ST E         | 2          | APPROVED    | 9/27/2019  |                  |            |               |                   |                 |
|                  | BECKER SHORT PLAT                   | 4122 CALDWELL RD E      | 2          | APPROVED    | 7/1/2019   | ISSUED           | APPROVED   | 2             | 1                 | 50%             |
| 2018             | BARTH SUBDIVISION (FALCON RIDGE)    | XXX 96TH AV E           | 37         | APPROVED    | 6/4/2020   | ISSUED           | APPROVED   | 35            | 8                 | 23%             |
|                  | GRUBB SHORT PLAT                    | 12325 48TH ST E         | 3          | APPROVED    | 12/29/2020 |                  |            |               |                   |                 |
|                  | CHUMAKIN SHORT PLAT                 | 2005 112TH AV E         | 4          | APPROVED    | 6/22/2018  | FINALED          | APPROVED   | 4             | 2                 | 50%             |
|                  | BEREZNYOV SHORT PLAT                | 8904 20TH ST E          | 4          | APPROVED    | 1/10/2019  | APPLICATION      |            |               |                   |                 |
|                  | ABEL SHORT PLAT                     | 12321 16TH ST E         | 6          | APPROVED    | 9/13/2018  | ISSUED           | APPROVED   | 6             | 3                 | 50%             |
| 2017             | WOLF POINT SUBDIVISION              | XXX MERIDIAN AV E       | 56         | APPROVED    | 3/20/2019  | ISSUED           |            |               |                   |                 |
| 2016             | VOLENTE SUBDIVISION                 | 8626 33RD ST E          | 15         | APPROVED    | 6/6/2017   | ISSUED           | APPROVED   | 15            | 0                 |                 |
|                  | DOMUS TOWNHOMES PRD (THE WOODLANDS) | 10525 11TH ST E         | 55         | APPROVED    | 1/11/2017  | FINALED          | APPROVED   | 55            | 17                | 31%             |
|                  | GERVAIS SHORT PLAT                  | 1607 112TH AVE E        | 3          | APPROVED    | 12/22/2016 | ISSUED           | APPROVED   | 3             | 1                 | 33%             |
|                  | PASCOLO ESTATES SUBDIVISION         | 2806 117TH AVE CT E     | 19         | APPROVED    | 3/21/2017  | FINALED          | APPROVED   | 19            | 16                | 84%             |
| 2015             | NICKLAUS (ASTER POINT) SUBDIVISION  | 2305-2307 94TH AVE CT E | 38         | APPROVED    | 12/15/2016 | FINALED          | APPROVED   | 38            | 31                | 82%             |
|                  | CALIBER SHORT PLAT                  | 3312 106TH AVE E        | 6          | APPROVED    | 9/8/2016   | FINALED          | APPROVED   | 6             | 5                 | 83%             |
|                  | EDGEWOOD ESTATES SUBDIVISION        | 12220 12TH ST E         | 14         | APPROVED    | 9/29/2016  | ISSUED           | APPROVED   | 14            | 13                | 93%             |
|                  | VIEW POINTE SUBDIVISION             | 10413 13TH ST E         | 44         | APPROVED    | 4/29/2016  | FINALED          | APPROVED   | 44            | 43                | 98%             |
|                  | CURRAN ESTATES SUBDIVISION          | 412 114TH AVE E         | 9          | APPROVED    | 12/30/2015 | FINALED          | APPROVED   | 9             | 7                 | 78%             |
| 2014             | LISITSYN SHORT PLAT                 | 11120 COUNTY LINE RD E  | 6          | APPROVED    | 7/15/2014  | FINALED          | APPROVED   | 6             | 3                 | 50%             |
| 2013             | WESTRIDGE SUBDIVISION               | FREEMAN RD              | 290        | APPROVED    | 9/4/2014   | FINALED          | APPROVED   | 284           | 280               | 98%             |



## City Of Edgewood Council Agenda Summary Sheet

|                                                                                                                                                                                               |                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subject:</b><br>2023 Annual Comprehensive Plan Amendment Docket                                                                                                                            | <b>Agenda Item #:</b> 2.D                                                                                                              |
|                                                                                                                                                                                               | <b>For Agenda of:</b> 6/20/2023                                                                                                        |
|                                                                                                                                                                                               | <b>Prepared by:</b> Evan Hietpas, Lauren Balisky                                                                                       |
| <b>Attachments (list):</b> <ol style="list-style-type: none"><li>22-008CODE staff report</li><li>22-008CODE Application Materials Packet</li><li>Planning Commission Recommendation</li></ol> |                                                                                                                                        |
| <b>Approval of Materials:</b><br>Evan Hietpas, Lauren Balisky<br>Rachel Pitzel, City Clerk/HR<br>Director 6/14/2023<br>Dave Gray 6/14/2023<br>Daryl Eidinger 6/14/2023                        | <b>Expenditure Required:</b><br>N/A                                                                                                    |
|                                                                                                                                                                                               | <b>Amount Budgeted:</b><br>N/A                                                                                                         |
|                                                                                                                                                                                               | <b>Timeline:</b> <ul style="list-style-type: none"><li>06/20/2023: Study Session</li><li>06/27/2023: Regular Council Meeting</li></ul> |

**Summary Statement:** Once each year, Washington State law allows cities to amend their comprehensive plan. Per EMC 18.60.130, the City of Edgewood accepts applications from any interested person to submit proposals to change language in the comprehensive plan, future land use designations, a concurrent change to a zoning designation, or changes to the development regulations (e.g. zoning, environmental, and other construction codes).

To be considered for the 2023 docket, application must be submitted between January 1, 2022, and December 31, 2022. In 2023, the preliminary docket includes one (1) request:

- Greenbelt Apartments (File No. 22-008CODE): 9917 24th Street East, Tax Parcel No. 0420091014, located immediately east of Northwood Elementary School. Proposal to change the future land use designation of the property from Public to Town Center with a concurrent rezone from Public (P) to Town Center (TC). Applicant: Furr Engineering | Property Owner: Dhaliwal TC Landing LLC

Staff provided a detailed report of the request for review and consideration, included as attachment 1. Submitted application materials are included in as attachment 2.

The “Preliminary docket” proposal was reviewed at the June 12, 2023 Planning Commission public hearing. The final recommendation of the Planning Commission will be considered by City Council (attachment 3). Placement on the “final docket” does not guarantee that the proposal will be approved. It only means that there will be further detailed analysis by City staff and the Planning Commission. Only proposals placed on the “final docket” for additional analysis may be considered for adoption.

**Item History:**

- File No. 22-008CODE submitted on November 28, 2022.
- Application deemed complete on December 30, 2022.
- Planning Commission Preliminary Docket Public Hearing on June 12, 2022

**Recommended Action:**

Hold a discussion on 2023 Annual Comprehensive Plan Amendment Docket.

**Fiscal Note/Consideration:**

The permit processing fees totaling \$8,880.00 were charged at a rate that accounts for anticipated planning costs and budget for the proposed amendments relating to this request. It is worth noting that if the proposal is not placed on the final docket, all or a portion of the permit fees will be refunded to the applicant.



# Annual Comprehensive Plan Amendments (2023) Preliminary Docket Planning Commission Public Hearing EMC 18.60.140

City of Edgewood ■ 2224 104<sup>th</sup> Ave East ■ Edgewood, Washington 98372-1513 ■ 253-952-3299

## Staff Report & Recommendation

To: City of Edgewood Planning Commission  
From: Lauren Balisky, AICP, Community & Economic Development Director  
Evan Hietpas, Senior Planner  
Date Prepared: June 8, 2023  
File: Greenbelt Apartments  
City of Edgewood File #22-0008CODE

### SECTION I. INTRODUCTION

#### A. Application Information

Applicant: Furr Engineering Services  
Dean Furr  
4715 142nd Pl SW, #B  
Edmonds, WA 98026  
Property Owner: Dhaliwal TC Landing  
15 S Grady Way, Suite 527  
Renton, WA 98057  
Site Location: 9917 24<sup>th</sup> Street E  
Parcel Number(s): 0420091014  
Future Land Use Designation: Public  
Zoning: Public (P)  
Requested Action: Change the future land use designation of the property from Public to Town Center with a concurrent rezone from Public (P) to Town Center (TC).  
Review Process: Process V, Legislative Action

**Permit Documents:** All supporting documents are available on the City of Edgewood Public Permit Portal at [portal.cityofedgewood.org](https://portal.cityofedgewood.org) or by request from the Community & Economic Development Department via email ([comdev@cityofedgewood.org](mailto:comdev@cityofedgewood.org)) or phone (253-952-3299).

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|                                                      |                                                                                                                                                                                         |
|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| State Environmental Policy Act (SEPA) Determination: | If any requests are placed on the final docket for this annual comprehensive plan update cycle, the City will follow all applicable SEPA rules and regulations for non-project actions. |
| Application Submitted:                               | November 28, 2022                                                                                                                                                                       |
| Notice of Complete Application:                      | December 30, 2022                                                                                                                                                                       |
| Notice of Public Hearing:                            | May 26, 2023                                                                                                                                                                            |

## SECTION II. BACKGROUND INFORMATION

### A. Project Description

Proposal to change the future land use designation of tax parcel 0420091014 from Public to Town Center with a concurrent rezone from Public (P) to Town Center (TC). The applicant has included a site plan showing a proposed mixed-use development, including multi-family residential buildings with 40 units and an 1,800 square foot commercial building. Mixed-use development is not an allowed use in Public zoning but would be an allowed use in Town Center zoning.

### B. Existing Site/Vicinity Conditions

---

**Gross Site Area (Parcel A):** 4.10 acres (178,596 square feet)

**Current Land Use:** Undeveloped Vacant Land

**Site Description:** The site slopes gradually to the south throughout. Movement of surface water runoff across the site is generally to the south to the stream (Simon's Creek) which merges south of 24th Street East. An on-site Category III wetland and flooding hazard area occupies a substantial amount of land area on the eastern portion of the property.

**Critical Areas:** ☐ The site contains no critical areas.  
☒ The site contains the following types of critical areas:

- ☒ Wetland Buffers (Chapter 14.40 EMC)
- ☒ Critical Fish and Wildlife Habitat Areas (Chapter 14.50 EMC)
- ☒ Aquifer Recharge and Wellhead Protection Areas (Chapter 14.60 EMC)
- ☐ Volcanic Hazard Areas (Chapter 14.70 EMC)
- ☒ Flood Hazard Areas (Chapter 14.80 EMC)
- ☐ Landslide Hazard Areas (Chapter 14.90 EMC)
- ☐ Seismic (Earthquake) Hazard Areas (Chapter 14.100 EMC)
- ☐ Erosion Hazard Areas (Chapter 14.110 EMC)
- ☐ Natural Resource Lands (Chapter 14.120 EMC)

## Neighboring Development and Zoning

|               |                            |                                                                |
|---------------|----------------------------|----------------------------------------------------------------|
| <b>North:</b> | Existing Use:              | Jupiter Tennis Center                                          |
|               | Current Zoning:            | Town Center (TC)                                               |
|               | Future Land Use:           | Town Center (TC)                                               |
| <b>South:</b> | Existing Use:              | Agricultural                                                   |
|               | Current Zoning:            | Single Family High (SF-5)                                      |
|               | Future Land Use:           | Single Family High (SF-5)                                      |
| <b>East:</b>  | Existing Uses (2 parcels): | Edgewood Counseling and Wellness Center<br>Cobalt Self Storage |
|               | Current Zoning:            | Town Center (TC)                                               |
|               | Future Land Use:           | Town Center (TC)                                               |
|               |                            |                                                                |
| <b>West:</b>  | Existing Use:              | Northwood Elementary School                                    |
|               | Current Zoning:            | Public (P)                                                     |
|               | Future Land Use:           | Public (P)                                                     |

## SECTION III. DOCKETING PROCESS AND CRITERIA

The Planning Commission shall have the authority to hold a public hearing on any proposed comprehensive plan amendments and provide a recommendation to the City Council. A preliminary docket shall be maintained by the Director, which shall consist of the following:

- Applications submitted before the December 31st deadline to amend the comprehensive plan;
- Amendments suggested during the year by citizens, the Planning Commission, City Council, staff, departments, or other agencies.

In 2023, the preliminary docket includes one (1) request, Greenbelt Apartments (#22-008CODE).

### A. Docket Criteria

After compiling the preliminary docket, City staff shall review the suggested amendments and prepare a report concerning which suggested amendments should be placed on the final docket for consideration during the annual amendment process. The following criteria should be considered when setting a final docket for the annual update process:

1. **The availability of sufficient planning staff to substantively review the suggested amendments and manage the public review process with available staff;**

Staff Analysis: The most efficient use of staff's time would be to analyze this proposal as a part of the 2024 Comprehensive Plan Periodic Update. However, the proposed amendment does not appear to be overly complex, and staff anticipates having the ability to reviewing it further as a part

of the 2023 annual update process if the Planning Commission and City Council feel it is a priority issue.

**2. Anticipated planning costs and budget for processing the suggested amendments;**

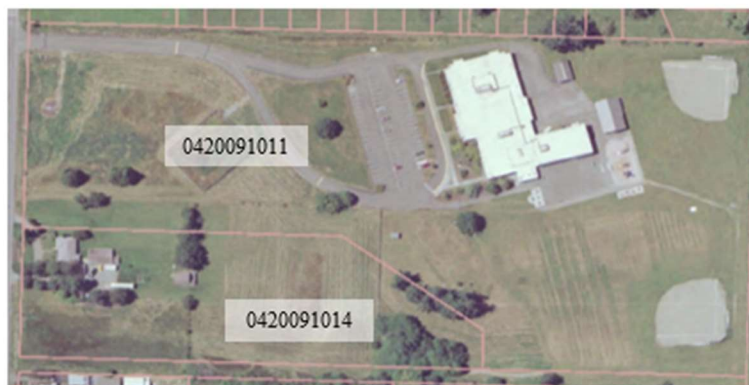
Staff Analysis: The permit processing fees totaling \$8,880.00 were charged at a rate that should account for anticipated planning costs and budget for the proposed amendments relating to this request.

It is worth noting that if the proposal is not placed on the final docket, all or a portion of the permit fees will be refunded to the applicant.

**3. Whether the same area or issue was studied during the last amendment process and conditions in the immediate vicinity have significantly changed so as to make the requested change within the public interest;**

Staff Analysis: Northwood Elementary is located on tax parcel 0420091011, directly west of the subject property of this Comprehensive Plan amendment request, tax parcel 0420091014. Northwood Elementary originally opened in 1974, expanded in 1976, and was replaced by a new building in 2019. The Puyallup School District purchased parcel 0420091014 on July 1, 1997. At that time, the City of Edgewood was using the Pierce County North Hill Community Plan as the City's interim Comprehensive Plan.

In 2001, the City adopted its first Comprehensive Plan. The Public land use designation and zoning district have been in place since then, and the intent and purpose of the designation and zone has remained consistent over time. The current Comprehensive Plan states, "The Public designation is intended for moderate-scale and large-scale activities relating to the purpose of state and local governmental entities and semi-public institutions providing necessary public services. Allowable uses include civic, utility and recreation uses. Compatible uses are also allowed."



**North** →

- 2005 aerial image from Pierce County Public GIS, showing Northwood Elementary and "Greenbelt Apartments" property.

In 2010, the Puyallup School District demolished four structures on parcel 0420091014, and the parcel is now vacant.

In 2022, the Puyallup School District declared the subject parcel was surplus to the long-term needs of the district. This Comprehensive Plan amendment proposal is the first time that this area and issue have been considered for a land use designation and zoning change since the City of Edgewood's 2001 Comprehensive Plan. The only change in conditions for this specific site is that it was recently purchased by Dhaliwal TC Landing LLC



4. Whether the proposed amendment is consistent with the comprehensive plan's overall vision; and

2015 Comprehensive Plan Vision Statement: "In 2035, we have preserved our rural small town character, family-friendly neighborhoods and our trees and open spaces. Town Center is our commercial hub and home to a vibrant local economy. Pedestrian and bike paths connect people and places throughout our community. We are fiscally sustainable, providing high quality public services within our financial capacity. Similarly, we strive to be environmentally sustainable, living within the capacity of our natural systems. We are a community of active citizens who are engaged in the decisions that shape our future and make Edgewood a unique and special place."

Land Use Goal I.: "Establish a future land use pattern that is consistent with the City's vision."

- Policy j., "The Town Center designation is intended to support a well-designed, pedestrian-friendly community center that reflects Edgewood's unique local character and rural roots. It allows for a range of uses including a variety of vertical and horizontal mixed use development, pedestrian-oriented retail, multifamily residential, senior housing and civic uses. Compatible uses are also allowed."
- Policy n., "The Public designation is intended for moderate-scale and large-scale activities relating to the purpose of state and local governmental entities and semi-public institutions providing necessary public services. Allowable uses include civic, utility and recreation uses. Compatible uses are also allowed."

Staff Analysis: The proposed amendment to change the future land use designation and zoning of the property from Public to Town Center appears to be consistent with the community's vision.

Considering that the Puyallup School District does not own the property anymore, future development may align more closely with the Town Center designation than the Public designation. The applicant is proposing a mixed-use development if the comprehensive plan amendment is adopted, which aligns with the vision of the Town Center designation.

However, the wetland and flood hazard areas located on the eastern portion of the property provides physical separation from Town Center. The future proposed development that includes multi-family residential units has traffic impacts that are typically at or near the same time as school drop-off/pick-up times. Uses that generate peak traffic at a different time than the school may be a more compatible use for the site considering the potential traffic, access, and safety concerns.

**5. Whether the proposed amendment meets existing state and local laws, including the Growth Management Act.**

Staff Analysis: The proposed amendments do not appear to conflict with applicable laws, but this would be further evaluated if the request is placed on the final docket.

**B. Environmental Critical Areas**

The subject property contains environmental critical areas associated with Dhaliwal TC Landing, permit file #20-1348. It is appropriate to include additional information relating to these critical areas for consideration of the proposed comprehensive plan amendment. The associated land use and critical areas permits have not been approved as of the date of this staff report.

**1. Wetlands**

The City has received wetland reports documenting a wetland on site as a Category 3, with a Habitat Score of 4. The Dhaliwal TC Landing project, located along Meridian, will cause unavoidable impacts to the wetland, which requires compensatory mitigation. The City has received a wetland mitigation and monitoring plan, and all mitigation work is proposed on the subject parcel of this comprehensive plan amendment request.

The feasibility of the proposed mixed-use development on this property is still uncertain. It is worth noting that the applicant is proposing development on a 1.5 acre portion of the property (27 dwelling units per acre) and setting aside the remaining property area for wetland protection and mitigation.

**2. Flood Hazard Areas**

The southernmost portion of the 100th Avenue East right-of-way and southeast portion of Parcel No. 0420091014 contains area mapped as Shaded Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). Development in floodplains requires a flood development permit, however, the City has not yet received an application for a flood development permit for the Dhaliwal TC Landing project.

The feasibility of future mixed-use development on this property is still uncertain because it is unclear how much area of the site will be needed for compensatory storage or mitigation.

## C. Additional Items for Consideration

### 1. 2024 Comprehensive Plan Periodic Update

The City will complete a holistic review of all land use designations and zoning boundaries throughout Edgewood as a part of the 2024 Periodic Update. This site-specific Comprehensive Plan amendment application may benefit from the inclusion in the periodic update process to better analyze all considerations, including possible land use and zoning changes to nearby properties.

### 2. Access

Per the Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County, "Minor Driveway Approaches" shall be located a minimum of 125 feet from an intersection. The 125 feet is measured from the intersecting road right-of-way line to the nearest edge of the access. Minor Driveway Approaches on a local road feeder or an arterial roadway shall be located a minimum of 20 feet from the side property line, as measured from the property line to the nearest edge of the access. Alternatively, they may be located on the property line as a shared access.

The site plan drawing submitted shows a potential mixed-use development with a driveway approach that is located approximately 80 feet to the east of the Northwood Elementary driveway. Upon initial review for the City's Public Works Director, the proposed driveway location appears to be the maximum separation possible between the two access points and is a reasonable distance between driveways.

Northwood Elementary is experiencing bus cancellations from time to time due to a bus driver shortage. Bus cancellations add parent traffic on 24th St E which could potentially impede the proposed access point for a short period of time during school dismissal.

Additionally, the City's future parallel road network includes a connection at 100<sup>th</sup> Avenue East, approximately 170 feet east of the proposed access.

**North** ↑

- Map showing (from left to right)  
Northwood Elementary driveway, proposed  
access location for mixed-use development,  
and City's parallel road network future local  
road location.





## SECTION IV. PUBLIC COMMENTS

No public comments were submitted for the public hearing on the final docket as of 5:00 PM on Thursday June 8, 2023, when this report was finalized. Any public comment submitted prior to or at the Public Hearing on June 12, 2023, will be entered into the official file record, and considered by the Planning Commission and City Council accordingly.

## SECTION V. RECOMMENDATION

Based upon the application and submitted plans, the Director recommends **excluding** the Greenbelt Apartments File No. 22-008CODE proposal in the 2023 Annual Comprehensive Plan Update Final Docket and **including** consideration of this amendment with the 2024 Periodic Comprehensive Plan Update.

**Lauren Balisky**

Digitally signed by Lauren

Balisky

Date: 2023.06.08 16:59:29 -07'00'

Lauren Balisky, AICP, Director

Community and Economic Development Department

\_\_\_\_\_  
Date

## SECTION VI. LEGISLATIVE REVIEW PROCEDURE

Following the June 12, 2023 public hearing, the Planning Commission shall provide a recommendation identifying the suggested amendments that it is recommending for consideration by the City Council during the annual amendment final docket-setting process. The Planning Commission's recommendation shall be based upon the perceived need, urgency and appropriateness of the suggested amendment.

The City Council shall review and consider the Planning Commission's recommended final docket at a regularly scheduled council meeting, scheduled for June 20, 2023. The City Council may adopt the Planning Commission's recommended final docket without a public hearing; however, in the event that a majority of the City Council decides to add or subtract suggested amendments, it shall first hold a public hearing, noticed as set forth in EMC 18.60.070. The City Council's decision to adopt the final docket does not constitute a decision or recommendation that the substance of any site-specific amendment or suggested amendment be adopted.

# LAND USE APPLICATION



Planning and Land Use

2224 104th Ave E

Edgewood, WA 98372

253.952.3299

[comdev@cityofedgewood.org](mailto:comdev@cityofedgewood.org)

FILE NUMBER: **22-008CODE**

A complete Land Use Application shall include the following items:

- |                                                                                  |                                                        |
|----------------------------------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Signed and completed application form                   | <input type="checkbox"/> Completed submittal checklist |
| <input type="checkbox"/> Signed and completed owner authorization affidavit      | <input type="checkbox"/> All required checklist items  |
| <input type="checkbox"/> Signed and completed Financially Responsible Party Form | <input type="checkbox"/> Applicable fee(s)             |

☒ COMPREHENSIVE PLAN AMENDMENT

☒ ZONING

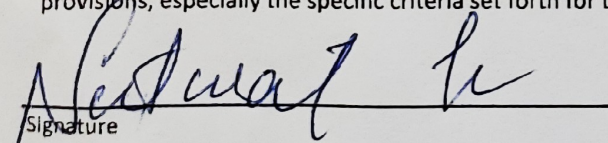
☐ SPECIFIC USE: \_\_\_\_\_

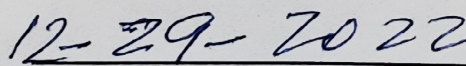
|                                                                                         |                                |                                     |
|-----------------------------------------------------------------------------------------|--------------------------------|-------------------------------------|
| <b>PROJECT NAME</b><br>Greenbelt Apartments                                             |                                |                                     |
| <b>APPLICANT</b><br>Satwant Singh                                                       | <b>PHONE</b><br>(206) 391-3311 | <b>EMAIL</b><br>pmvrsingh@gmail.com |
| <b>ADDRESS (Street, City, State, Zip)</b><br>15 S Grady Way, Suite 527, Renton WA 98057 |                                |                                     |
| <b>PROPERTY OWNER</b><br>Puyallup School District #3                                    | <b>PHONE</b><br>Not on Record  | <b>EMAIL</b><br>Not on Record       |
| <b>ADDRESS (Street, City, State, Zip)</b><br>302 2nd St. SE, Puyallup, WA 98372         |                                |                                     |

|                                                                                                                   |                                                    |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b>LEGAL OWNER(s)</b> - Submit notarized documentation that all property owners agree to the proposed land action |                                                    |
| <b>PRIMARY PARCEL NUMBER</b><br>0420091014                                                                        | <b>PARCEL ADDRESS</b><br>9917 24th St. E. Edgewood |
| <b>ADDITIONAL PARCEL NUMBER(S)</b><br>None                                                                        |                                                    |

By my signature, I certify that I have reviewed all submittals for completeness and accuracy and that I have also reviewed and am familiar with the applicable elements of Edgewood's Comprehensive Plan and provisions of the Edgewood Municipal Code (EMC).

I also acknowledge my proposal shall not be approved unless the proposal conforms to those applicable elements and provisions, especially the specific criteria set forth for the particular type of decision under consideration.

  
Signature

  
Date



# OWNER AUTHORIZATION AFFIDAVIT



**Planning and Land Use**

2224 104th Ave E

Edgewood, WA 98372

253.952.3299

[comdev@cityofedgewood.org](mailto:comdev@cityofedgewood.org)

FILE NUMBER: **22-008CODE**

|                                                    |
|----------------------------------------------------|
| <b>Parcel No.</b><br>0420091014                    |
| <b>Name</b><br>Puyallup School District No. 3      |
| <b>Mailing Address</b><br>302 2nd Street Southeast |
| <b>Email</b><br>DevereBJ@puyallup.k12.wa.us        |
| <b>Phone</b><br>253-435-6672                       |

Brian J. Devereux, Director of Facilities Planning, on behalf of Puyallup School District,  
I/We, \_\_\_\_\_, am the legal owner(s) of the above parcel. I/We consent to the  
proposed project permit application as it has been made with the free consent and in accordance with the desires of  
the owner or owners subject to and conditioned upon the approval and consent of a Reinstatement and Second Amendment to the Purchase and  
Sale Agreement relating to the above Parcel by the Board of Directors of Puyallup School District on January 9, 2023 at its  
Regular Board Meeting.

I/We grant Dhaliwall TC Landing LLC permission to file and coordinate the project permit with the  
City of Edgewood on my behalf as an authorized agent for \_\_\_\_\_ proposed project.  
the Dhaliwal TC Landing

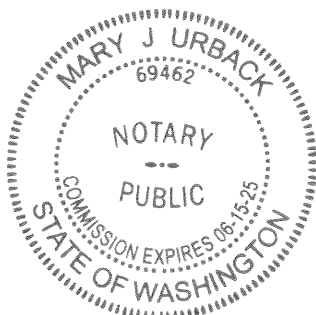
Brian Devereux  
\_\_\_\_\_  
Signature

12-28-2022  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

SUBSCRIBED AND SWORN to before me this 28th day of December, 2022



Mary J. Urback  
\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington  
Mary J. Urback  
residing at Edgewood

# FINANCIALLY RESPONSIBLE PARTY FORM



**Development Services**  
2224 104<sup>th</sup> Ave E  
Edgewood, WA 98372  
253.952.3299  
[comdev@cityofedgewood.org](mailto:comdev@cityofedgewood.org)

**FILE NUMBER:** 22-008CODE

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                         |                                                                       |             |                      |            |  |  |                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------------------------------------------------------------------|-------------|----------------------|------------|--|--|-------------------------|
| Project Name<br>Greenbelt Apartments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                         |                                                                       |             |                      |            |  |  |                         |
| RESPONSIBLE PARTY NAME<br>Satwant Singh                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                         |                                                                       |             |                      |            |  |  |                         |
| BILLING ADDRESS (Street, City, State, Zip)<br>15445 53rd Ave S, Suite 120, Tukwila, Wa, 98188                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                         |                                                                       |             |                      |            |  |  |                         |
| CONTACT PERSON<br>Satwant Singh                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | PHONE<br>(206) 391-3311 | EMAIL<br><a href="mailto:pmvrsingh@gmail.com">pmvrsingh@gmail.com</a> |             |                      |            |  |  |                         |
| <p>I, <u>Satwant Singh</u>, understand that by signing below, I agree to be the financially responsible party for the above listed project. Any and all fees for this project will be my responsibility to coordinate payment to ensure fees are paid within the required remittance timeframe. These fees include, but not limited to:</p> <p><b>Permit Fees</b><br/>Fees will be applied as outlined within the City of Edgewood Fee Schedule. Additional fees may be necessary as your project progresses based upon individual project/permit circumstances. Joint project meetings requested by an applicant with multiple review staff, managers and/or directors will be subject to Staff Billable Hourly Rates.</p> <p><b>Deposit for Reimbursement of Costs (EMC 3.35.03) – Third Party Review Fees</b><br/>Processing and/or review costs incurred by the City for professional services performed by a third-party shall be paid by the Financially Responsible Party in addition to the basic permit fee, if any.</p> <p>The City will request an estimate for services, which will be invoiced and collected to be held as a Deposit on Account. When the service provider completes all or portions of the review, the City will use the Deposit on Account to cover the invoiced fees. Projects may require multiple 3rd party reviews resulting in multiple invoices to the responsible party. The City will attempt to maintain a positive Deposit on Account balance for the project through timely communication and invoicing. Project progress will depend on the responsible party maintaining a positively funded Deposit on Account balance.</p> <p>I understand that any positive fund balance after the completion of the project will be returned to the above party via City Check. If at any point during the project, a new financially responsible party needs to be designated, the City of Edgewood will be notified, and a new affidavit will be submitted. The City is not responsible for private agreements regarding the transfer of financial responsibility.</p> |                         |                                                                       |             |                      |            |  |  |                         |
| <table style="width: 100%;"> <tr> <td style="width: 15%;">Print Name:</td> <td style="border-bottom: 1px solid black;"><u>Satwant Singh</u></td> </tr> <tr> <td style="width: 15%;">Signature:</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="width: 15%;"></td> <td style="border-bottom: 1px solid black;">Date: <u>12/29/2022</u></td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                         |                                                                       | Print Name: | <u>Satwant Singh</u> | Signature: |  |  | Date: <u>12/29/2022</u> |
| Print Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <u>Satwant Singh</u>    |                                                                       |             |                      |            |  |  |                         |
| Signature:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                         |                                                                       |             |                      |            |  |  |                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Date: <u>12/29/2022</u> |                                                                       |             |                      |            |  |  |                         |

# COMPREHENSIVE PLAN AMENDMENT CHECKLIST

## Planning and Land Use

2224 104<sup>th</sup> Ave E

Edgewood, WA 98372

253.952.3299

[comdev@cityofedgewood.org](mailto:comdev@cityofedgewood.org)

The Comprehensive Plan Amendment application process is used to verify compliance with Edgewood Municipal Code [\(EMC\) Chapter 18.60](#).

- Comprehensive Plan Amendment applications must include a completed [Land Use Application](#).
- A pre-application conference is required prior to all Comprehensive Plan Amendment applications, per [EMC 18.40.130](#). Submit the Comprehensive Plan Amendment Checklist distributed by City staff at the pre-application.
- For site-specific proposals, a Traffic Concurrency Reservation Certificate (CRC) must be processed as a separate application prior to submitting a Comprehensive Plan Amendment application per [EMC 18.105](#). The resulting CRC shall be submitted with the Comprehensive Plan Amendment application (item #8).

Upload PDF copies of the drawings, reports, and documents to the City's Permit Portal. If submitting at City Hall, make an appointment with Front Counter staff, and provide all documents in PDF format on a USB Drive.

**Each Comprehensive Plan Amendment application packet shall include the following items as separate pages. Each document shall be named consistent with the checklist below. All documents submitted under this section shall contain the name of the project and the name and address of the applicant. If an item is not provided, the applicant shall specify the reason for omission at the end of this document. Failure to follow these guidelines will result in an incomplete application.**

| Pre-App                             |                                                                                                                                                                    | City Verified            |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | 1 Rationale for the proposed Comprehensive Plan Amendment (outlined below)                                                                                         | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2 Responses to Evaluation Criteria set in EMC 18.60.220 (outlined below)                                                                                           | <input type="checkbox"/> |
| <input type="checkbox"/>            | 3 Proposed amendatory language, shown in "bill" format (i.e., new language underlined; language proposed for deletion in strikeouts).                              | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 4 Site Layout Drawing                                                                                                                                              | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 5 Legal Description                                                                                                                                                | <input type="checkbox"/> |
| <input type="checkbox"/>            | 6 Title Report (< 30 days old)                                                                                                                                     | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 7 Documentation of all Easements and Recorded Restrictions                                                                                                         | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 8 State Environmental Policy Act (SEPA) Checklist                                                                                                                  | <input type="checkbox"/> |
| <input type="checkbox"/>            | 9 Traffic Concurrency Reservation Certificate (CRC) (if applicable)                                                                                                | <input type="checkbox"/> |
| <input type="checkbox"/>            | 10 Traffic Impact Analysis (if applicable)                                                                                                                         | <input type="checkbox"/> |
| <input type="checkbox"/>            | 11 Other drawings or documents as required for specific projects to fully demonstrate the scope of work and how it complies with EMC and City's Comprehensive Plan | <input type="checkbox"/> |

\* City staff will use the Pre-App column below to identify all required application materials. If the box is marked with an X the item is required to be submitted.



## **Document Components**

1. **Rationale for the Proposed Amendment-** See instructions below.
2. **Responses to Evaluation Criteria-** See instructions below.
3. **Proposed Amendatory Language-** Please underline new language being proposed, and strikethrough language proposed for deletion.
4. **Site Layout Drawing-** Drawing illustrating important site information such as lot lines, structures, zoning, and potential nuisances.
5. **Legal Descriptions-** A geographic description of existing and proposed lots, including information about locations and boundaries of lots and any easements.
6. **Title Report-** A document containing information about the ownership and title of the properties, as well as tax information, sometimes also called a subdivision guarantee. Can be obtained from a title company.
7. **Documentation of all Easements-** Recorded easement information may be included in the title report as hyperlinks to Pierce County records. If it is not, please provide separate document(s) detailing all easements that exist on the properties.
8. **SEPA Checklist-** This form can be found on the City's website. It contains list of questions regarding the proposed project's environmental impacts. Fully respond to all questions, and attach any additional information that will supplement the description of the proposal.
9. **CRC-** A separate application requiring a trip generation report prepared by an engineer or planner.
10. **Traffic Impact Analysis-** Evaluation of existing or future transportation infrastructure to serve a proposed development. Analysis is performed by a professional planner or engineer.

## **Preparation of a rationale for the proposal**

1. Explain the reason for this amendment proposal.
2. Was this proposed amendment denied during a previous Comprehensive Plan Amendment review cycle? If so, briefly explain why (if known).
3. Explain how the proposed amendment advances the goals and policies of the Comprehensive Plan.
4. Does the proposed amendment have a relationship to any other City codes or regulations?
5. What are the cumulative effects of this proposed amendment to the Comprehensive Plan?

## **Evaluation Criteria per [EMC 18.60.220](#)**

1. How does the proposed amendment conform to the Growth Management Act (36.70A RCW)?
2. Describe how the proposed amendment is consistent with and implements the city's comprehensive plan, including the goals, policies and implementation strategies of the various elements of the plan.
3. Describe whether circumstances related to the proposed amendment(s) and/or the area in which it is located have substantially changed since the adoption of the city's comprehensive plan.
4. Explain how the assumptions upon which the city's comprehensive plan is based are no longer valid, or whether new information is available which was not considered during the adoption process or any annual amendments of the city's comprehensive plan.
5. Does the proposed amendment reflects current, widely held values of the residents of the city?

## **For Site-Specific Proposals *(must be answered in addition to Questions 1-5)***

6. Does the proposed site-specific amendment meet concurrency requirements for transportation and does not adversely affect adopted level of service standards for other public facilities and services, e.g., police, fire and emergency medical services, parks, fire flow and general governmental services (*NOTE: additional studies or informative requests from outside agencies may be required in order to fully respond to this question*)?
7. Will the proposal result in probable significant adverse impacts to the city's transportation network, capital facilities, utilities, parks, or environmental features that cannot be mitigated?
8. Is the subject parcel(s) physically suitable for the requested land use designation and the anticipated land use development, including, but not limited to, the following:
  - a. access;
  - b. provision of utilities; and

c. Compatibility with existing and planned surrounding land uses?

9. Will the request create pressure to change the land use designation of other properties?
10. Does the proposed amendment materially affect the land use and population growth projections that are the bases of the comprehensive plan?
11. Does the proposed amendment materially affect the adequacy or availability of urban facilities and services to the immediate area and the overall UGA?
12. Is the proposed amendment consistent with applicable county-wide policies or any other applicable interjurisdictional policy or agreement, and all applicable local, state, or federal laws?

**Applicant shall provide a written description for the reason any item is not provided.**

| Item | Reason for Omission                                                                           |
|------|-----------------------------------------------------------------------------------------------|
| 1    |                                                                                               |
| 2    |                                                                                               |
| 3    | Not proposing to change any language in the Comprehensive Plan.                               |
| 4    |                                                                                               |
| 5    |                                                                                               |
| 6    | Sale of property to Mr. Singh has not been finalized.                                         |
| 7    | Unofficial copy of easement provided from pierce County.                                      |
| 8    |                                                                                               |
| 9    | Not Applicable                                                                                |
| 10   | Omitted per Morgan Dorner, this requirement will be provided at administrative design review. |
| 11   | No other drawings or documents.                                                               |

# REZONE CHECKLIST

## Planning and Land Use

2224 104<sup>th</sup> Ave E

Edgewood, WA 98372

253.952.3299

[comdev@cityofedgewood.org](mailto:comdev@cityofedgewood.org)



The Rezone application process is used to verify compliance with Edgewood Municipal Code [\(EMC\) Chapter 18.40.110-18.40.117](#).

- Rezone applications must include a completed [Land Use Application](#).
- A pre-application conference is required prior to all Rezone applications, per [EMC 18.40.130](#). Submit the Rezone Checklist distributed by City staff at the pre-application.
- A Traffic Concurrency Reservation Certificate (CRC) must be processed as a separate application prior to submitting a Rezone application per [EMC 18.105](#). The resulting CRC shall be submitted with the Rezone (item #11).

Upload PDF copies of the drawings, reports, and documents to the City's Permit Portal. If submitting at City Hall, make an appointment with Front Counter staff, and provide all documents in PDF format on a USB Drive.

**Each Rezone application packet shall include the following items as separate pages. Each document shall be named consistent with the checklist below. All documents submitted under this section shall contain the name of the project and the name and address of the applicant. If an item is not provided, the applicant shall specify the reason for omission at the end of this document. Failure to follow these guidelines will result in an incomplete application.**

Pre- App

City  
Verified

|                                     |    |                                                                                                                                                                     |                          |
|-------------------------------------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | 1  | Rationale for the proposed Rezone                                                                                                                                   | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2  | Responses to Evaluation Criteria set in EMC 18.40.114                                                                                                               | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 3  | Identification of all sections of the comprehensive plan policies and map proposed to be amended                                                                    | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 4  | Description of any proposed development of the property                                                                                                             | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 5  | Site Layout Drawing                                                                                                                                                 | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 6  | Critical Area Report(s)                                                                                                                                             | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 7  | Legal Description(s)                                                                                                                                                | <input type="checkbox"/> |
| <input type="checkbox"/>            | 8  | Title Report                                                                                                                                                        | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 9  | Documentation of all Easements and Recorded Restrictions                                                                                                            | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 10 | State Environmental Policy Act (SEPA) Checklist                                                                                                                     | <input type="checkbox"/> |
| <input type="checkbox"/>            | 11 | Traffic Concurrency Reservation Certificate (CRC)                                                                                                                   | <input type="checkbox"/> |
| <input type="checkbox"/>            | 12 | Traffic Impact Analysis                                                                                                                                             | <input type="checkbox"/> |
| <input type="checkbox"/>            | 13 | Other drawings or documents as required for specific projects to fully demonstrate the scope of work and how it complies with EMC and the City's Comprehensive Plan | <input type="checkbox"/> |

\* City staff will use the Pre-App column above to identify all required application materials. If the box is marked with an X the item is required to be submitted.



## Document Components

### 1. Rationale for Proposed Rezone-

- a. Explain the reason for this rezone proposal.
- b. Was this proposed amendment denied previously? If so, briefly explain why (if known).
- c. Explain how the proposed rezone advances the goals and policies of the Comprehensive Plan.
- d. Does the proposed rezone have a relationship to any other City codes or regulations?
- e. What are the cumulative effects of this proposed amendment to the Comprehensive Plan?

### 2. Responses to Evaluation Criteria-

- a. per EMC 18.40.114
  - i. There is no presumption of validity favoring the action of rezoning;
  - ii. The proponents of the rezone have the burden of proof to demonstrate that conditions have changed since the original zoning; and
  - iii. The rezone must bear a substantial relationship to the public health, safety, morals or welfare.
- b. Implementation of the general rules above involves analysis of the following criteria:
  - i. Consistency with the existing comprehensive plan (the comprehensive plan that has been approved and is in place at the time the application was submitted);
  - ii. Consistency with the purpose of the proposed zoning district;
  - iii. Consistency between zone criteria and area characteristics;
  - iv. Zoning history and precedential effect.
  - v. Gradual transition between zoning categories.
  - vi. Zone Boundaries.
  - vii. Height Limits.
  - viii. Impact Evaluation.
  - ix. Changed Circumstances.
  - x. Critical Areas.

3. **Amendment Identification-** Identification of all sections of the comprehensive plan policies and map proposed to be amended.
4. **Development Description-** Provide written description of any proposed development.
5. **Site Layout Drawing-** Drawing illustrating important site information such as lot lines, structures, zoning, and potential nuisances.
6. **Critical Areas Report(s)-** If critical areas (such as wetlands or steep slopes) are present on the site, please submit any relevant reports performed by a specialist.
7. **Legal Descriptions-** A geographic description of existing and proposed lots, including information about locations and boundaries of lots and any easements.
8. **Title report-** A document containing information about the ownership and title of the properties, as well as tax information, sometimes also called a subdivision guarantee. Can be obtained from a title company. Title Report must be less than 30 days old.
9. **Documentation of all Easements-** Recorded easement information may be included in the title report as hyperlinks to Pierce County records. If it is not, please provide separate document(s) detailing all easements that exist on the properties.
10. **SEPA Checklist-** This form can be found on the City's website. It contains list of questions regarding the proposed project's environmental impacts. Fully respond to all questions, and attach any additional information that will supplement the description of the proposal.
11. **CRC-** A separate application requiring a trip generation report prepared by an engineer or planner.
12. **Traffic Impact Analysis-** Analysis of projected impacts to local traffic performed by a professional planner or engineer. Evaluation of existing or future transportation infrastructure to serve a proposed development. Analysis is performed by a professional planner or engineer.

**Applicant shall provide a written description for the reason any item is not provided.**

| Item | Reason for Omission                                                                           |
|------|-----------------------------------------------------------------------------------------------|
| 1    |                                                                                               |
| 2    |                                                                                               |
| 3    |                                                                                               |
| 4    |                                                                                               |
| 5    |                                                                                               |
| 6    |                                                                                               |
| 7    |                                                                                               |
| 8    | Sale of property to Mr. Singh has not been finalized.                                         |
| 9    | Unofficial copy of easement provided from pierce County.                                      |
| 10   |                                                                                               |
| 11   | Omitted per Morgan Dorner, this requirement will be provided at administrative design review. |
| 12   | Omitted per Morgan Dorner, this requirement will be provided at administrative design review. |
| 13   | No other drawings or documents.                                                               |

December 6, 2022

City of Edgewood  
Department of Community Development  
2224 104<sup>th</sup> Avenue East,  
Edgewood, WA 98372  
Phone 253-952-3299

Attn: City of Edgewood

### **Green Belt Apartments – Parcel 0420091014 Development Description**

Our current proposed development would be a mixed-use residential project consisting of 2 primary building and their associated parking and open spaces. The total site area of the property is 205,907 s.f. of which 66,038 would be buildable with the remainder occupied by wetlands and wetland mitigation areas. We estimate getting a total commercial square footage of about 1,800 s.f. with that number maybe increasing a little if we chose to provide ground floor home occupation units at the rear of the frontage building. We are planning for the frontage building to be 3 stories tall and the building located withing the site as 4 stories tall. The total unit count this would give us is 40 which is approximately 27 units per acre. Total building height would most likely be bellow the required 45' limit with the understanding that we could raise that to 57' if we provide 3 points of incentives from the FAR incentive table located in the code. Planned total overall building area is 55,200 s.f. which would give us a FAR of about .27:1 (total building area divided by the gross site are including the wetlands).

It is understood that parking to support the development will need to follow the requirements of the Edgewood Municipal code. Currently we are showing room for 55 parking stalls on site. The requirements for parking are 1.5 stalls per unit for residential apartments and 3 per 1,000 s.f. of commercial floor area, which equates to 63 required parking spaces. We are currently looking into the possibility of a parking agreement with the school and doing a traffic study to see if the required parking numbers on site can be lowered. Baring that, we understand we would need to lose units and/or commercial square footage to get us to the correct parking ratios. Private bike parking is planned to be located under the building internal to the site along with open public racks adjacent to open spaces.

The project will be served by a single private drive accessing the site from 24<sup>th</sup> St. E and would be designed to the standards required by the local and state fire agencies. Pedestrian circulation will be provided adjacent to the private drive with a 5' sidewalk. We plan on providing about 3,900 s.f. of open public space (7% gross building area) on site exclusive of any required buffers or wetland areas. The whole project would introduce about 46,000 s.f. of hard surfaces, all of which is estimated as being impervious which accounts for roughly 23% of the total site area.

We are currently only in the early schematic design stages for a potential project, and the proposal above is only one of many options for what can go on this site. Upon receive approval of rezoning, a in depth analysis will be made and a complete project proposal will be submitted for Site Design approval.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jesse Hadley", written in a cursive style.

Jesse Hadley  
Project Architect

December 1, 2022

City of Edgewood  
Department of Community Development  
2224 104<sup>th</sup> Avenue East,  
Edgewood, WA 98372  
Phone 253-952-3299

Attn: City of Edgewood

**Green Belt Apartments – Parcel 0420091014 Rationale for the Proposed Amendment**

We are currently seeking to have the property located on parcel 0420091014 rezoned from the current P zone to a TC zoned property that can support the creation of multi-family apartment units. From discussions with city staff, this seems to be a favorable change and will serve to better utilize this undeveloped piece of property that is adjacent to the TC zone and other development occurring in the area. To our knowledge, this proposed amendment has never been put forward for this piece of property before. The property is being purchased by Satwant Singh as part of the Dhaliwal TC Landing project to provide the required public ROW extension of 100 Ave E.

One of the goals of Land Use within the Edgewood Comprehensive Plan is to establish a land use pattern that is consistent with the city's vision. To achieve this goal, the city recognizes the necessity of updating the Land Use Map as needed in responses to changes in the city and the community. The Dhaliwal TC Landing project happening to the northeast and the sale of this public piece of property to a private entity is on such change. With the sale of this piece of property into private ownership, it makes sense to update the zone to match the TC zoning to the east to keep development options open and ensure it doesn't turn into vacant underutilized piece of land. By giving it a TC zoning designation, you open up more options for what can be built here in the future. You allow for infill mixed-use development compatible with the surrounding developments. And you give the opportunity for commercial activities planned along meridian to trickle further west down 24<sup>th</sup> St. E.

Changing the zoning on this property also helps achieve the city's goal of establishing the Town Center as the heart of Edgewood. It helps make sure that the Town Center continues to develop southward and establishes more mixed used opportunities along the north side of 24<sup>th</sup> St. E. This also plays into the city's goal of promoting commercial uses that can offer quality and unique services that distinguish Edgewood from surrounding commercial centers. A TC zoning designation allows opportunities for diversified commercial uses with possibility for small retail shops, office spaces, or maybe even small-scale live-work spaces.

This proposed amendment shouldn't have any relationship to any other city codes and regulations. It is strictly changing what type of development can occur on this property which would still need to meet all of the other code requirements in chapter 18.

The cumulative effect of our proposal on the comprehensive plan would be changing one parcel previously zoned as public to town center.

December 1, 2022  
Green Belt Apartments  
Page 2 of 2

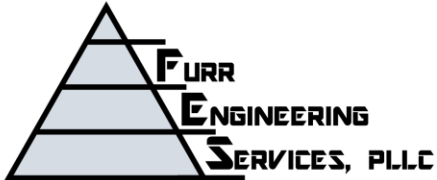
Submitted  
12/30/2022  
City of Edgewood

Sincerely,

A handwritten signature in blue ink, appearing to read "Jesse Hadley", written in a cursive style.

Jesse Hadley  
Project Architect





4715 142<sup>nd</sup> Place SW #B, Edmonds, WA 98026  
FurrEngineering@gmail.com

December 5, 2022

City of Edgewood  
2224 104<sup>th</sup> Ave E.  
Edgewood, Washington 98372

Project:        Project Name: Green Belt Apartments  
                    Reference 22-0399

**Identification of all sections of the comprehensive plan policies and map proposed to be amended.**

Comprehensive Plan

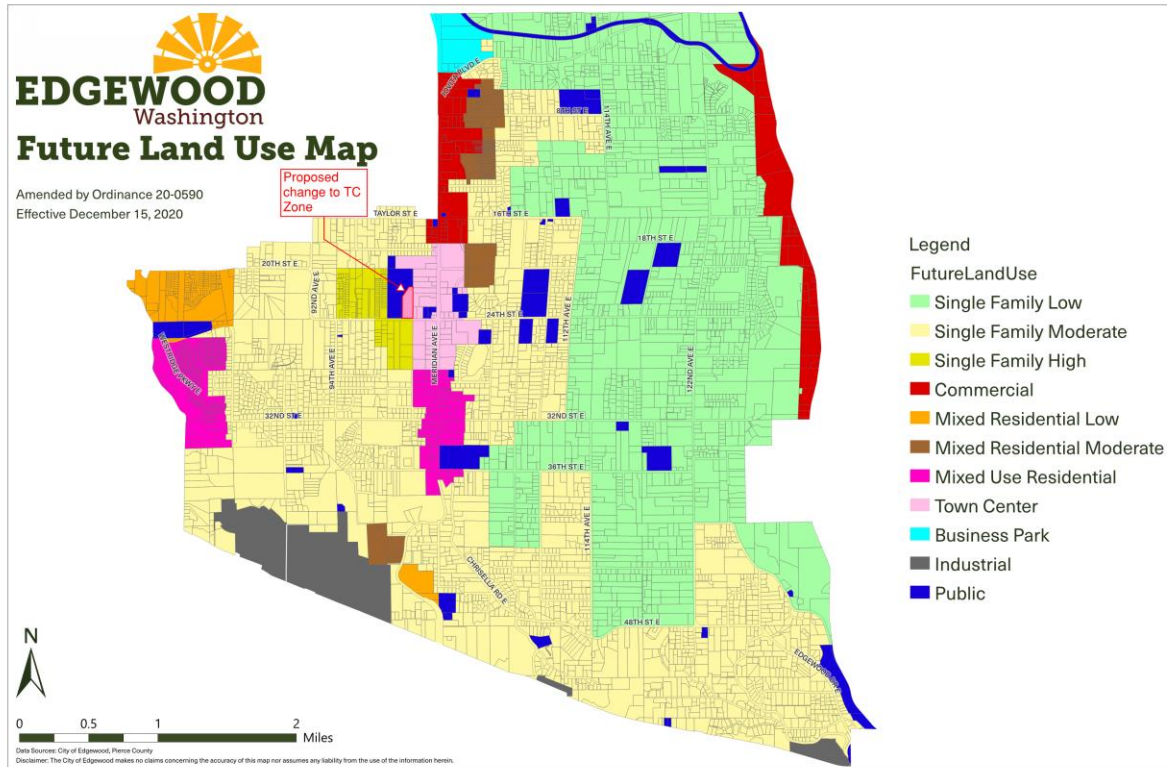
Volume II Background Information

02 Land Use

- Figure 6 Critical Areas – Wetland Hazards (Chart)
- Land Use Capacity – Table 5 – Estimated Net Developable Acres per Zoning Designation (Chart)
- Land Use Capacity – Table 7 – Acreage in Current Zoning Designation (Chart)

05 Transportation

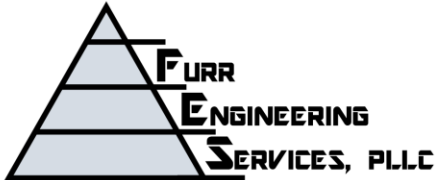
Figure 12 Meridian Corridor Projects (map)



We believe this addresses item #3 of the Rezone Checklist, identification of all sections of the comprehensive plan policies and map proposed to be amended. Please review at your earliest convenience. If you have further questions or concerns, feel free to contact me at my office.

Sincerely,

Dean Furr, P.E  
Principal Owner  
Furr Engineering Services, PLLC  
(206) 890-8291



4715 142<sup>nd</sup> Place SW #B, Edmonds, WA 98026  
FurrEngineering@gmail.com

December 5, 2022

City of Edgewood  
2224 104<sup>th</sup> Ave E.  
Edgewood, Washington 98372

Project:        Project Name: Green Belt Apartments  
                    Reference 22-0399

### **Responses to Evaluation Criteria set in EMC 18.40.114**

#### **Criteria for approval of quasi-judicial map amendment.**

A. The following general rules apply to quasi-judicial map amendment applications:

1. There is no presumption of validity favoring the action of rezoning;

**Response:** Currently the property is undeveloped within the P zone. A developer is in the process of buying the property to compliment the Dhaliwal TC development within the TC zone. Rezoning this parcel would be favorable to the city as the new mixed-use development will benefit the long-range planning efforts of the City of Edgewood improving the community physically, economically and socially.

2. The proponents of the rezone have the burden of proof to demonstrate that conditions have changed since the original zoning; and

**Response:** Conditions have changed since the original zoning was applied; the proposed rezone property is in the process of being sold to a developer that is currently developing Dhaliwal Town Center. This property will be purchased to complement the Dhaliwal TC project located directly to the North East of the rezone property. The Puyallup School District will not own this property so it will no longer be public property. This zoning change would expand the TC zone to promote growth of this town.

3. The rezone must bear a substantial relationship to the public health, safety, morals or welfare.

**Response:** The proposed rezone property is adjacent to a new road connecting the Dhaliwal TC project to 24<sup>th</sup> St. E. which will increase traffic and

bring growth to this small town. The proposed project will be a mixed-use property which will complement the Dhaliwal TC project and will also provide a balanced approach to the city's comprehensive plan, providing affordable housing, variety of businesses, with transportation connections and still be walkable for the public.

B. Implementation of the general rules in subsection (A) of this section involves analysis of the following criteria in order to approve a quasi-judicial map amendment:

1. Consistency with the existing comprehensive plan (the comprehensive plan that has been approved and is in place at the time the application was submitted);

**Response:** The project will be mixed use, providing housing, space for small businesses, and will connect to the town center by bus and walking routes, consistent with the current comprehensive plan.

2. Consistency with the purpose of the proposed zoning district;

**Response:** The purpose of the proposed zoning is to provide guidelines for the future of this zone as the heart of the city. The proposed project provides the mixed-use multi story and single-story development, the transportation needs of the residents, pedestrian-oriented retail space and is connected to the current public open space.

3. Consistency between zone criteria and area characteristics;

**Response:** The proposed property will be developed to be consistent with the TC zone which borders the East side of the property.

4. Zoning history and precedential effect. Previous and potential zoning changes both in and around the area identified in the application shall be examined;

**Response:** The zoning history looks to be consistent in that the TC zone has been along Meridian Ave. generally between 16<sup>th</sup> St. and 29<sup>th</sup> St. looking back to the early 2000's. There have not been many changes as far as focusing on environmental impacts, pedestrian and transportation accessibility, mixed use development, and providing open space for recreation, etc. The current property has been a publicly owned undeveloped lot due to the wetland within it, but with the development of Dhaliwal TC Landing and the new road connecting to 24<sup>th</sup> St. E., this property should be included in the TC Zone for consistency of the surrounding area.

5. A gradual transition between zoning categories.

**Response:** Northwood Elementary School borders the West side of the property and could be considered a buffer between the TC zone and Single Family High zone west and South of the school.

6. Zone Boundaries.

**Response:** The property is currently adjacent to the TC zone with its East boarder connecting to the TC zone.

7. Height Limits.

**Response:** The max height limit in the TC zone is 45' and could increase to 57' with 3 points from the FAR table, this option will be explored.

8. Impact Evaluation.

**Response:** Rezoning this property would make this property a useful piece of land and expand the TC zone allowing for more growth of the City of Edgewood.

9. Changed Circumstances.

**Response:** The property was a publicly owned and now will be privately owned, it is currently undeveloped and would be better utilized if included in the TC zone and developed accordingly.

10. Critical Areas.

**Response:** There is wetland within the property, which has been properly mitigated to create useable space for both the development of 100<sup>th</sup> Ave. E. that connects to 24<sup>th</sup> St. E and the proposed mixed-use development.

We believe this addresses item #2 of the Rezone Checklist, Responses to Evaluation Criteria. Please review at your earliest convenience. If you have further questions or concerns, feel free to contact me at my office.

Sincerely,



Dean Furr, P.E  
Principal Owner  
Furr Engineering Services, PLLC  
(206) 890-8291

[www.furrengineering.com](http://www.furrengineering.com)

December 1, 2022

City of Edgewood  
Department of Community Development  
2224 104<sup>th</sup> Avenue East,  
Edgewood, WA 98372  
Phone 253-952-3299

Attn: City of Edgewood

**Green Belt Apartments – Parcel 0420091014 Evaluation Criteria per EMC 18.60.220**

**How the proposed amendment conforms with the Growth Management Act.**

We have read through RCW 36.70A and feel the proposed amendment will conform with the goals laid out in the Growth Management Act. By changing the zoning on this parcel of land from Public to TC zoning, the city encourages continued development within the urban heart of Edgewood. This parcel is currently underutilized and underdeveloped, and by changing the zoning designation, Edgewood would help reduce future sprawl by encouraging more intensive and diversified development within the core of the city. The site is located in close proximity to the Meridian corridor, so any development that occurs here would have access to multiple transportation options. Also, by allowing for higher density housing as an option on this site, you help preserve the existing housing stock of the city while giving options for future growth. As housing and land prices continue to grow, and it becomes more difficult for people to buy and own single family homes, designating more land where denser more affordable living options can be created is essential to ensure the city can meet its future growth goals. And by giving this lot a TC zoning designation, you provide more opportunity for small business and retail development to occur near the Meridian corridor.

**How the proposed amendment conforms with the City of Edgewood's Comprehensive Plan.**

Reading through the Edgewood Comprehensive Plan, we also feel like changing the zoning designation from Public to TC will help achieve the city's goals, policies, and implementation strategies outlined for land use.

The change is in line with the goal of refining the pattern the city has laid out for land use consistent with the City's Vision. It does this in part by preserving the rural small-town character of the city by identifying and designating vacant undeveloped land for future development which in turn helps protect existing lands containing lower density housing or agricultural uses. It expands and adds to the Town Center, the vibrant economic hub of the city. Rezoning increases the opportunity for development of pedestrian oriented mixed-use projects along 24<sup>th</sup> St. It fosters the "first-mover" advantage principle by recognizing the development Satwant is doing in the Dhaliwal project and allowing him to create further quality developments within the Town Center zone. The need for the change in zoning is in recognition of the potential of this new land use designation in response to the creation of the 100<sup>th</sup> Ave E. ROW extension, and the compatibility with the development occurring on surrounding properties.

The change in zoning would also be in support of the goal to help promote the quality, character, and function of the neighborhood. It will do this by allowing for infill development on a vacant and underutilized site. And it will allow for the creation of more mixed use and



multifamily oriented buildings near the established Meridian Ave. transportation and commercial core.

The change will help further the goal of establishing the Town Center as the commercial and mixed-use heart of Edgewood. It will do this by allowing the development that started with the Dhaliwal project to the north to move south to the 24<sup>th</sup> St. E frontage, which in turn should hopefully spur development on the TC zoned properties across 24<sup>th</sup> St. E. It provides more developable frontage opportunities along this street which will mean more ground floor business spaces or other diversified commercial uses. This also plays into the goal of the plan to promote commercial uses that offer quality and unique services, and that distinguish the city from other surrounding commercial centers. The redesignation would allow for the development of many different and diversified pedestrian oriented commercial spaces, be they small retail shops, office spaces, or even small scale live/work spaces. Finally, it prioritizes and recognizes the development and investments being made to create the public ROW of 100<sup>th</sup> Ave E by Satwant according to the City of Edgewood's plans for a future connected road network.

**Changes in Circumstance since adoption of the City of Edgewood's Comprehensive Plan.**

Since the adoption of the city's comprehensive plan, the school district has decided that it was better for them to sell the piece of property to Satwant for the purposes of creating the 100<sup>th</sup> Ave E ROW rather than hold onto it for their own development needs. Now that the property is in the private realm, it makes sense to change the zoning designation associated with it to ensure it has options for further development. The proximity of the TC zone to the east makes that zoning the most appropriate to assign here. This keeps that development concentrated in the core of the city which helps preserve the existing rural small-town charm that exists along the peripherals.

**Assumptions on validity of the City of Edgewood's Comprehensive Plan.**

It is our opinion that the goals, policies, and implementation strategies outlined in the comprehensive plan are all still valid. The city should only look to amending the zoning on this property due to changes in circumstance brought on by the designation of the land as surplus by the school district and the sale of the property to the private realm.

**Effect of the amendment on the values held by the residents of the city.**

We believe the change in zoning reflects the values of residents of the City of Edgewood by allowing for more higher density development to occur near the city core. There is still a high demand for quality and affordable housing in the city, and the only way to fill that need is to allow for more higher density development to occur.

**Effect of the proposal on concurrency for transportation and other service standards.**

Once a real project is proposed with a set scope and program, a site design review permit will need to be applied for and at that time traffic concurrency and impacts of the development on existing infrastructure can be looked at.

**Impacts to the city's transportation network, capital facilities, utilities, parks, and other environmental features.**

Once a real project is proposed with a set scope and program, a site design review permit will need to be applied for and at that time we can examine the effect of the specific project on

existing facilities. Any such project at a minimum will need to comply with the regulations laid out in Edgewood's municipal code for items such as parking, open spaces, and critical areas.

**Suitability of land use designation and development to the property.**

We feel the changing of zoning to TC makes the most sense with that being the designation on properties to the west and across the street to the south.

**Effect on land use designation of surrounding properties.**

We don't think the rezoning of our property will have any effect on the surrounding properties, with the school to the north and the west being an established public development and the properties to the east already being designated as part of the Town Center zone.

**Effect of the amendment on land use and population growth projections.**

We do not know for sure if this will affect the population growth projection and targets Edgewood has established for 2035. What we do know is there is still demand and an apparent inventory shortage of housing in the city of Edgewood, and by changing the designation of this property, it allows us to develop more high-density housing in an area that has been earmarked for this type of development.

**Effect of the amendment on adequacy or availability of urban facilities and services.**

Before any future development can happen, the site will need to undergo the city's standard site design review process. At that time when there is a real project with a set scope, things like water and sewer availability, storm drainage, etc. will be examined.

**Consistency with applicable county-wide policies, interjurisdictional policies or agreements, and all local, state, and federal laws.**

To our knowledge, amending the zoning on this piece of property would not go against any policies, agreements, or laws.

Sincerely,



Jesse Hadley  
Project Architect





## SITE PLAN

1" = 20'

## TC ZONE REQUIREMNTS

TOTAL SITE AREA = 205,907 S.F. (4.7 ACRE)

SITE NET BUIDABLE AREA = 66,038 SF (1.5 ACRE)

NET DENSITY ALLOWED = 24 MIN, 48 MAX  
1.5 X 24 = 36 MIN UNITS ALLOWED  
1.5 X 48 = 72 MAX UNITS ALLOWED

BUILDING HEIGHT ALLOWED = 45' (57' WITH MIN, 3:1 FAR BONUS)

MAX FAR = 1:1 (4:1 WITH FAR BONUSES)

MAX HARD SURFACE = 90%

MAX IMPERVIOUS = 75%

## SITE STATISTICS

SITE ADDRESS = 9917 24TH ST E

TAX PARCEL NUMBER = 0420091014

TOTAL SITE AREA = 205,907 S.F. (4.7 ACRE)

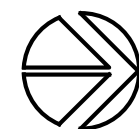
SITE NET BUILDABLE AREA = 66,038 SF (1.5 ACRE)

BUILDINGS ON SITE = NONE

PROPOSED BUILDING AREA = 55,200 S.F. (27: 1 FAR)

PROPOSED HARD SURFACE = 46,330 S.F. (23%)

PROPOSED IMPERVIOUS AREA = 46,330 S.F. (23%)



UNIT COUNT

1 BEDROOM 1 BATH UNITS = 12  
2 BEDROOM 2 BATH UNITS = 24  
3 BEDROOM 2 BATH UNITS = 4  
TOTAL UNITS = 40 UNITS (27 UNITS PER ACRE)

COMMERCIAL = 1,800 SF

### PARKING SUMMARY

|                               |    |                    |
|-------------------------------|----|--------------------|
| Parking Stalls Required       | 66 |                    |
| Standard Stalls               | 40 |                    |
| Compact Stalls                | 5  |                    |
| Parallel Stalls               | 10 |                    |
| Subtotal                      | 55 | 1.38 Stalls / D.U. |
| Aprons                        | 0  |                    |
| Total Parking Stalls Provided | 55 | 1.38 Stalls / D.U. |

## LEGAL DESCRIPTION

TAX PARCEL # 0420091014

B.L.A. 201702095010

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF EDGEWOOD, COUNTY OF PIERCE, STATE OF WASHINGTON, LYING EAST AND SOUTH OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID WEST HALF;

THENCE NORTH 01°45'37" EAST ALONG THE EAST LINE OF SAID WEST HALF 30.00 FEET TO THE NORTH MARGIN OF 24TH STREET EAST;

THENCE NORTH 88°32'25" WEST ALONG SAID NORTH MARGIN 274.64 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01°45'37" EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF 563.66 FEET TO THE MOST WESTERLY POINT OF THAT CERTAIN UTILITY EASEMENT RECORDED UNDER PIERCE COUNTY RECORDING NUMBER 200909160255;

THENCE NORTH 35°19'02" EAST ALONG SAID EASEMENT AND ITS NORTHEASTERLY EXTENSION 306.66 FEET;

THENCE SOUTH 88°25'59" EAST 105.12 FEET TO THE EAST LINE OF SAID WEST HALF AND THE TERMINUS OF THIS DESCRIBED LINE.

ALSO EXCEPT ANY PORTION THEREOF LYING WITH THE RIGHT-OF-WAY OF 24TH STREET EAST.



**Excise Tax Exempt**

Pierce County, WA

01/10/2020 2:01 PM

Electronically Submitted

CPENNYP

202001100751

Electronically Recorded

Pierce County, WA CPENNYP

01/10/2020 2:01 PM

Pages: 19 Fee: \$121.50

**Accommodation Recording Only.**

After recording return to:  
 City of Edgewood  
 Attn: City Clerk  
 2224 104th Avenue East  
 Edgewood, WA 98372

Type of Document: Public Pedestrian Pathway Easements  
 Grantor: Puyallup School District No. 3, a Washington municipal corporation  
 Grantee: City of Edgewood, a Washington municipal corporation  
 Abbreviated Legal: Parcel A BLA AFN 201702095010 and Parcel B BLA AFN 201702095010  
 Complete Legal Description: Exhibits A-1, A-2, B, and D  
 Assessor Tax Parcel Nos.: 0420091011 and 0420091014

## PUBLIC PEDESTRIAN PATHWAY EASEMENTS

This PUBLIC PEDESTRIAN PATHWAY EASEMENTS (collectively, "Easement Agreement") are made this 20th day of December, 2020 (the "Reference Date") by and between Puyallup School District No. 3, a Washington municipal corporation ("Grantor"), and the City of Edgewood, a Washington municipal corporation ("Grantee").

### I. RECITALS

A. Grantor is the owner of certain real property located in the City of Edgewood, commonly known as Northwood Elementary School, 9805 24th Street East, Edgewood, Washington and legally described on Exhibit A-1 attached hereto ("Grantor's Northwood Elementary Property").

B. Grantor also is the owner of certain real property abutting Northwood Elementary School located in the City of Edgewood, commonly known as 9917 24th Street East, Edgewood, Washington and legally described on Exhibit A-2 attached hereto ("Grantor's Vacant Property").

C. In conjunction with obtaining certain development approvals and permits for the construction of the Northwood Elementary Replacement School on Grantor's Northwood Elementary Property, Grantor was obligated, as a condition under the State Environmental Policy Act, to grant to Grantee a general, public pedestrian access easement on Grantor's Northwood Elementary Property and Grantor's Vacant Property to provide for connectivity to Grantee's public pathway system.

D. Grantor agrees to provide certain public pedestrian accesses on Grantor's properties under the terms and conditions of this Easement Agreement.

E. This Easement Agreement sets forth the rights and obligations of Grantor and Grantee relating to use of Grantor's Northwood Elementary and Grantor's Vacant Property by the City of Edgewood and the general public.

## **II. EASEMENT AGREEMENT**

Now, therefore, in consideration of the foregoing recitals and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby covenant and agree to the following terms, provisions, and conditions:

### **1. Grant of Easements.**

#### **Easement Area A**

1.1 Grantor hereby grants and conveys to Grantee, its successors and assigns, a perpetual, nonexclusive easement over, under, and across that certain land, as described on Exhibit B attached hereto, consistent with and for the purposes described under Section 2 below (hereinafter the "Public Pedestrian Pathway Easement Area A" or "Easement Area A").

1.2 Attached hereto as Exhibit C is an Illustrative Map depicting the Pedestrian Pathway Easement Area A.

1.3 Grantor and Grantee recognize and acknowledge that a certain Easement for Sewer Facilities conveyed by Grantor to Grantee and recorded under Pierce County Recording No. 200909160255 ("Sewer Facilities Easement") encumbers this certain Public Pedestrian Pathway Easement Area A under this Easement Agreement. Grantee further acknowledges that and consents to the extent of any conflicts between the terms and conditions of the Sewer Facilities Easement and this Easement Agreement, that the terms and conditions of this Easement Agreement shall control and govern the interpretation of the intent and purpose of the Easement Areas under this Easement Agreement.

#### **Easement Area B**

1.4 Grantor hereby grants and conveys to Grantee, its successors and assigns, a perpetual, nonexclusive easement over, under, and across that certain land, as described on Exhibit D attached hereto, consistent with and for the purposes described under Section 2 below (hereinafter the "Public Pedestrian Pathway Easement Area B" or "Easement Area B").

1.5 Attached hereto as Exhibit E is an Illustrative Map depicting the Pedestrian Pathway Easement Area B.

1.6 Grantee recognizes and acknowledges that Grantor has installed, with appropriate permits and approvals granted by Grantee, a certain below and above ground stormwater conveyance system within and adjoining Pedestrian Pathway Easement Area B.

## **2. Use of the Easement Areas.**

### **2.1 Grantee's Right of Use of the Easement Areas.**

2.1.1 The Pedestrian Pathway Easement Area A shall be used, as a shared pedestrian access with Grantor, by Grantee, its agents, contractors, designees, or assigns for the purpose of installing, constructing, maintaining, repairing, replacing, or reconstructing an all-weather surfaced area or paved surface area, as determined by Grantee, in its sole discretion, in a commercially reasonable method and manner; provided, however, any construction, reconstruction or replacement of the Easement Area A pathway by Grantee shall be coordinated with Grantor and shall be subject to Grantee obtaining any required permits and approvals from the City of Edgewood and any such other Federal and State jurisdictional entities or agencies.

2.1.2 The Pedestrian Pathway Easement Area B shall be used, as a shared pedestrian access by Grantee with Grantor for purposes of general, public pedestrian access, provided, however, any construction, reconstruction or replacement of the Easement Area B pathway by Grantor shall be coordinated with Grantee and shall be subject to Grantor obtaining any required permits and approvals from the City of Edgewood and any such other Federal and State jurisdictional entities or agencies.

2.1.3 The Pedestrian Pathway Easement Area A and the Pedestrian Pathway Easement Area B shall be made available for the general public for the sole purpose of providing pedestrian access and shall not be utilized by the general public for purposes of access by any motorized vehicle. The terms "pedestrian pathway" or "pedestrian access" under this Easement Agreement shall include, however, the use of motorized equipment associated with wheelchairs, bicycles, and scooters. Notwithstanding the limitations of use of the Easement Areas under this Easement Agreement, nothing herein shall limit or is intended to limit the use of Easement Area A as may be permissible under the Sewer Facilities Easement.

2.1.4 Grantee recognizes and acknowledges that Pedestrian Pathway Easement Area A is adjacent to and adjoins a certain wetland area and that the rights and privileges granted under this Easement Agreement do not and shall not supersede Grantee's Wetland Restoration obligations as established and set forth under that certain Construction and Temporary Access Easement between Grantor and Grantee associated with and relating to that certain Sewer Facilities Easement.

2.1.5 Except for emergency situations and except for access by the general public as permitted under this Easement Agreement, Grantee, otherwise, shall reasonably endeavor to provide forty-eight (48) hours written or verbal notice to Grantor prior to entry upon



Pedestrian Pathway Easement Area A relating to the installation, construction, maintenance, repair, replacement, or reconstruction of the pathway or any associated work adjoining Easement Area A. Grantee's rights hereunder shall be exercised in a manner that prevents unreasonable destruction or unreasonable disturbance of any Grantor improvements within or adjoining Easement Area A.

### 3. Unimpaired Use of Easement Area.

3.1 Neither Grantor nor Grantee shall, at any time, and in any way, block, restrict or impede use of the Easement Areas for the shared access purposes of both Grantor and Grantee and the general public as described under this Easement Agreement unless for temporary purposes associated with Grantee's rights and obligations under this Easement Agreement with respect to Easement Area A or Grantor's rights and obligations with respect to Easement Area B or relating to Grantor's stormwater conveyance system which crosses and adjoins Easement Area B.

3.2 Grantor shall not convey to any third party any easement, license or other interest or right of use involving the Easement Areas that would impair, interfere with or limit the easement rights granted herein.

### 4. Maintenance and Repair of Easement Areas.

#### 4.1 Shared Pedestrian Access.

4.1.1 Existing Condition. Grantor and Grantee acknowledge, as of the Reference Date of this Easement Agreement, that:

(a) Easement Area A has been improved by Grantee in the nature of an all-weather surfaced pathway under that certain Sewer Facilities Easement and is currently in reasonably good condition.

(b) Easement Area B has been improved by Grantor in the nature of a paved surfaced pathway in accordance with certain development approvals issued by Grantee associated with the Northwood Elementary Replacement School and is currently in good condition.

#### 4.1.2 Maintenance and Repair Standards.

4.1.2(a) Easement Area A. Except in the event of an extraordinary circumstance arising from an activity solely caused by Grantor, Grantor shall have no responsibility to maintain and repair, including reconstruction or replacement thereof, the pedestrian pathway within Easement Area A. Grantee, at Grantee's sole cost and expense, shall maintain and repair Easement Area A in order to preserve Easement Area A in a commercially reasonable condition for pedestrian access by the general public.

4.1.2(b) **Easement Area B.** Except in the event of an extraordinary circumstance arising from an activity solely caused by Grantee, Grantee shall have no responsibility to maintain and repair, including reconstruction or replacement thereof, the pedestrian pathway within Easement Area B. Grantor, at Grantor's sole cost and expense, shall maintain and repair Easement Area B in a commercially reasonable condition in order to preserve Easement Area B for pedestrian access by the general public.

5. **Indemnification.** Grantor and Grantee shall indemnify and defend the other party, and hold the other harmless from and against, all claims, demands, liabilities, costs and expenses (including reasonable attorneys' fees) suffered by or claimed against the other as the result of or caused by a claim asserted by any third party for damage or injury arising solely from the indemnifying party's actions and activities within or use of the Easement Areas or arising from the performance of or the failure to perform the obligations required by Grantor or Grantee under this Easement Agreement. When a claim or demand results from negligence or misconduct attributable to both Grantor and Grantee's actions and activities within or use of the Easement Area or obligations under this Easement Agreement, each party will be responsible for the claim or demand in proportion to its allocable share of such joint negligence or misconduct. Each party shall maintain, at all times under this Easement Agreement, general liability insurance, with commercially reasonable coverage limits per occurrence for property damage and bodily injury, to provide coverage for a party's obligations under this Easement Agreement. Grantee and Grantor shall provide evidence of such coverage to the other party as may be requested by a party.

6. **Miscellaneous.**

6.1 **Notices.** All notices required under this Easement Agreement shall be in writing and shall be delivered by facsimile transmittal (with machine verification of receipt), by a nationally recognized overnight courier service, or delivered by certified mail, return receipt requested. If a notice is mailed, it shall be considered delivered three (3) calendar days after deposit in such mail. If a notice is delivered via facsimile transmittal, it shall be deemed received upon receipt of verification of transmission. If a notice is delivered via overnight courier, it shall be deemed received upon the next business day. The addresses to be used in connection with such correspondence and notices are the following, or such other address as a party shall from time to time direct:

Grantee: City of Edgewood  
2224 104th Avenue East  
Edgewood, WA 98372-1513  
Attention: PUBLIC WORKS DIRECTOR  
Telephone: 253-952-3299  
Email: JEREMY@CITYOFEDGEWOOD.ORG

Grantor: Puyallup School District

302 2nd Street Southeast  
Puyallup, WA 98372  
Attention: Mario Casello, Chief Operations Officer  
Telephone: 253-841-8772  
Email: [casellmr@puyallup.k12.wa.us](mailto:casellmr@puyallup.k12.wa.us)

6.2 Venue. This Easement Agreement shall be construed and enforced in accordance with the laws of the State of Washington. Venue for any action or proceeding (unless otherwise agreed upon between Grantor and Grantee) shall be in Pierce County.

6.3 Construction. This Easement Agreement shall not be construed more favorably to one party over another, notwithstanding the fact one party, or its attorney, may have been more responsible for the preparation of the document.

6.4 Attorney's Fees. If any lawsuit or arbitration as set forth under this Easement Agreement arises in connection with or performance under this Easement Agreement, the substantially prevailing party in any lawsuit or arbitration shall be entitled to recover from the losing party the substantially prevailing party's costs and expenses, including reasonable attorneys' fees, incurred in connection therewith, in preparation therefor and on appeal therefrom, including those in any bankruptcy proceeding, which amounts shall be included in any judgment entered therein.

6.5 Modification. This Easement Agreement constitutes the entire agreement between the parties and no modification, amendment, addition to or changes to this Easement Agreement shall be valid or enforceable unless in writing and signed by all parties.

6.6 Waiver. No delay in exercising any right or remedy provided under this Easement Agreement shall constitute a waiver thereof, and no waiver of the breach of any provision of this Easement Agreement shall be construed as a waiver of preceding or succeeding breach of the same.

6.7 Severability. If any term or condition of this Easement Agreement is held to be invalid or unenforceable in any respect, such invalidity or unenforceability shall not affect any other provision including in this Easement Agreement, and this Easement Agreement shall be construed as if such invalid or unenforceable provision had never been contained in this Easement Agreement.

6.8 Authority. The individuals executing this Easement Agreement represent and warrant that they have the authority to bind their principal to the terms and conditions of this Easement Agreement.

6.9 Effective Date. This Easement Agreement shall be effective upon the date of recordation in the public records of the Pierce County Auditor.

6.10 Covenant Running with the Land. The Easement Agreement shall be a covenant running with and this Easement Agreement shall: (i) burden and benefit Grantor's Property described under Exhibit A and (ii) shall be binding upon the successors and assigns of Grantor and Grantee.

IN WITNESS WHEREOF, the parties have executed this Easement Agreement on the dates set forth below.

~~GRANTOR  
PUYALLUP SCHOOL DISTRICT NO. 3,  
a Washington municipal corporation~~

By: \_\_\_\_\_

Dr. Timothy S. Yeomans

Its: Superintendent

Date: \_\_\_\_\_

See page 7A for signature.

CITY OF EDGEWOOD, a Washington  
municipal corporation

By: \_\_\_\_\_

[print name]

Its: Mayor, Daryl Edinger

Date: December 20, 2019

Attest:

By: Rachel Pitzel

Its: Rachel Pitzel, city clerk

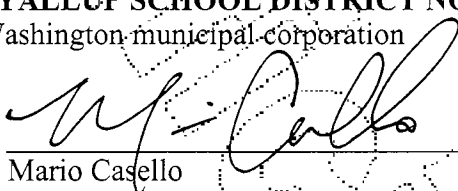
[print name]

Date: December 20, 2019

6.10 Covenant Running with the Land. The Easement Agreement shall be a covenant running with and this Easement Agreement shall: (i) burden and benefit Grantor's Property described under Exhibit A and (ii) shall be binding upon the successors and assigns of Grantor and Grantee.

IN WITNESS WHEREOF, the parties have executed this Easement Agreement on the dates set forth below.

**GRANTOR**  
**PUYALLUP SCHOOL DISTRICT NO. 3,**  
a Washington municipal corporation

By:   
Mario Casello  
Its: Chief Operations Officer  
Date: 1/7/2020

**CITY OF EDGEWOOD**, a Washington  
municipal corporation

By: \_\_\_\_\_  
[print name]  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_  
Attest:  
By: \_\_\_\_\_  
Its: \_\_\_\_\_  
[print name]  
Date: \_\_\_\_\_

For reference only, not for re-sale.

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF PIERCE )

On this day personally appeared before me Dr. Timothy S. Yeomans to me known to be the Superintendent of Puyallup School District No. 3, the Washington municipal corporation described in and 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 on behalf of said municipal corporation.

DATED: \_\_\_\_\_

Notary Public  
Print Name \_\_\_\_\_  
My commission expires \_\_\_\_\_

(Use this space for notarial stamp/seal)

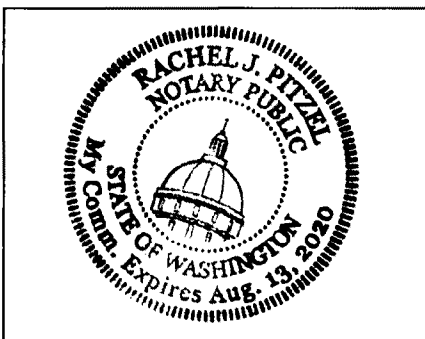
See page 8A for Notary  
Acknowledgement

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF PIERCE )

On this day personally appeared before me Daryl Edinger to me known to be the Mayor of the City of Edgewood, the Washington municipal corporation described in and 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 on behalf of said municipal corporation.

DATED: December 20, 2019

Rachel J. Pitzel  
Notary Public  
Print Name Rachel J. Pitzel  
My commission expires 8/13/20



(Use this space for notarial stamp/seal)



(Use this space for notarial stamp/seal)

For reference only, not for re-sale.

## LIST OF EXHIBITS

**Exhibit A-1:** Legal Description of Grantor's Northwood Elementary Property

**Exhibit A-2:** Legal Description of Grantor's Vacant Property

**Exhibit B:** Legal Description of Public Pedestrian Pathway Easement Area A

**Exhibit C:** Illustrative Map of Public Pedestrian Pathway Easement Area A

**Exhibit D:** Legal Description of Public Pedestrian Pathway Easement Area B

**Exhibit E:** Illustrative Map of Public Pedestrian Pathway Easement Area B

**EXHIBIT A-1****LEGAL DESCRIPTION OF GRANTOR'S NORTHWOOD ELEMENTARY PROPERTY**

PARCEL A OF CITY OF EDGEWOOD BOUNDARY LINE ADJUSTMENT FILED UNDER  
PIERCE COUNTY AUDITOR'S FILE NUMBER 201702095010 EXCEPT THAT PORTION  
FOR PUBLIC RIGHT-OF-WAY, SITUATED IN PIERCE COUNTY, WASHINGTON.

SUBJECT TO SUCH COVENANTS, EASEMENTS, AND ENCUMBRANCES OF RECORD.

For reference only, not for re-sale.

**EXHIBIT A-1**

PSD-Edgewood. Public Pedestrian  
Access Easements 12-06-19

**EXHIBIT A-2****LEGAL DESCRIPTION OF GRANTOR'S VACANT PROPERTY**

PARCEL B OF CITY OF EDGEWOOD BOUNDARY LINE ADJUSTMENT FILED UNDER  
PIERCE COUNTY AUDITOR'S FILE NUMBER 201702095010 EXCEPT THAT PORTION  
FOR DEEDED FOR PUBLIC RIGHT-OF-WAY, SITUATED IN PIERCE COUNTY,  
WASHINGTON.

SUBJECT TO SUCH COVENANTS, EASEMENTS, AND ENCUMBRANCES OF RECORD.

For reference only, not for re-sale.

**EXHIBIT A-2**

PSD-Edgewood. Public Pedestrian  
Access Easements.12-06-19

**EXHIBIT B**  
**LEGAL DESCRIPTION FOR PUBLIC PEDESTRIAN PATHWAY EASEMENT AREA A**

A 20.00 FOOT WIDE STRIP OF LAND LOCATED WITHIN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON, THE CENTERLINE OF SAID STRIP IS SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE NORTH 88°32'25" WEST, ALONG THE MONUMENTED SOUTH LINE OF SAID NORTHEAST QUARTER, 661.51 FEET TO THE EAST LINE OF SAID WEST HALF;

THENCE NORTH 01°45'37" EAST, ALONG SAID EAST LINE, 30.00 FEET TO THE SOUTHEAST CORNER OF PARCEL B OF BOUNDARY LINE ADJUSTMENT FILED UNDER PIERCE COUNTY AUDITOR FEE NUMBER 201702095010 AND THE NORTH MARGIN OF 24<sup>TH</sup> STREET EAST;

THENCE NORTH 88°32'25" WEST, ALONG SAID NORTH MARGIN, 179.05 FEET TO THE **POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;**

THENCE NORTH 02°23'48" EAST, 184.86 FEET;

THENCE NORTH 13°29'35" EAST 248.00 FEET;

THENCE NORTH 42°55'25" WEST 192.32 FEET, TO A LINE LYING 10.00 EAST AND PARALLEL WITH THE WESTERLY LIMITS OF SAID PARCEL B;

THENCE NORTH 35°19'02" EAST, ALONG SAID PARALLEL LINE, 293.19 FEET, TO A LINE LYING 10.00 FEET SOUTH AND PARALLEL WITH THE NORTHERLY LIMITS OF SAID PARCEL B;

THENCE SOUTH 88°25'59" EAST, ALONG SAID PARALLEL LINE, 99.78 FEET, TO THE EAST LINE OF PARCEL B AND THE **TERMINUS.**

ALL SIDELINES OF SAID STRIP SHALL BE EXTENDED OR SHORTENED TO INTERSECT THE NORTH MARGIN OF SAID 24<sup>TH</sup> STREET EAST AND THE LIMITS OF SAID PARCEL B.

CONTAINING 20,362± SQUARE FEET, MORE OR LESS.

DESIRAE SCHILLING, P.L.S.  
WASHINGTON STATE REGISTRATION NO. 49289  
SITTS & HILL ENGINEERS, INC.  
4815 CENTER STREET, TACOMA, WA 98409



Puyallup School District Parcel 0420091014

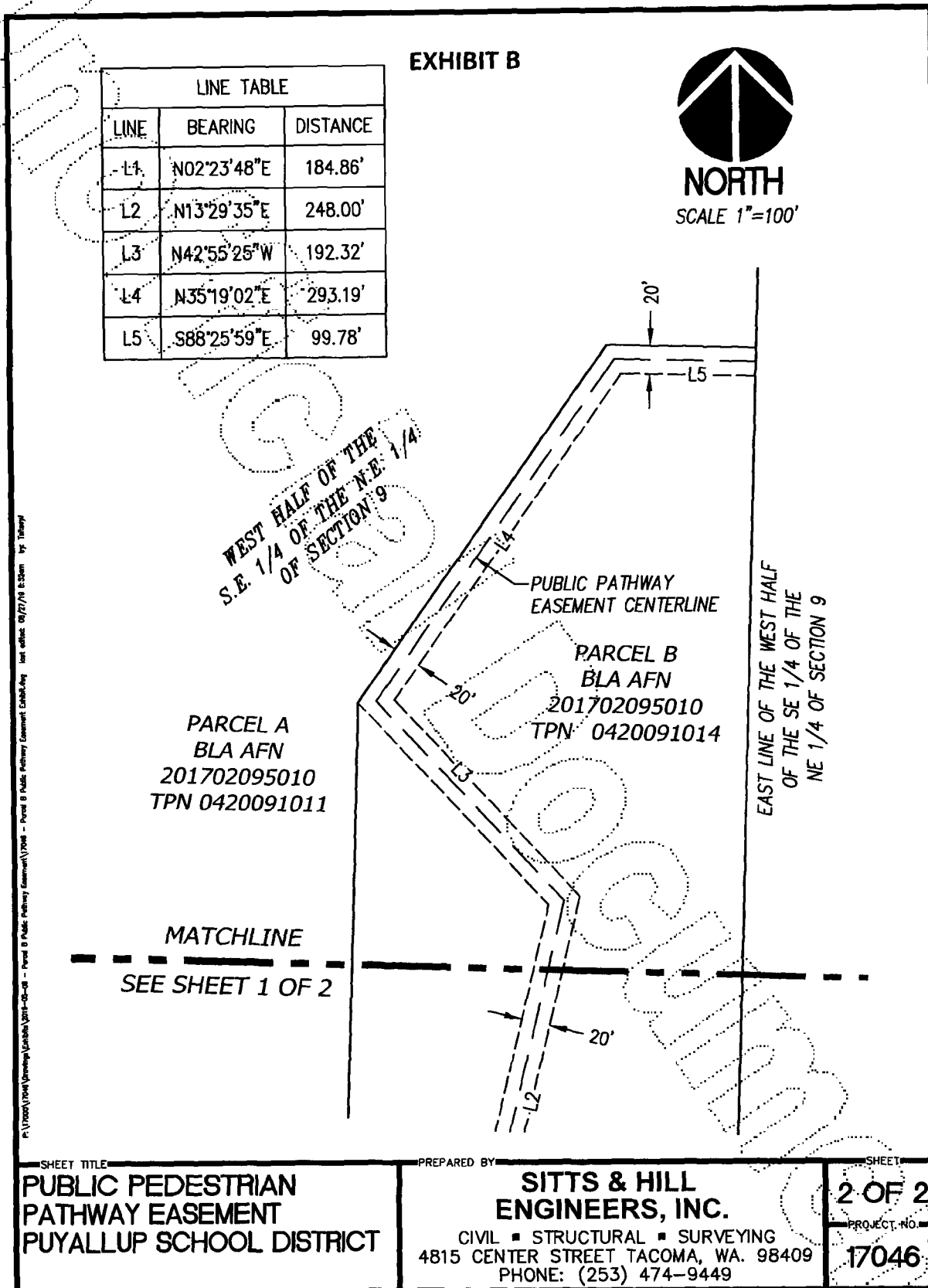
Project No. 17046

For reference only, not for re-sale.

Page 57 of 180



For reference only, not for re-sale.



SHEET TITLE

**PUBLIC PEDESTRIAN  
PATHWAY EASEMENT  
PUYALLUP SCHOOL DISTRICT**

PREPARED BY

**SITTS & HILL  
ENGINEERS, INC.**  
CIVIL ■ STRUCTURAL ■ SURVEYING  
4815 CENTER STREET TACOMA, WA. 98409  
PHONE: (253) 474-9449

SHEET

**2 OF 2**  
PROJECT NO.  
**17046**

# EXHIBIT C

## PUBLIC PEDESTRIAN PATHWAY EASEMENT AREA A

PARCEL A  
BLA AFN  
201702095010  
TPN 0420091011

PARCEL B  
BLA AFN  
201702095010  
TPN 0420091014



PUBLIC  
PATHWAY  
EASEMENT

--- 24TH STREET E. ---

SHEET TITLE

PUBLIC PEDESTRIAN  
PATHWAY EASEMENT  
PUYALLUP SCHOOL DISTRICT

PREPARED BY

**SITTS & HILL  
ENGINEERS, INC.**

CIVIL ■ STRUCTURAL ■ SURVEYING  
4815 CENTER STREET TACOMA, WA. 98409  
PHONE: (253) 474-9449

SHEET

1 OF 1

PROJECT NO.

17046

For reference only, not for re-sale.

**EXHIBIT D**  
**LEGAL DESCRIPTION FOR PUBLIC PEDESTRIAN PATHWAY EASEMENT AREA B**

A 12.00 FOOT WIDE STRIP OF LAND LOCATED WITHIN REVISED PARCEL A OF CITY OF EDGEWOOD BOUNDARY LINE ADJUSTMENT FILED UNDER PIERCE COUNTY AUDITOR FILE NUMBER 201702095010 BEING WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON, THE CENTERLINE OF SAID STRIP IS SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE NORTH 88°32'25" WEST, ALONG THE MONUMENTED SOUTH LINE OF SAID NORTHEAST QUARTER, 935.99 FEET TO THE EAST LINE OF SAID REVISED PARCEL A, EXTENDED SOUTHERLY;

THENCE NORTH 01°27'35" EAST 30.00 FEET TO THE SOUTHEAST CORNER OF SAID REVISED PARCEL A AND THE NORTH MARGIN OF 24<sup>TH</sup> STREET EAST;

THENCE NORTH 88°32'25" WEST, ALONG SAID NORTH MARGIN, 306.57 FEET TO THE **POINT OF BEGINNING** OF THIS CENTERLINE DESCRIPTION;

THENCE NORTH 52°19'18" EAST 18.17 FEET TO THE BEGINNING OF A 51.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY;

THENCE CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°22'52", A DISTANCE OF 29.71 FEET;

THENCE NORTH 85°42'09" EAST 38.20 FEET TO THE BEGINNING OF A 506.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY;

THENCE CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°16'34", A DISTANCE OF 73.09 FEET;

THENCE SOUTH 86°01'17" EAST 30.44 FEET TO THE BEGINNING OF A 71.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY;

THENCE, CLOCKWISE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°29'48", A DISTANCE OF 42.75 FEET;

THENCE SOUTH 51°31'29" EAST 21.55 FEET TO THE NORTH MARGIN OF SAID 24<sup>TH</sup> STREET EAST AND THE **TERMINUS**;

ALL SIDELINES OF SAID STRIP SHALL BE EXTENDED OR SHORTENED TO INTERSECT THE NORTH MARGIN OF SAID 24<sup>TH</sup> STREET EAST.

CONTAINING 3,047± SQUARE FEET, MORE OR LESS.

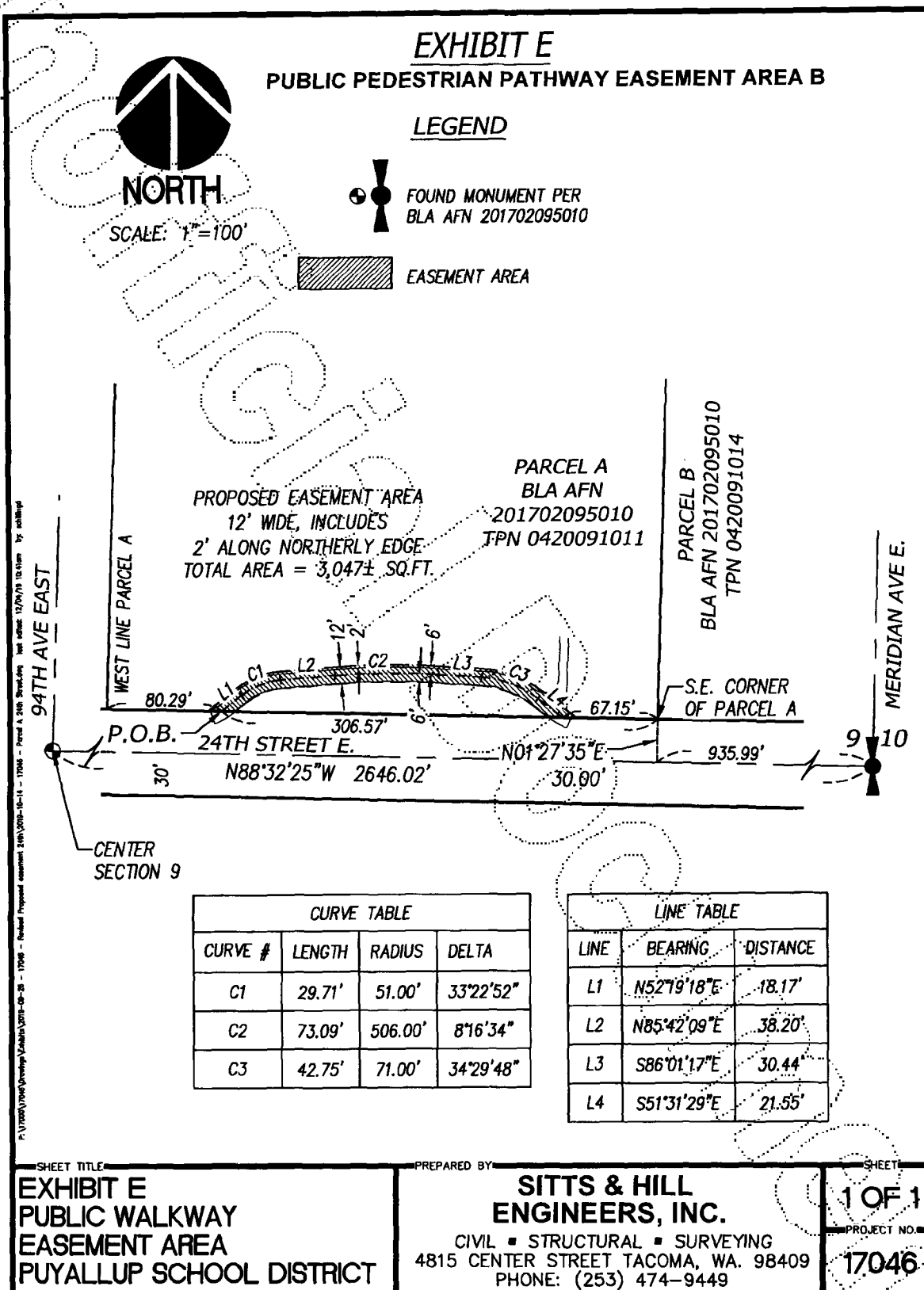
DESIRAE SCHILLING, P.L.S.  
WASHINGTON STATE REGISTRATION NO. 49289  
SITTS & HILL ENGINEERS, INC.  
4815 CENTER STREET, TACOMA, WA 98409



Puyallup School District Parcel 0420091011  
Project No. 17046

For reference only, not for re-sale.

For reference only, not for re-sale.



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 24<sup>th</sup> St. E  
City of Edgewood, Washington

**Prepared for:**  
Mr. Satwant Singh  
Dhaliwal TC Landing LLC & Alpine Landing LLC  
5218 76<sup>th</sup> Avenue Ct. West  
University Place, WA  
98467-4586

[pmvrsingh@gmail.com](mailto:pmvrsingh@gmail.com)  
206 3391 3311

**Prepared by**  
Beaver Creek Environmental Services  
POB 731695  
Puyallup, WA 98373  
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**REV 2**  
February 2, 2022

## EXECUTIVE SUMMARY

The Northwood Easement Project Site, 9917 24<sup>th</sup> Street East and adjacent east Right of Way is located generally north of 24<sup>th</sup> 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 24<sup>th</sup> 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             |
|                                                |                    |                      |                                 |                    |
| <b>TOTAL</b>                                   | 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<br>SCIENTIFIC NAME                                | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE       | INDICATOR<br>STATUS |
|----|---------------------------------------------------------------|----------|--------------------------|------------------------|---------------------|
| 11 | Western red cedar (THP)<br><i>Thuja plicata</i>               | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 11 | Sitka spruce (PIS)<br><i>Picea sitchensis</i>                 | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 11 | Western Paper Birch (BEP)<br><i>Betula papyrifera</i>         | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 11 | Pacific willow (SAL)<br><i>Salix lasiandra</i>                | Wetland  | 9 ft                     | 4 ft height<br>minimum | FACW                |
| 11 | Cascara (RAP)<br><i>Rhamnus purshiana</i>                     | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 11 | Western (black) Hawthorne (CRD)<br><i>Crataegus douglasii</i> | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 11 | Oregon ash (FRL)<br><i>Fraxinus latifolia</i>                 | Wetland  | 9 ft                     | 4 ft height<br>minimum | FACW                |

6,029 sq. ft. @ 0.028/sq. ft. = 169 shrubs

|    | COMMON NAME<br>SCIENTIFIC NAME                                | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE | INDICATOR<br>STATUS |
|----|---------------------------------------------------------------|----------|--------------------------|------------------|---------------------|
| 16 | Western crabapple (MAF)<br><i>Malus fusca</i>                 | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 16 | Vine maple (ACC)<br><i>Acer circinatum</i>                    | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 16 | Nootka rose (RON)<br><i>Rosa nutkana</i>                      | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 16 | Black twinberry (LOI)<br><i>Lonicera involucrata</i>          | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 16 | Pacific ninebark (PHC)<br><i>Physocarpus capitatus</i>        | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 16 | Western Labrador-Tea (RHC)<br><i>Rhododendron columbianum</i> | Wetland  | 6 ft                     | 2 gal            | OBL                 |
| 16 | Red-osier dogwood (COS)<br><i>Cornus stolonifera</i>          | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 16 | Wild Gooseberry (RID)<br><i>Ribes divaricatum</i>             | Wetland  | 6 ft                     | 2 gal            | FAC                 |

|    |                                                |         |      |       |     |
|----|------------------------------------------------|---------|------|-------|-----|
| 16 | Prickly currant (RIL)<br><i>Ribes lacustre</i> | Wetland | 6 ft | 2 gal | FAC |
| 16 | Black currant (RIB)<br><i>Ribes bracteosum</i> | Wetland | 6 ft | 2 gal | FAC |
| 16 | Salmonberry (RUS)<br><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<br>SCIENTIFIC NAME                                | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE | INDICATOR<br>STATUS |
|----|---------------------------------------------------------------|----------|--------------------------|------------------|---------------------|
| 23 | Western crabapple (PYF)<br><i>Pyrus fusca</i>                 | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 23 | Vine maple (ACC)<br><i>Acer circinatum</i>                    | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 23 | Nootka Rose (RON)<br><i>Rosa nutkana</i>                      | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 23 | Black twinberry (LOI)<br><i>Lonicera involucrata</i>          | Wetland  | 6 ft                     | 2 gal            | FAC+                |
| 23 | Pacific ninebark (PHC)<br><i>Physocarpus capitatus</i>        | Wetland  | 6 ft                     | 2 gal            | FACW-               |
| 23 | Western Labrador-Tea (RHC)<br><i>Rhododendron columbianum</i> | Wetland  | 6 ft                     | 2 gal            | OBL                 |
| 23 | Red-osier dogwood (COS)<br><i>Cornus stolonifera</i>          | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 23 | Wild Gooseberry (RID)<br><i>Ribes divaricatum</i>             | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 23 | Nootka Rose (RON)<br><i>Rosa nutkana</i>                      | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 23 | Black currant (RIB)<br><i>Ribes bracteosum</i>                | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 23 | Salmonberry (RUS)<br><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<br>SCIENTIFIC NAME                                | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE | INDICATOR<br>STATUS |
|---|---------------------------------------------------------------|----------|--------------------------|------------------|---------------------|
| 5 | Western crabapple (PYF)<br><i>Pyrus fusca</i>                 | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 5 | Vine maple (ACC)<br><i>Acer circinatum</i>                    | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 5 | Nootka Rose (RON)<br><i>Rosa nutkana</i>                      | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 5 | Black twinberry (LOI)<br><i>Lonicera involucrata</i>          | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 5 | Pacific ninebark (PHC)<br><i>Physocarpus capitatus</i>        | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 5 | Western Labrador-Tea (RHC)<br><i>Rhododendron columbianum</i> | Wetland  | 6 ft                     | 2 gal            | OBL                 |
| 5 | Red-osier dogwood (COS)<br><i>Cornus stolonifera</i>          | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 5 | Wild Gooseberry (RID)<br><i>Ribes divaricatum</i>             | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 5 | Nootka Rose (RON)<br><i>Rosa nutkana</i>                      | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 5 | Black currant (RIB)<br><i>Ribes bracteosum</i>                | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 5 | Salmonberry (RUS)<br><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<br>SCIENTIFIC NAME                                | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE       | INDICATOR<br>STATUS |
|----|---------------------------------------------------------------|----------|--------------------------|------------------------|---------------------|
| 18 | Western red cedar (THP)<br><i>Thuja plicata</i>               | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 18 | Sitka spruce (PIS)<br><i>Picea sitchensis</i>                 | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 18 | Western Paper Birch (BEP)<br><i>Betula papyrifera</i>         | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 18 | Pacific willow (SAL)<br><i>Salix lasiandra</i>                | Wetland  | 9 ft                     | 4 ft height<br>minimum | FACW                |
| 18 | Cascara (RAP)<br><i>Rhamnus purshiana</i>                     | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 18 | Western (black) Hawthorne (CRD)<br><i>Crataegus douglasii</i> | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 18 | Oregon ash (FRL)<br><i>Fraxinus latifolia</i>                 | Wetland  | 9 ft                     | 4 ft height<br>minimum | FACW                |

10,316 sq. ft. @ 0.028/sq. ft. = 289 shrubs

|    | COMMON NAME<br>SCIENTIFIC NAME                                | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE | INDICATOR<br>STATUS |
|----|---------------------------------------------------------------|----------|--------------------------|------------------|---------------------|
| 27 | Western crabapple (MAF)<br><i>Malus fusca</i>                 | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 27 | Vine maple (ACC)<br><i>Acer circinatum</i>                    | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 27 | Nootka Rose (RON)<br><i>Rosa nutkana</i>                      | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 27 | Black twinberry (LOI)<br><i>Lonicera involucrata</i>          | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 27 | Pacific ninebark (PHC)<br><i>Physocarpus capitatus</i>        | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 27 | Western Labrador-Tea (RHC)<br><i>Rhododendron columbianum</i> | Wetland  | 6 ft                     | 2 gal            | OBL                 |
| 27 | Red-osier dogwood (COS)<br><i>Cornus stolonifera</i>          | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 27 | Wild Gooseberry (RID)<br><i>Ribes divaricatum</i>             | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 27 | Nootka Rose (RON)<br><i>Rosa nutkana</i>                      | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 27 | Black currant (RIB)<br><i>Ribes bracteosum</i>                | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 27 | Salmonberry (RUS)<br><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<br>SCIENTIFIC NAME                                | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE | INDICATOR<br>STATUS |
|---|---------------------------------------------------------------|----------|--------------------------|------------------|---------------------|
| 6 | Western crabapple (MAF)<br><i>Malus fusca</i>                 | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 6 | Vine maple (ACC)<br><i>Acer circinatum</i>                    | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 6 | Nootka Rose (RON)<br><i>Rosa nutkana</i>                      | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 6 | Black twinberry (LOI)<br><i>Lonicera involucrata</i>          | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 6 | Pacific ninebark (PHC)<br><i>Physocarpus capitatus</i>        | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 6 | Western Labrador-Tea (RHC)<br><i>Rhododendron columbianum</i> | Wetland  | 6 ft                     | 2 gal            | OBL                 |
| 6 | Red-osier dogwood (COS)<br><i>Cornus stolonifera</i>          | Wetland  | 6 ft                     | 2 gal            | FACW                |

|   |                                                   |         |      |       |     |
|---|---------------------------------------------------|---------|------|-------|-----|
| 6 | Wild Gooseberry (RID)<br><i>Ribes divaricatum</i> | Wetland | 6 ft | 2 gal | FAC |
| 6 | Nootka Rose (RON)<br><i>Rose nutkana</i>          | Wetland | 6 ft | 2 gal | FAC |
| 6 | Black currant (RIB)<br><i>Ribes bracteosum</i>    | Wetland | 6 ft | 2 gal | FAC |
| 6 | Salmonberry (RUS)<br><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<br>SCIENTIFIC NAME                                | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE       | INDICATOR<br>STATUS |
|---|---------------------------------------------------------------|----------|--------------------------|------------------------|---------------------|
| 4 | Western red cedar (THP)<br><i>Thuja plicata</i>               | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 4 | Sitka spruce (PIS)<br><i>Picea sitchensis</i>                 | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 4 | Western Paper Birch (BEP)<br><i>Betula papyrifera</i>         | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 4 | Pacific willow (SAL)<br><i>Salix lasiandra</i>                | Wetland  | 9 ft                     | 4 ft height<br>minimum | FACW                |
| 4 | Cascara (RAP)<br><i>Rhamnus purshiana</i>                     | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 4 | Western (black) Hawthorne (CRD)<br><i>Crataegus douglasii</i> | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 4 | Oregon ash (FRL)<br><i>Fraxinus latifolia</i>                 | Wetland  | 9 ft                     | 4 ft height<br>minimum | FACW                |

2,088 sq. ft. @ 0.028/sq. ft. = 58 shrubs

|   | COMMON NAME<br>SCIENTIFIC NAME                         | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE | INDICATOR<br>STATUS |
|---|--------------------------------------------------------|----------|--------------------------|------------------|---------------------|
| 8 | Western crabapple (MAF)<br><i>Malus fusca</i>          | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 8 | Black twinberry (LOI)<br><i>Lonicera involucrata</i>   | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 8 | Pacific ninebark (PHC)<br><i>Physocarpus capitatus</i> | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 8 | Red-osier dogwood (COS)<br><i>Cornus stolonifera</i>   | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 8 | Wild Gooseberry (RID)<br><i>Ribes divaricatum</i>      | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 8 | Nootka Rose (RON)<br><i>Rose nutkana</i>               | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 8 | Black currant (RIB)<br><i>Ribes bracteosum</i>         | Wetland  | 6 ft                     | 2 gal            | FAC                 |



|   |                                               |         |      |       |     |
|---|-----------------------------------------------|---------|------|-------|-----|
| 6 | Salmonberry (RUS)<br><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<br>SCIENTIFIC NAME                                | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE       | INDICATOR<br>STATUS |
|----|---------------------------------------------------------------|----------|--------------------------|------------------------|---------------------|
| 41 | Western red cedar (THP)<br><i>Thuja plicata</i>               | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 41 | Sitka spruce (PIS)<br><i>Picea sitchensis</i>                 | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 41 | Western Paper Birch (BEP)<br><i>Betula papyrifera</i>         | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 41 | Scouler willow (SAC)<br><i>Salix scouleriana</i>              | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 41 | Cascara (RAP)<br><i>Rhamnus purshiana</i>                     | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 41 | Western (black) Hawthorne (CRD)<br><i>Crataegus douglasii</i> | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |

20,167 sq. ft. @ 0.028/sq. ft. = 565 shrubs

|    | COMMON NAME<br>SCIENTIFIC NAME                       | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE | INDICATOR<br>STATUS |
|----|------------------------------------------------------|----------|--------------------------|------------------|---------------------|
| 63 | Western crabapple (MAF)<br><i>Pyrus fusca</i>        | Buffer   | 6 ft                     | 2 gal            | FACW                |
| 63 | Vine maple (ACC)<br><i>Acer circinatum</i>           | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 63 | Wild rose (ROG)<br><i>Rosa gymnocarpa</i>            | Buffer   | 6 ft                     | 2 gal            | FACU                |
| 63 | Black twinberry (LOI)<br><i>Lonicera involucrata</i> | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 63 | Hazelnut (COC)<br><i>Corylus cornuta</i>             | Buffer   | 6 ft                     | 2 gal            | FACU                |

|    |                                                   |        |      |       |      |
|----|---------------------------------------------------|--------|------|-------|------|
| 63 | Wild Gooseberry (RID)<br><i>Ribes divaricatum</i> | Buffer | 6 ft | 2 gal | FAC  |
| 63 | Wild Rose (ROG)<br><i>Rosa gymnocarpa</i>         | Buffer | 6 ft | 2 gal | FACU |
| 63 | Black currant (RIB)<br><i>Ribes bracteosum</i>    | Buffer | 6 ft | 2 gal | FAC  |
| 63 | Thimbleberry (RUP)<br><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<br>SCIENTIFIC NAME                       | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE | INDICATOR<br>STATUS |
|----|------------------------------------------------------|----------|--------------------------|------------------|---------------------|
| 10 | Western crabapple (MAF)<br><i>Malus fusca</i>        | Buffer   | 6 ft                     | 2 gal            | FACW                |
| 10 | Vine maple (ACC)<br><i>Acer circinatum</i>           | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 10 | Wild rose (ROG)<br><i>Rosa gymnocarpa</i>            | Buffer   | 6 ft                     | 2 gal            | FACU                |
| 10 | Black twinberry (LOI)<br><i>Lonicera involucrata</i> | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 10 | Hazelnut (COC)<br><i>Corylus cornuta</i>             | Buffer   | 6 ft                     | 2 gal            | FACU                |
| 10 | Wild Gooseberry (RID)<br><i>Ribes divaricatum</i>    | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 10 | Nootka Rose (RON)<br><i>Rosa nutkana</i>             | Buffer   | 6 ft                     | 2 gal            | FACU                |
| 10 | Black currant (RIB)<br><i>Ribes bracteosum</i>       | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 10 | Thimbleberry (RUP)<br><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<br>SCIENTIFIC NAME                | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE | INDICATOR<br>STATUS |
|----|-----------------------------------------------|----------|--------------------------|------------------|---------------------|
| 27 | Western crabapple (MAF)<br><i>Malus fusca</i> | Buffer   | 6 ft                     | 2 gal            | FACW                |

|    |                                                      |        |      |       |      |
|----|------------------------------------------------------|--------|------|-------|------|
| 27 | Vine maple (ACC)<br><i>Acer circinatum</i>           | Buffer | 6 ft | 2 gal | FAC  |
| 27 | Wild rose (ROG)<br><i>Rosa gymnocarpa</i>            | Buffer | 6 ft | 2 gal | FACU |
| 27 | Black twinberry (LOI)<br><i>Lonicera involucrata</i> | Buffer | 6 ft | 2 gal | FAC  |
| 27 | Hazelnut (COC)<br><i>Corylus cornuta</i>             | Buffer | 6 ft | 2 gal | FACU |
| 27 | Wild Gooseberry (RID)<br><i>Ribes divaricatum</i>    | Buffer | 6 ft | 2 gal | FAC  |
| 27 | Nootka Rose (RON)<br><i>Rose nutkana</i>             | Buffer | 6 ft | 2 gal | FAC  |
| 27 | Black currant (RIB)<br><i>Ribes bracteosum</i>       | Buffer | 6 ft | 2 gal | FAC  |
| 27 | Thimbleberry (RUP)<br><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<br>SCIENTIFIC NAME                                | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE       | INDICATOR<br>STATUS |
|----|---------------------------------------------------------------|----------|--------------------------|------------------------|---------------------|
| 19 | Western red cedar (THP)<br><i>Thuja plicata</i>               | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 19 | Sitka spruce (PIS)<br><i>Picea sitchensis</i>                 | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 19 | Western Paper Birch (BEP)<br><i>Betula papyrifera</i>         | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 19 | Scouler willow (SAC)<br><i>Salix scouleriana</i>              | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 19 | Cascara (RAP)<br><i>Rhamnus purshiana</i>                     | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 19 | Western (black) Hawthorne (CRD)<br><i>Crataegus douglasii</i> | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |

9180 sq. ft. @ 0.028/sq. ft. = 257 shrubs

|    | COMMON NAME<br>SCIENTIFIC NAME                | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE | INDICATOR<br>STATUS |
|----|-----------------------------------------------|----------|--------------------------|------------------|---------------------|
| 29 | Western crabapple (MAF)<br><i>Malus fusca</i> | Buffer   | 6 ft                     | 2 gal            | FACW                |
| 29 | Vine maple (ACC)<br><i>Acer circinatum</i>    | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 29 | Wild rose (ROG)<br><i>Rosa gymnocarpa</i>     | Buffer   | 6 ft                     | 2 gal            | FACU                |

|    |                                                      |        |      |       |      |
|----|------------------------------------------------------|--------|------|-------|------|
| 29 | Black twinberry (LOI)<br><i>Lonicera involucrata</i> | Buffer | 6 ft | 2 gal | FAC  |
| 29 | Hazelnut (COC)<br><i>Corylus cornuta</i>             | Buffer | 6 ft | 2 gal | FACU |
| 29 | Wild Gooseberry (RID)<br><i>Ribes divaricatum</i>    | Buffer | 6 ft | 2 gal | FAC  |
| 29 | Nootka Rose (RON)<br><i>Rose nutkana</i>             | Buffer | 6 ft | 2 gal | FAC  |
| 29 | Black currant (RIB)<br><i>Ribes bracteosum</i>       | Buffer | 6 ft | 2 gal | FAC  |
| 29 | Thimbleberry (RUP)<br><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<br>(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<br>(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**

| <b>TASK</b>                          | <b>TO BE COMPLETED ON OR ABOUT</b> |
|--------------------------------------|------------------------------------|
| 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         |
| <b>CONSTRUCTION GUARANTEE TOTAL</b> | <b>\$158,069</b> |

## 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        |
|                                                   |                 |
| <b>PERFORMANCE GUARANTEE TOTAL</b>                | <b>\$15,200</b> |

## REFERENCE LIST

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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.

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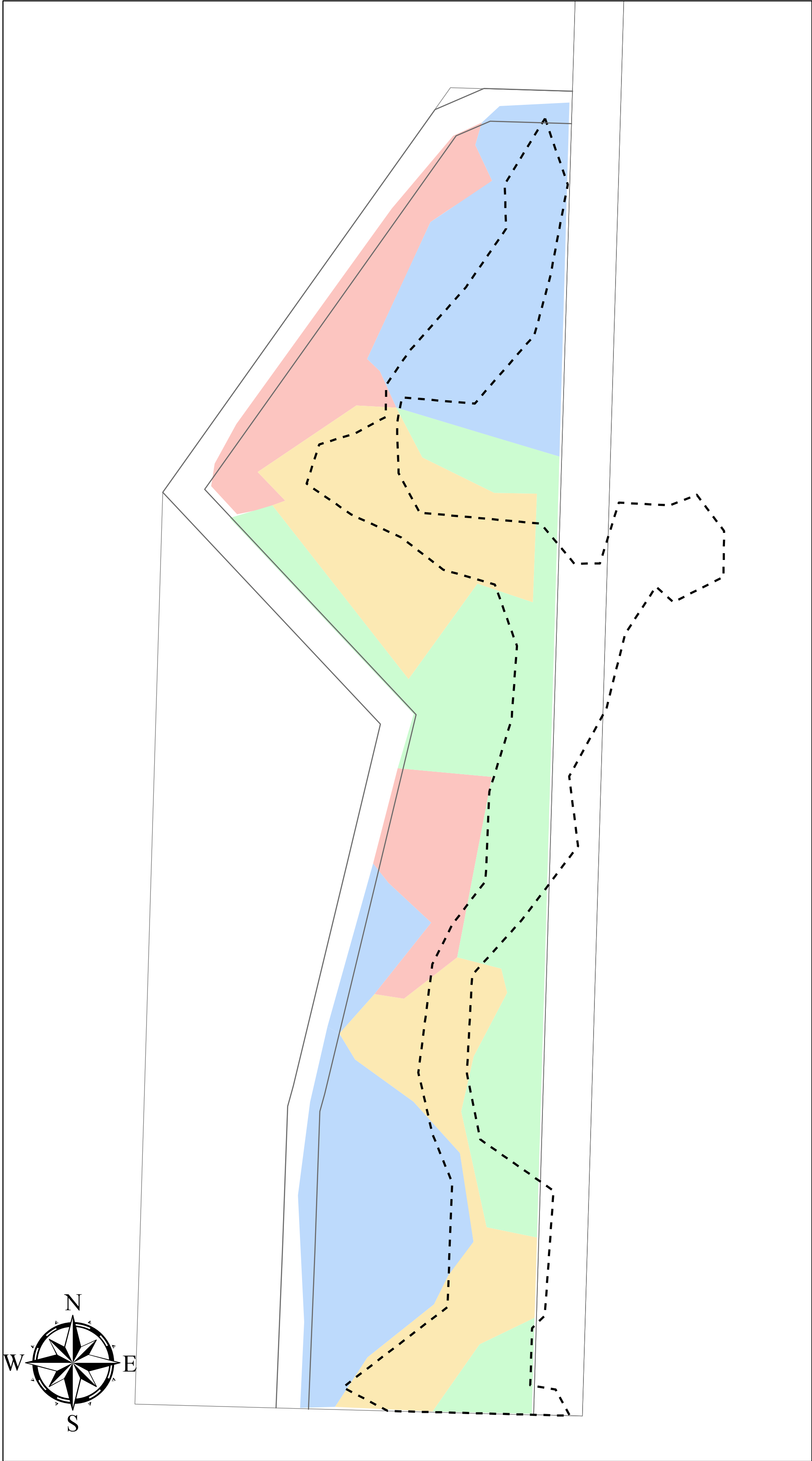
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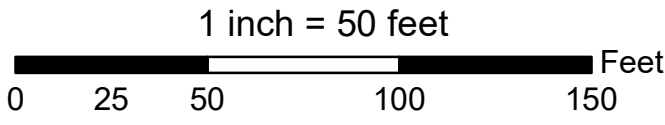
**Legend**

WETLAND BOUNDARY

EXISTING VEGETATION AREAS

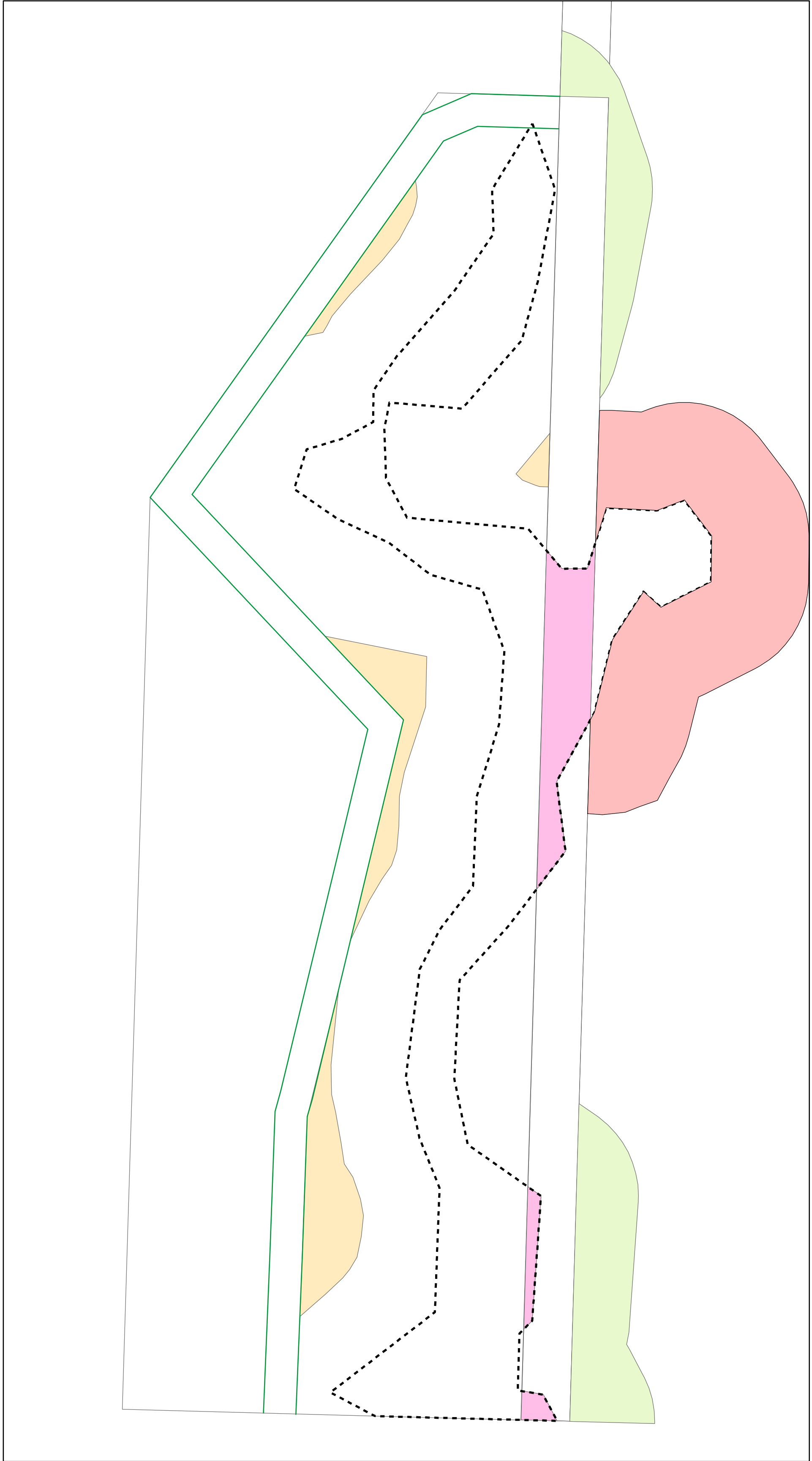
BLACKBERRY REED CANARYGRASS

MATURE TREES TREES BLACKBERRY UNDERSTORY



**PIERCE COUNTY TAX PARCEL  
0420091014  
& EASEMENT ADJACENT EAST**

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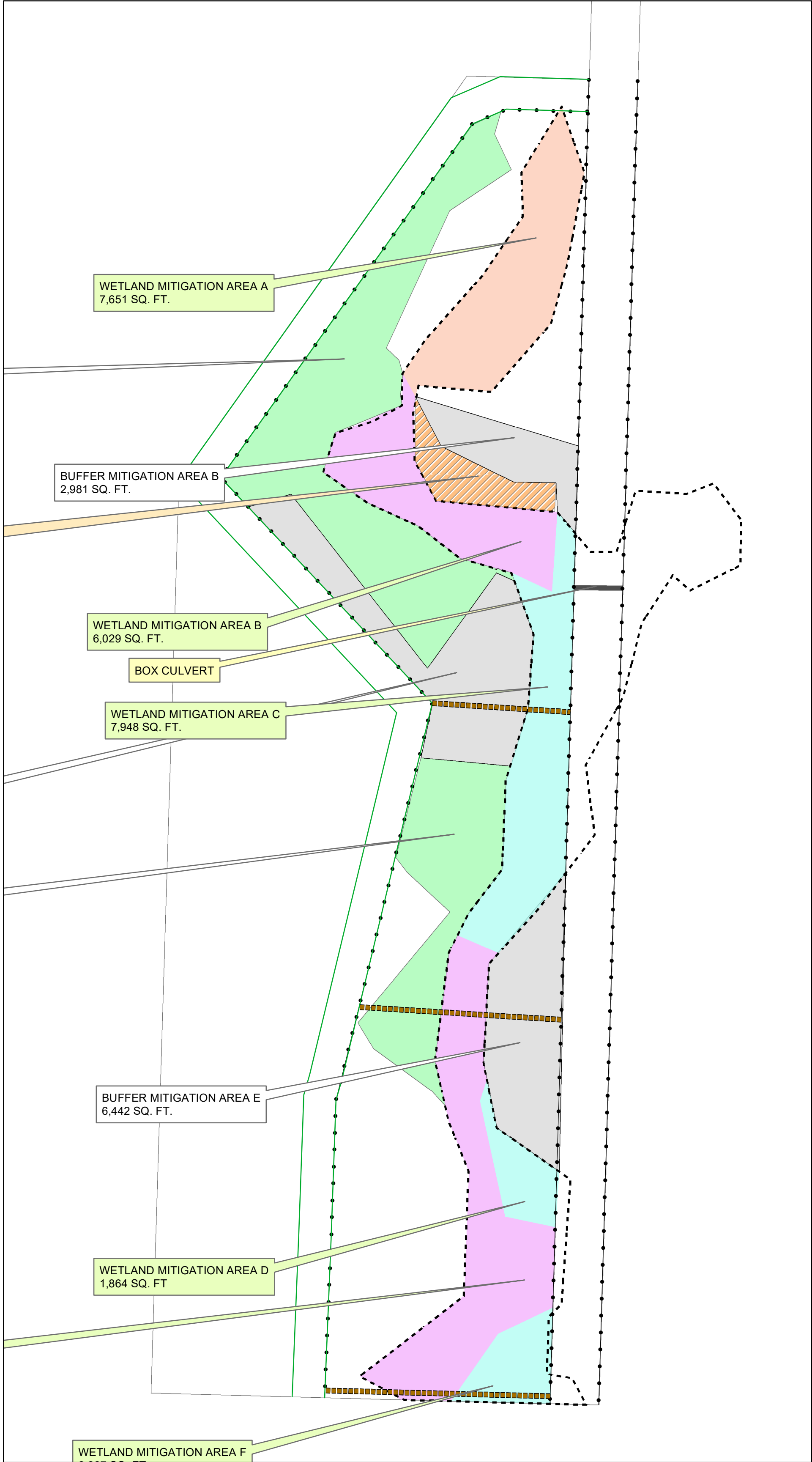
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RETAINED BUFFER WETLAND REDUCTION AREAS - 5,294 SQ. FT.

BUFFER REDUCE AREAS EDGEWOOD SEWER MIT AREAS

WETLAND BOUNDARY

**Beaver Creek Environmental Services, Inc.**  
POB 731695 • Puyallup WA 98373  
(253) 732-6515 MHeckert@Q.com



**Legend - MITIGATION ACTION PLAN**

WETLAND MITIGATION AREA BUFFER MITIGATION AREA

FULL REVEGETATION FULL REVEGETATION

REMOVE INVASIVES UNDERSTORY REVEGETATION

UNDERSTORY REVEGETATION SILT FENCE PERMANANT

WETLAND CREATION AREA 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:

1. 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;
2. 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;
3. 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.
4. 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.
- 5.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
6. Minimize erosion through the use of mulch and herbaceous plants.
7. 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.
8. 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.
9. 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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|                          |                                      |              |
|--------------------------|--------------------------------------|--------------|
| Sheet No.<br>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<br>SCIENTIFIC NAME                                | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE       | INDICATOR<br>STATUS |
|---|---------------------------------------------------------------|----------|--------------------------|------------------------|---------------------|
| 4 | Western red cedar (THP)<br><i>Thuja plicata</i>               | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 4 | Sitka spruce (PIS)<br><i>Picea sitchensis</i>                 | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 4 | Western Paper Birch (BEP)<br><i>Betula papyrifera</i>         | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 4 | Pacific willow (SAL)<br><i>Salix lasianдра</i>                | Wetland  | 9 ft                     | 4 ft height<br>minimum | FACW                |
| 4 | Cascara (RAP)<br><i>Rhamnus purshiana</i>                     | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 4 | Western (black) Hawthorne (CRD)<br><i>Crataegus douglasii</i> | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 4 | Oregon ash (FRL)<br><i>Fraxinus latifolia</i>                 | Wetland  | 9 ft                     | 4 ft height<br>minimum | FACW                |

2,088 sq. ft. @ 0.028/sq. ft. = 58 shrubs

|   | COMMON NAME<br>SCIENTIFIC NAME                         | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE | INDICATOR<br>STATUS |
|---|--------------------------------------------------------|----------|--------------------------|------------------|---------------------|
| 8 | Western crabapple (MAF)<br><i>Malus fusca</i>          | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 8 | Black twinberry (LOI)<br><i>Lonicera involucrata</i>   | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 8 | Pacific ninebark (PHC)<br><i>Physocarpus capitatus</i> | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 8 | Red-osier dogwood (COS)<br><i>Cornus stolonifera</i>   | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 8 | Wild Gooseberry (RID)<br><i>Ribes divaricatum</i>      | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 8 | Nootka Rose (RON)<br><i>Rosa nutkana</i>               | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 8 | Black currant (RIB)<br><i>Ribes bracteosum</i>         | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 6 | Salmonberry (RUS)<br><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<br>SCIENTIFIC NAME                                | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE       | INDICATOR<br>STATUS |
|----|---------------------------------------------------------------|----------|--------------------------|------------------------|---------------------|
| 18 | Western red cedar (THP)<br><i>Thuja plicata</i>               | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 18 | Sitka spruce (PIS)<br><i>Picea sitchensis</i>                 | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 18 | Western Paper Birch (BEP)<br><i>Betula papyrifera</i>         | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 18 | Pacific willow (SAL)<br><i>Salix lasianдра</i>                | Wetland  | 9 ft                     | 4 ft height<br>minimum | FACW                |
| 18 | Cascara (RAP)<br><i>Rhamnus purshiana</i>                     | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 18 | Western (black) Hawthorne (CRD)<br><i>Crataegus douglasii</i> | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 18 | Oregon ash (FRL)<br><i>Fraxinus latifolia</i>                 | Wetland  | 9 ft                     | 4 ft height<br>minimum | FACW                |

10,316 sq. ft. @ 0.028/sq. ft. = 289 shrubs

|    | COMMON NAME<br>SCIENTIFIC NAME                                | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE | INDICATOR<br>STATUS |
|----|---------------------------------------------------------------|----------|--------------------------|------------------|---------------------|
| 27 | Western crabapple (MAF)<br><i>Malus fusca</i>                 | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 27 | Vine maple (ACC)<br><i>Acer circinatum</i>                    | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 27 | Nootka Rose (RON)<br><i>Rosa nutkana</i>                      | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 27 | Black twinberry (LOI)<br><i>Lonicera involucrata</i>          | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 27 | Pacific ninebark (PHC)<br><i>Physocarpus capitatus</i>        | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 27 | Western Labrador-Tea (RHC)<br><i>Rhododendron columbianum</i> | Wetland  | 6 ft                     | 2 gal            | OBL                 |
| 27 | Red-osier dogwood (COS)<br><i>Cornus stolonifera</i>          | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 27 | Wild Gooseberry (RID)<br><i>Ribes divaricatum</i>             | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 27 | Nootka Rose (RON)<br><i>Rosa nutkana</i>                      | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 27 | Black currant (RIB)<br><i>Ribes bracteosum</i>                | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 27 | Salmonberry (RUS)<br><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<br>SCIENTIFIC NAME                       | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE | INDICATOR<br>STATUS |
|----|------------------------------------------------------|----------|--------------------------|------------------|---------------------|
| 27 | Western crabapple (MAF)<br><i>Malus fusca</i>        | Buffer   | 6 ft                     | 2 gal            | FACW                |
| 27 | Vine maple (ACC)<br><i>Acer circinatum</i>           | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 27 | Wild rose (ROG)<br><i>Rosa gymnocarpa</i>            | Buffer   | 6 ft                     | 2 gal            | FACU                |
| 27 | Black twinberry (LOI)<br><i>Lonicera involucrata</i> | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 27 | Hazelnut (COC)<br><i>Corylus cornuta</i>             | Buffer   | 6 ft                     | 2 gal            | FACU                |
| 27 | Wild Gooseberry (RID)<br><i>Ribes divaricatum</i>    | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 27 | Nootka Rose (RON)<br><i>Rosa nutkana</i>             | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 27 | Black currant (RIB)<br><i>Ribes bracteosum</i>       | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 27 | Thimbleberry (RUP)<br><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<br>SCIENTIFIC NAME                                | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE       | INDICATOR<br>STATUS |
|----|---------------------------------------------------------------|----------|--------------------------|------------------------|---------------------|
| 11 | Western red cedar (THP)<br><i>Thuja plicata</i>               | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 11 | Sitka spruce (PIS)<br><i>Picea sitchensis</i>                 | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 11 | Western Paper Birch (BEP)<br><i>Betula papyrifera</i>         | Wetland  | 9 ft                     | 4 ft height<br>minimum | FACW                |
| 11 | Pacific willow (SAL)<br><i>Salix lasianдра</i>                | Wetland  | 9 ft                     | 4 ft height<br>minimum | FACW                |
| 11 | Cascara (RAP)<br><i>Rhamnus purshiana</i>                     | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 11 | Western (black) Hawthorne (CRD)<br><i>Crataegus douglasii</i> | Wetland  | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 11 | Oregon ash (FRL)<br><i>Fraxinus latifolia</i>                 | Wetland  | 9 ft                     | 4 ft height<br>minimum | FACW                |

6,029 sq. ft. @ 0.028/sq. ft. = 169 shrubs

|    | COMMON NAME<br>SCIENTIFIC NAME                                | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE | INDICATOR<br>STATUS |
|----|---------------------------------------------------------------|----------|--------------------------|------------------|---------------------|
| 16 | Western crabapple (MAF)<br><i>Malus fusca</i>                 | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 16 | Vine maple (ACC)<br><i>Acer circinatum</i>                    | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 16 | Nootka rose (RON)<br><i>Rosa nutkana</i>                      | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 16 | Black twinberry (LOI)<br><i>Lonicera involucrata</i>          | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 16 | Pacific ninebark (PHC)<br><i>Physocarpus capitatus</i>        | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 16 | Western Labrador-Tea (RHC)<br><i>Rhododendron columbianum</i> | Wetland  | 6 ft                     | 2 gal            | OBL                 |
| 16 | Red-osier dogwood (COS)<br><i>Cornus stolonifera</i>          | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 16 | Wild Gooseberry (RID)<br><i>Ribes divaricatum</i>             | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 16 | Prickly currant (RLI)<br><i>Ribes lacustrе</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<br>SCIENTIFIC NAME                                | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE | INDICATOR<br>STATUS |
|---|---------------------------------------------------------------|----------|--------------------------|------------------|---------------------|
| 6 | Western crabapple (MAF)<br><i>Malus fusca</i>                 | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 6 | Vine maple (ACC)<br><i>Acer circinatum</i>                    | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 6 | Nootka Rose (RON)<br><i>Rosa nutkana</i>                      | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 6 | Black twinberry (LOI)<br><i>Lonicera involucrata</i>          | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 6 | Pacific ninebark (PHC)<br><i>Physocarpus capitatus</i>        | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 6 | Western Labrador-Tea (RHC)<br><i>Rhododendron columbianum</i> | Wetland  | 6 ft                     | 2 gal            | OBL                 |
| 6 | Red-osier dogwood (COS)<br><i>Cornus stolonifera</i>          | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 6 | Wild Gooseberry (RID)<br><i>Ribes divaricatum</i>             | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 6 | Nootka Rose (RON)<br><i>Rosa nutkana</i>                      | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 6 | Black currant (RIB)<br><i>Ribes bracteosum</i>                | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 6 | Salmonberry (RUS)<br><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<br>SCIENTIFIC NAME                                | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE       | INDICATOR<br>STATUS |
|----|---------------------------------------------------------------|----------|--------------------------|------------------------|---------------------|
| 19 | Western red cedar (THP)<br><i>Thuja plicata</i>               | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 19 | Sitka spruce (PIS)<br><i>Picea sitchensis</i>                 | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 19 | Western Paper Birch (BEP)<br><i>Betula papyrifera</i>         | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 19 | Scouler willow (SAC)<br><i>Salix scouleriana</i>              | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 19 | Cascara (RAP)<br><i>Rhamnus purshiana</i>                     | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 19 | Western (black) Hawthorne (CRD)<br><i>Crataegus douglasii</i> | Buffer   | 9 ft                     | 4 ft height<br>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<br>SCIENTIFIC NAME                                | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE | INDICATOR<br>STATUS |
|----|---------------------------------------------------------------|----------|--------------------------|------------------|---------------------|
| 23 | Western crabapple (PYF)<br><i>Pyrus fusca</i>                 | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 23 | Vine maple (ACC)<br><i>Acer circinatum</i>                    | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 23 | Nootka Rose (RON)<br><i>Rosa nutkana</i>                      | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 23 | Black twinberry (LOI)<br><i>Lonicera involucrata</i>          | Wetland  | 6 ft                     | 2 gal            | FAC+                |
| 23 | Pacific ninebark (PHC)<br><i>Physocarpus capitatus</i>        | Wetland  | 6 ft                     | 2 gal            | FACW-               |
| 23 | Western Labrador-Tea (RHC)<br><i>Rhododendron columbianum</i> | Wetland  | 6 ft                     | 2 gal            | OBL                 |
| 23 | Red-osier dogwood (COS)<br><i>Cornus stolonifera</i>          | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 23 | Wild Gooseberry (RID)<br><i>Ribes divaricatum</i>             | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 23 | Nootka Rose (RON)<br><i>Rosa nutkana</i>                      | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 23 | Black currant (RIB)<br><i>Ribes bracteosum</i>                | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 23 | Salmonberry (RUS)<br><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<br>SCIENTIFIC NAME                                | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE       | INDICATOR<br>STATUS |
|----|---------------------------------------------------------------|----------|--------------------------|------------------------|---------------------|
| 41 | Western red cedar (THP)<br><i>Thuja plicata</i>               | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 41 | Sitka spruce (PIS)<br><i>Picea sitchensis</i>                 | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 41 | Western Paper Birch (BEP)<br><i>Betula papyrifera</i>         | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 41 | Scouler willow (SAC)<br><i>Salix scouleriana</i>              | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 41 | Cascara (RAP)<br><i>Rhamnus purshiana</i>                     | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |
| 41 | Western (black) Hawthorne (CRD)<br><i>Crataegus douglasii</i> | Buffer   | 9 ft                     | 4 ft height<br>minimum | FAC                 |

20,167 sq. ft. @ 0.028/sq. ft. = 565 shrubs

|    | COMMON NAME<br>SCIENTIFIC NAME                       | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE | INDICATOR<br>STATUS |
|----|------------------------------------------------------|----------|--------------------------|------------------|---------------------|
| 63 | Western crabapple (MAF)<br><i>Malus fusca</i>        | Buffer   | 6 ft                     | 2 gal            | FACW                |
| 63 | Vine maple (ACC)<br><i>Acer circinatum</i>           | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 63 | Wild rose (ROG)<br><i>Rosa gymnocarpa</i>            | Buffer   | 6 ft                     | 2 gal            | FACU                |
| 63 | Black twinberry (LOI)<br><i>Lonicera involucrata</i> | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 63 | Hazelnut (COC)<br><i>Corylus cornuta</i>             | Buffer   | 6 ft                     | 2 gal            | FACU                |
| 63 | Wild Gooseberry (RID)<br><i>Ribes divaricatum</i>    | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 63 | Wild Rose (ROG)<br><i>Rosa gymnocarpa</i>            | Buffer   | 6 ft                     | 2 gal            | FACU                |
| 63 | Black currant (RIB)<br><i>Ribes bracteosum</i>       | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 63 | Thimbleberry (RUP)<br><i>Rubus parviflorus</i>       | Buffer   | 6 ft                     | 2 gal            | FACU                |

9180 sq. ft. @ 0.028/sq. ft. = 257 shrubs

|    | COMMON NAME<br>SCIENTIFIC NAME                       | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE | INDICATOR<br>STATUS |
|----|------------------------------------------------------|----------|--------------------------|------------------|---------------------|
| 29 | Western crabapple (MAF)<br><i>Malus fusca</i>        | Buffer   | 6 ft                     | 2 gal            | FACW                |
| 29 | Vine maple (ACC)<br><i>Acer circinatum</i>           | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 29 | Wild rose (ROG)<br><i>Rosa gymnocarpa</i>            | Buffer   | 6 ft                     | 2 gal            | FACU                |
| 29 | Black twinberry (LOI)<br><i>Lonicera involucrata</i> | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 29 | Hazelnut (COC)<br><i>Corylus cornuta</i>             | Buffer   | 6 ft                     | 2 gal            | FACU                |
| 29 | Wild Gooseberry (RID)<br><i>Ribes divaricatum</i>    | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 29 | Nootka Rose (RON)<br><i>Rosa nutkana</i>             | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 29 | Black currant (RIB)<br><i>Ribes bracteosum</i>       | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 29 | Thimbleberry (RUP)<br><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<br>SCIENTIFIC NAME                                | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE | INDICATOR<br>STATUS |
|---|---------------------------------------------------------------|----------|--------------------------|------------------|---------------------|
| 5 | Western crabapple (PYF)<br><i>Pyrus fusca</i>                 | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 5 | Vine maple (ACC)<br><i>Acer circinatum</i>                    | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 5 | Nootka Rose (RON)<br><i>Rosa nutkana</i>                      | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 5 | Black twinberry (LOI)<br><i>Lonicera involucrata</i>          | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 5 | Pacific ninebark (PHC)<br><i>Physocarpus capitatus</i>        | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 5 | Western Labrador-Tea (RHC)<br><i>Rhododendron columbianum</i> | Wetland  | 6 ft                     | 2 gal            | OBL                 |
| 5 | Red-osier dogwood (COS)<br><i>Cornus stolonifera</i>          | Wetland  | 6 ft                     | 2 gal            | FACW                |
| 5 | Wild Gooseberry (RID)<br><i>Ribes divaricatum</i>             | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 5 | Nootka Rose (RON)<br><i>Rosa nutkana</i>                      | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 5 | Black currant (RIB)<br><i>Ribes bracteosum</i>                | Wetland  | 6 ft                     | 2 gal            | FAC                 |
| 5 | Salmonberry (RUS)<br><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<br>SCIENTIFIC NAME                       | LOCATION | PROPOSED<br>SPACING (oc) | PROPOSED<br>SIZE | INDICATOR<br>STATUS |
|----|------------------------------------------------------|----------|--------------------------|------------------|---------------------|
| 10 | Western crabapple (MAF)<br><i>Malus fusca</i>        | Buffer   | 6 ft                     | 2 gal            | FACW                |
| 10 | Vine maple (ACC)<br><i>Acer circinatum</i>           | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 10 | Wild rose (ROG)<br><i>Rosa gymnocarpa</i>            | Buffer   | 6 ft                     | 2 gal            | FACU                |
| 10 | Black twinberry (LOI)<br><i>Lonicera involucrata</i> | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 10 | Hazelnut (COC)<br><i>Corylus cornuta</i>             | Buffer   | 6 ft                     | 2 gal            | FACU                |
| 10 | Wild Gooseberry (RID)<br><i>Ribes divaricatum</i>    | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 10 | Nootka Rose (RON)<br><i>Rosa nutkana</i>             | Buffer   | 6 ft                     | 2 gal            | FACU                |
| 10 | Black currant (RIB)<br><i>Ribes bracteosum</i>       | Buffer   | 6 ft                     | 2 gal            | FAC                 |
| 10 | Thimbleberry (RUP)<br><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 –<br>Buffer Impact from<br>Sewer Pipe<br>Placement - 2009 | 21,890<br>7,447    | yes<br>Yes           | 1:1<br>1:1                                                          | 21,890<br>7,447    |                            |
| TOTAL BUFFER<br>IMPACT                                           |                    | YES                  | 1:1                                                                 | 29,337             |                            |
| Wetland                                                          | 5,294<br>Cat. 3    | yes                  | Creation or<br>Reestablishment 2:1<br>Rehabilitation<br>Enhancement | 4:1<br>8:1         | 10,588<br>21,176<br>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**  
**15445 -53rd Ave. S., Ste. 120,**  
**Tukwila, WA 98118**  
**206 391 3311**  
**PMYRSINGH@GMAIL.COM**

**Beaver Creek Environmental Services, Inc.**  
**POB 731695 • Puyallup WA 98373**  
**(253) 732-6515**  
**MHeckert@Q.com**

To Accompany Wetland Mitigation Plan

Drawn By: MARK HECKERT

Sheet No.

PAGE 3 OF 3

## **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 non-project proposals:***

For non-project 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: **Green Belt Apartments**
2. Name of applicant: **Satwant Singh**
3. Address and phone number of applicant and contact person:

**Applicant: Satwant Singh, 15 S Grady Way, Suite 527, Renton, WA 98057, (206) 391-3311**  
**Contact: Dean Furr, 4715 142<sup>nd</sup> Pl. SW, Unit B, Edmonds WA 98026, (206) 890-8291**



4. Date checklist prepared: **10/11/2022**
5. Agency requesting checklist: **City of Edgewood**
6. Proposed timing or schedule (including phasing, if applicable): **Proposed project construction start date is May 2024, with the substantial completion date of August 2025. These dates include construction and final site work.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No further additions or expansions will be connected with this proposal.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Mitigation Plan for Unavoidable Project Wetland Impacts Report by Beaver Creek Environmental Services, Inc. Feb. 2nd, 2022.**  
**Geotechnical Report by Cobalt Geosciences, July 31, 2018.**
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. **Yes, the US Army Corps of Engineer's permit NWS-2020-888 is pending governmental approval for the Dhaliwal TC Landing LLC (Road Improvement) project. The current parcel was purchased for mitigation of the wetland area so the proposed road can connect the Dhaliwal TC Landing LLC project to 24<sup>th</sup> St. E.**
10. List any government approvals or permits that will be needed for your proposal, if known. **Department of Ecology Construction Stormwater Permit, City of Edgewood SDP permits, Lakehaven Water and Sewer District Sewer Service Connection Permit, and City of Milton Water Service Connection Permits will be required.**
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.) **Currently the proposal is for a commercial building fronting 24<sup>th</sup> St. E and a 40-unit apartment building set back on the property including a parking lot. The project and site plan have not been finalized and is still in a working phase with the City of Edgewood.**
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. **The proposed buildings are located at 9917 24<sup>th</sup> St. E. and the section, township range is SE1/4 of the NE 1/4 of Sec.09, T. 20N., R.04 E, W.M. See legal description is attached. The parcel number is 0420091014.**



## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

a. General description of the site:

(circle one) Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_  
**Mostly flat on the west side of the parcel and gently slopes down to the east.**

b. What is the steepest slope on the site (approximate percent slope)?

**The steepest slope is approximately 26.0% on a spoil pile located on the west side of the lot. Generally, the parcel slopes 3-5% in a southerly direction to a low point at a culvert that goes under 24th ST. E.**

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.

**USDA web soil survey classifies 89% of the property is Kapowsin gravelly ashy loam, with 0-6% slopes and 11% in the south west corner as Alderwood gravelly sandy loam with 0-8% slopes.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

**According to the Geotech report there is no history of unstable soils in the immediate vicinity. Soil erosion could happen during construction but will be prevented with the TESC measures proposed.**

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.

**Earthwork activities will occur as part of the site redevelopment in order to accommodate the infrastructure and proposed building construction. Soil exported from the site will be disposed of at a legal off-site disposal facility and soil imported to the site will be from an approved off-site source.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

**Erosion could occur as a result of clearing and construction activities; however, the contractor will be required to implement the temporary erosion and sediment control plan during construction to reduce erosion potential. Once the project construction is complete, the site will be stabilized with permanent measures such as paving, buildings, and landscaping to eliminate continued erosion potential.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **The project design has not been**

finalized.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**A temporary erosion and sediment control (TESC) plan will be prepared as part of the design drawings and will be implemented by the contractor during construction to reduce the potential for site erosion and sediment laden water leaving the site. The TESC plan will include items such as a stabilized construction entrance, silt fencing, catch basin insert protection, sediment ponds, requirements for covering stockpiles, temporary stabilization measures, and dust control.**

## 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.

**During construction, typical construction emissions are expected. There will be a small increase (approximate quantities are unknown) in exhaust emissions from construction vehicles and equipment, and a temporary increase in fugitive dust due to earthwork for the project. The most noticeable increase in emissions and fugitive dust would occur during demolition and earthwork. Exhaust emissions would also be generated from construction worker vehicles and equipment traffic to and from the site. The number of workers at the project site at any one time would vary depending upon the nature and construction phase of the project. These potential air quality impacts would be temporary in nature, occurring during construction activities. The mitigation listed below, in Section 2.c, would ensure that the effects of construction activities on air quality would be minimized. Upon completion of construction, air quality in the vicinity of the site is anticipated to remain the same.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**There are no off-site sources of emissions or odors that would affect the proposed project.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

**The contractor chosen for the proposed project would be required to comply with Puget Sound Clean Air Agency (PSCAA) regulations. Regulations that apply to the proposed project include Regulation I, Section 9.11 prohibiting the emission of air contaminants that would or could be injurious to human health, plant or animal life, or property; and Regulation I, Section 9.15 prohibiting the emission of fugitive dust, unless reasonable precautions are employed to minimize the emissions.**

## 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.

**There is Category 3 wetland that occurs along the entire eastern portion of the lot from the east side of the pedestrian/utility easement to the eastern lot line. This wetland drains into Simons Cr. to the south.**

- 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.

**Yes, the site development will occur along the west side of the site within 200 feet of the wetland buffer.**

- 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.

**Approximately 400 cu. yd. of fill will be imported onto the building site. Soil imported to the site will be from an approved off-site source.**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**The project would not require surface water withdrawals or diversions.**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**The project site does not lie within a 100-year flood plain.**

- 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.

**The project will not involve any discharges of waste materials to surface waters.**

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.

**No ground water would be withdrawn from a well.**

- 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.

**No waste material would be discharged into the ground.**

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. **The project design has not been finalized.**

2) Could waste materials enter ground or surface waters? If so, generally describe.

**No. During construction the contractor will be required to properly store, handle and dispose of waste materials therefore it is unlikely that they could enter ground or surface waters.**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

**No. Existing drainage patterns on the site will be maintained as part of the project.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

**Proposed measures to reduce or control surface and stormwater runoff impacts include implementing an erosion and sediment control plan during construction and providing permanent water quality and flow control facilities to manage stormwater in accordance with City of Edgewood requirements from the completed project.**

#### 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

b. What kind and amount of vegetation will be removed or altered?

**All vegetation including shrubs, grass, and trees with in the buildable site area will be removed. The vegetation within the wetland and buffers will be enhanced with vegetation and new wetland will be created.**

c. List threatened and endangered species known to be on or near the site.

**The PHS on the Web map lists the Western Pond Turtle as an endangered species on the site.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

**Landscaping around the building will be typical of urban landscapes and wetland vegetation will be enhanced.**

- e. List all noxious weeds and invasive species known to be on or near the site.

**Himalayan Blackberry Bush.**

## **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.

**Songbirds, coyote, and rabbits.**

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site.

**The PHS on the Web map lists Western Pond Turtle as endangered species with one or more occurrences on this site, although none of these animals have been observed on the site at this time.**

- c. Is the site part of a migration route? If so, explain.

**Edgewood is part of the Pacific Flyaway Migration Route; however, this site is not a known resting stop.**

- d. Proposed measures to preserve or enhance wildlife, if any:

**Fencing and signage around the wetland will be provided to preserve wildlife.**

- e. List any invasive animal species known to be on or near the site.

**None Known.**

## **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.

**During construction, gasoline, & diesel-powered equipment would be used. The new buildings will use electricity and natural gas to serve the buildings utilities.**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

**No, the proposed building will not block the use of solar energy by adjacent properties.**

- 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:

**All exterior walls and roofs will be fully insulated to meet current energy codes. The project construction might use energy efficient appliances.**

## **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. **No environmental health hazards are expected to result from this proposal.**

- 1) Describe any known or possible contamination at the site from present or past uses.

**None known.**

- 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.

**None known.**

- 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.

**The proposed project will require gasoline and diesel fuel to be used during construction. All fuel will be stored in approved EPA containers.**

- 4) Describe special emergency services that might be required.

**None known.**

- 5) Proposed measures to reduce or control environmental health hazards, if any:

**None.**

### **b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

**Traffic and road noise from 24<sup>th</sup> St. E. may affect the project but not expected to cause much disturbance.**

- 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.

**Most of the noise will occur during the initial site development phase at the early part of construction. Noise will be generated by trucks and earth moving equipment required for grading and site utility work. Followed by normal construction activity until the project is complete. All noise will be within work**

hours that shall be limited to workdays between the hours of 7:00 a.m. and 7:00 p.m. and Saturday 9:00am to 6:00pm unless otherwise approved in advance by the City. No construction on Sunday and City Observed Holidays.

3) Proposed measures to reduce or control noise impacts, if any:

**Construction activities would be restricted to hours and levels designated by City of Edgewood code requirements. If construction activities exceed permitted noise levels, PSD would instruct the contractor to implement measures to reduce noise impacts to comply with the Noise Control Ordinance, which may include additional muffling of equipment.**

## **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 site is currently a vacant lot with a pedestrian/utility easement that runs through the middle of the site as a pedestrian path for children to get safely to Northwood Elementary School. The adjacent properties are a single-family home and storage facility to the East and Northwood Elementary School to the North and West of the site. This proposal will not affect current land uses on nearby or adjacent properties.**

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 non-forest use?

**The project site has not been used as farmlands or forest.**

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:

**There is no surrounding farmland.**

c. Describe any structures on the site.

**There are no structures on the site.**

d. Will any structures be demolished? If so, what?

**No structures will be demolished.**

e. What is the current zoning classification of the site?

**P - Public Use**

f. What is the current comprehensive plan designation of the site?

**P - Public Use**

g. If applicable, what is the current shoreline master program designation of the site?

**Not Applicable.**



h. Has any part of the site been classified as a critical area by the city or county? If so, specify.  
**Yes, the East half of the property has been classified by the city as a category 3 wetland. Pierce County has classified the South East portion of the property as a Regulated Flood Plain 2017.**

i. Approximately how many people would reside or work in the completed project?

**Approximately 100 people will reside at the completed project.**

j. Approximately how many people would the completed project displace?

**No people will be displaced.**

k. Proposed measures to avoid or reduce displacement impacts, if any:

**The project would increase housing.**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

**The project is not zoned for the proposed development. This SEPA Checklist will be used as a supplement to Rezone the property as TC - Town Center, which will make the proposal compatible.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

**There is no agricultural or forest lands near by so there are no measures to reduce impacts to agricultural lands.**

## **9. Housing** [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

**40 middle income apartment units provided.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

**None.**

c. Proposed measures to reduce or control housing impacts, if any:

**No measures to reduce or control housing impacts.**

## **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?

**Maximum allowed by code.**

b. What views in the immediate vicinity would be altered or obstructed?

**No views in the immediate vicinity will be altered or obstructed.**

c. Proposed measures to reduce or control aesthetic impacts, if any:

**The building must adhere to planning and building requirements so that the aesthetic for the surrounding neighborhood is maintained.**

### **11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**Exterior lighting during the evening and sun reflecting off of windows during the day.**

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

**No.**

- c. What existing off-site sources of light or glare may affect your proposal?

**Vehicle headlights.**

- d. Proposed measures to reduce or control light and glare impacts, if any:

**None.**

### **12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

**To the West is Northwood Elementary School where children can use the playground, to the Northwest is Surprise Lake for swimming and fishing, and to the East is Edgewood Community Park.**

- b. Would the proposed project displace any existing recreational uses? If so, describe.

**No.**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

**There are no proposed measures to reduce or control impacts on recreation.**

### **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.

**There are no structures over 45 years old listed on any preservation registers.**

- 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.

**There is no evidence of Indian or historic use on the site.**

- 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.

**The Washington Department of Archaeology and Historic Preservation (DAHP) WISAARD site (Washington Information for Architectural and Archaeological Records Data) was checked October 18th, 2022 for any record of cultural or historic resources on or near the project site. None were identified in the database.**

- 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.

**In the event that suspected historic or cultural artifacts, or objects of suspected archaeological value are discovered during the course of site development, activity in the immediate area will be stopped until a professional archaeologist can assess the discovery. If the professional archaeologist determines the discovery is archaeological material, the Washington State Department of Archaeology and Historic Preservation (DAHP) procedures would be followed.**

#### **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.

**The site will be served with an entrance from 24<sup>th</sup> St. E.**

- 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?

**The nearest bus stop is at the intersection of 24<sup>th</sup> St. E. and Meridian Ave. E. There is a bus stop traveling in both directions North and South along Meridian Ave. E. at this intersection. The approximate distance to this bus stop is 600 ft.**

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

**Currently the project will have 55 total parking spaces and would eliminate zero parking spaces since the parcel is vacant.**

- 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).

**Frontage improvements will not be required.**

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

**No.**

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

**A traffic report has not been prepared for this project yet.**

- 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.

**No, there are no agricultural or forested areas in the vicinity.**

h. Proposed measures to reduce or control transportation impacts, if any:

**None proposed.**

**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.

**None beyond what is already offered.**

b. Proposed measures to reduce or control direct impacts on public services, if any.

**None proposed.**

**16. Utilities** [\[help\]](#)

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

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.

**Water – City of Milton**

**Sewer – Lakehaven Water and Sewer District**

**Storm – City of Edgewood**

**Gas – Puget Sound Energy**

**Electricity – Puget Sound Energy**

**During construction, water and electricity will be provided from the existing services on site. Additional storm water measures will be provided to meet all city and county code requirements.**

**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 Dean Furr

Position and Agency/Organization Furr Engineering Services, PLLC

Date Submitted: 11/28/2022

#### **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?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

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?

Proposed measures to protect such resources or to avoid or reduce impacts are:

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?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



CITY OF EDGEWOOD  
PLANNING COMMISSION  
RECOMMENDATION

---

The Planning Commission voted 6-0 to recommend **exclusion** of the Greenbelt Apartments File No. 22-008CODE comprehensive plan amendment application in the City's 2023 annual update process final docket, consistent with the Community and Economic Development Director's recommendation, submitted in the Planning Commission meeting packet by Senior Planner Evan Hietpas.

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION  
ON THE 12TH DAY OF JUNE 2023.**

  
\_\_\_\_\_  
Planning Commission Chair

Attest by:

  
\_\_\_\_\_  
Evan Hietpas  
Senior Planner





## City Of Edgewood Council Agenda Summary Sheet

|                                                                                                                         |                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Subject:</b><br>Crowdstrike Falcon Complete Subscription Purchase                                                    | <b>Agenda Item #:</b> 2.E                                                                                  |
|                                                                                                                         | <b>For Agenda of:</b> 6/20/2023                                                                            |
|                                                                                                                         | <b>Prepared by:</b> Matthew Ray                                                                            |
| <b>Attachments (list):</b><br>1. Crowdstrike Quote                                                                      |                                                                                                            |
| <b>Approval of Materials:</b><br>Matthew Ray<br>Rachel Pitzel, City Clerk/HR<br>Director<br>Dave Gray<br>Daryl Eidinger | <b>Expenditure Required:</b><br>\$31,631<br><br><b>Amount Budgeted:</b><br>\$8,000<br><br><b>Timeline:</b> |
| 6/15/2023<br>6/15/2023<br>6/15/2023                                                                                     |                                                                                                            |

**Summary Statement:** The city has historically used two products to defend its network from malware and virus infections. Both of the systems have the ability to automatically contain infections and suspicious activity and operate under the model of: We have seen this bad thing before, so we will block, or quarantine it while at the same time notifying staff that they need to put eyes on the issue. This style of product is called Endpoint Detection and Response EDR.

EDR systems come with a couple of limitations:

- Reactive in nature and somebody must have seen it before for them to recognize it as bad.
- It relies on staff to see and respond to notifications in a timely manner.
- is limited to computers and does not provide visibility into the rest of the network.
- Does not help restore operations at the network or user level

Cyber Insurance is harder to obtain. In the last few years, the City of Edgewood has seen its deductible go up and its coverage go down year after year. This is largely to do with the number of attacks against municipalities each and every day.

The City of Edgewood is a small target with a progressive, well-maintained network and IT staff who have been especially lucky at being at the right place at the right time to quickly detect and mitigate all of the issues we have faced in the last few years.

But the threat landscape is continuing to change and we should not count on luck.

Current Average impacts of a Cyber incident:

- Loss of productivity 3 - 21 days
- Recovery time 2 - 9 months
- The estimated cost per record breached in 2022 was \$164 per record

Staff have been investigating the step up from EDR to Managed Detection and Response MDR in an effort to close some of the gap with our on premise network. \*MDR includes EDR but the vendor will now respond and remediate all threats within 60 minutes 24/7/365.

*\*This is Cloudstrikes Service Level Agreement SLA. Other vendors vary in ability and response times.*

In addition to having an extra set of eyes to look at incidents and having the ability to remediate (Fix) things, Cloudstrike will go further by actively looking for the activity of someone trying to get a foot hold inside of our environment. Their product includes a incident response and remediation team and backed by a Full warranty up to \$100k backed by AIG insurance. Or to state simply, it provides your one person IT department with coverage and experts to restore the city to full operation in case of an incident.

**Alternatives:**

There are other cheaper MDR providers that would increase our security stance higher than it is now and or monitor our current solutions.

\*Several other cities in Washington State are having these same challenges and have moved to Crowdstrike as well.

Bainbridge Island, Bellingham, Lacey, Tukwila, Renton, and Enumclaw that I am aware of.

**Item History:**

**Recommended Action:**

Hold a discussion and provide staff guidance regarding CrowdStrike Falcon Complete Subscription Purchase

**Fiscal Note/Consideration:**

Additional funds will be needed to be allocated to the Subscription budget for 2023 and then appropriated each year going forward.



Thank you for choosing CDW. We have received your quote.

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## Review and Complete Purchase

MATT RAY,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

**Convert Quote to Order**

| QUOTE # | QUOTE DATE | QUOTE REFERENCE   | CUSTOMER # | GRAND TOTAL |
|---------|------------|-------------------|------------|-------------|
| NKMZ952 | 6/5/2023   | CROWDSTRIKE FINAL | 10386672   | \$31,630.50 |

| QUOTE DETAILS                                                                                                                                                                                                                             |     |         |             |             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|---------|-------------|-------------|
| ITEM                                                                                                                                                                                                                                      | QTY | CDW#    | UNIT PRICE  | EXT. PRICE  |
| <a href="#">Falcon Complete with Threat Graph Standard - subscription license (1 year)</a><br>Mfg. Part#: CS.FCSSD.SOLN.12M<br>Electronic distribution - NO MEDIA<br>Contract: Washington NVP Software (ADSP016-130652 06016)             | 1   | 5400106 | \$25,675.00 | \$25,675.00 |
| <a href="#">Falcon Insight Endpoint Detection &amp; Response - subscription license (1 year)</a><br>Mfg. Part#: CS.INSIGHTB.SOLN.T2.12M<br>Electronic distribution - NO MEDIA<br>Contract: Washington NVP Software (ADSP016-130652 06016) | 1   | 5400109 | \$0.00      | \$0.00      |
| <a href="#">Falcon Prevent - subscription license (1 year) - 1 endpoint</a><br>Mfg. Part#: CS.PREVENTB.SOLN.T2.12M<br>Electronic distribution - NO MEDIA<br>Contract: Washington NVP Software (ADSP016-130652 06016)                      | 1   | 5400116 | \$0.00      | \$0.00      |
| <a href="#">Falcon Discover - subscription license (1 year) - 1 endpoint</a><br>Mfg. Part#: CS.DISCB.SOLN.T2.12M<br>Electronic distribution - NO MEDIA<br>Contract: Washington NVP Software (ADSP016-130652 06016)                        | 1   | 5400118 | \$0.00      | \$0.00      |
| <a href="#">Falcon Complete - subscription license (1 year) - 1 license</a><br>Mfg. Part#: CS.FALCOMPS.SVC.12M<br>Electronic distribution - NO MEDIA<br>Contract: Washington NVP Software (ADSP016-130652 06016)                          | 1   | 5400119 | \$0.00      | \$0.00      |
| <a href="#">Falcon Overwatch - subscription license (1 year) - 1 endpoint</a><br>Mfg. Part#: CS.OWB.SVC.T2.12M<br>Electronic distribution - NO MEDIA<br>Contract: Washington NVP Software (ADSP016-130652 06016)                          | 1   | 5400120 | \$0.00      | \$0.00      |

| QUOTE DETAILS (CONT.) |  |  |  |  |
|-----------------------|--|--|--|--|
|-----------------------|--|--|--|--|

|                                                                                                                                       |   |         |            |            |
|---------------------------------------------------------------------------------------------------------------------------------------|---|---------|------------|------------|
| <a href="#">CrowdStrike Threat Graph Standard - subscription license (1 year) - 1 licen</a>                                           | 1 | 5400122 | \$0.00     | \$0.00     |
| Mfg. Part#: CS.TGB.STD.12M<br>Electronic distribution - NO MEDIA<br>Contract: Washington NVP Software (ADSP016-130652 06016)          |   |         |            |            |
| <a href="#">Falcon Complete Complimentary Customer Identification - subscription licen</a>                                            | 1 | 6284569 | \$0.00     | \$0.00     |
| Mfg. Part#: CS.FALCOMPONBC.SOLN.12M<br>Electronic distribution - NO MEDIA<br>Contract: Washington NVP Software (ADSP016-130652 06016) |   |         |            |            |
| <a href="#">University LMS Subscription New Customer Access Pass - web-based training</a>                                             | 1 | 5513533 | \$0.00     | \$0.00     |
| Mfg. Part#: RR.PSO.ENT.NCAP.12M<br>Electronic distribution - NO MEDIA<br>Contract: Washington NVP Software (ADSP016-130652 06016)     |   |         |            |            |
| <a href="#">CrowdStrike Express Support - technical support - for CrowdStrike Falcon Ho</a>                                           | 1 | 4915958 | \$3,080.00 | \$3,080.00 |
| Mfg. Part#: RR.HOS.ENT.EXPS.12M<br>Electronic distribution - NO MEDIA<br>Contract: Washington NVP Software (ADSP016-130652 06016)     |   |         |            |            |

|  |  |                    |                    |
|--|--|--------------------|--------------------|
|  |  | <b>SUBTOTAL</b>    | \$28,755.00        |
|  |  | <b>SHIPPING</b>    | \$0.00             |
|  |  | <b>SALES TAX</b>   | \$2,875.50         |
|  |  | <b>GRAND TOTAL</b> | <b>\$31,630.50</b> |

| PURCHASER BILLING INFO                                                                                                                                                                              | DELIVER TO                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Billing Address:</b><br>CITY OF EDGEWOOD<br>ACCOUNTS PAYABL<br>2224 104TH AVE E<br>EDGEWOOD, WA 98372-1513<br><b>Phone:</b> (253) 952-3299<br><b>Payment Terms:</b> Net 30 Days-Govt State/Local | <b>Shipping Address:</b><br>CITY OF EDGEWOOD<br>MATT RAY<br>2224 104TH AVE E<br>EDGEWOOD, WA 98372-1513<br><b>Phone:</b> (253) 952-3299<br><b>Shipping Method:</b> ELECTRONIC DISTRIBUTION |
| <b>Please remit payments to:</b>                                                                                                                                                                    |                                                                                                                                                                                            |
| CDW Government<br>75 Remittance Drive<br>Suite 1515<br>Chicago, IL 60675-1515                                                                                                                       |                                                                                                                                                                                            |



Sales Contact Info

Tyler Leedy | (877) 885-4399 | [tyler.leedy@cdwg.com](mailto:tyler.leedy@cdwg.com)

| LEASE OPTIONS |                  |             |                 |
|---------------|------------------|-------------|-----------------|
| FMV TOTAL     | FMV LEASE OPTION | BO TOTAL    | BO LEASE OPTION |
| \$28,755.00   | \$777.82/Month   | \$28,755.00 | \$896.29/Month  |

Monthly payment based on 36 month lease. Other terms and options are available. Contact your Account Manager for details. Payment quoted is subject to change.

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- Flexible Payment Terms. 100% financing with no money down, payment deferrals and payment schedules that match your company's business cycles.
- Predictable, Low Monthly Payments. Pay over time. Lease payments are fixed and can be tailored to your budget levels or revenue streams.
- Technology Refresh. Keep current technology with minimal financial impact or risk. Add-on or upgrade during the lease term and choose to return or purchase the equipment at end of lease.
- Bundle Costs. You can combine hardware, software, and services into a single transaction and pay for your software licenses over time! We know your challenges and understand the need for flexibility.

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## City Of Edgewood Council Agenda Summary Sheet

|                                                                                                                                                                                                  |                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <b>Subject:</b><br>Six Year Transportation Improvement Plan (TIP)<br>Update                                                                                                                      | <b>Agenda Item #:</b> 2.F                           |
|                                                                                                                                                                                                  | <b>For Agenda of:</b> 6/20/2023                     |
|                                                                                                                                                                                                  | <b>Prepared by:</b>                                 |
| <b>Attachments (list):</b><br>1. DRAFT RESOLUTION 23.0xxx<br>2. 2024 TIP Budget and Map<br>3. Land Use Application<br>4. SIGNED SEPA Checklist<br>5. DNS Determination of NonSignificance SIGNED |                                                     |
| <b>Approval of Materials:</b><br><br>Rachel Pitzel, City Clerk/HR<br>Director 6/13/2023<br><br>Dave Gray 6/14/2023<br><br>Daryl Eidinger 6/14/2023                                               | <b>Expenditure Required:</b><br>N/A                 |
|                                                                                                                                                                                                  | <b>Amount Budgeted:</b><br>N/A                      |
|                                                                                                                                                                                                  | <b>Timeline:</b><br>06/20/2022 SS<br>06/27/2022 RCM |

### Summary Statement:

The City is required to prepare a Transportation Improvement Plan (TIP), in accordance with RCW 35.77.010 and the Transportation Element of the City's adopted Comprehensive Plan. The TIP outlines the projects, estimated costs, anticipated timelines, and the expected funding sources for the next six years. These plans serve as the guiding documents for Staff to implement as resources are made available through City financial resources or other identified funding sources (i.e. TIB, WSDOT funding, other grants, loans, etc.).

The attached DRAFT resolution and plan represents Staff's recommendation as it pertains to project priorities, funding sources and timelines for implementation, as required under GMA. Staff relies on the City Council to guide this planning effort in alignment with Council's desires and the City's financial resources. While this year's Annual Concurrence Report has yet to be prepared, the recommendations provided in last year's report are still relevant. Staff is bringing this year's TIP update forward at this time to stay ahead of upcoming grant funding opportunities.

As discussed with Council in April, traffic concurrency will not be met if the Level of Service deficiencies are not addressed at three intersections with Meridian: 13th, 29th and 32nd. Staff is working with the City's consultant to complete the Meridian Avenue Preliminary Design Study, and efforts continue to design and implement the Parallel Road Network.

Finally, a Public Hearing was held at the April 11, 2023 Regular Council Meeting, at which no public comments were made. Staff subsequently completed a State Environmental Policy Act (SEPA) Environmental Checklist for review, and no comments were received by the June 1, 2023 deadline. The SEPA review is subject to appeal

until June 22, 2023. This TIP is scheduled for potential action at Council's regular meeting next week, being after the SEPA appeal deadline.

**Item History:**

04/04/2022 SS

04/11/2022 RCM PH

04/18/2022 SS

**Recommended Action:**

Hold a discussion and provide staff guidance regarding Six Year Transportation Improvement Plan (TIP) Update

**Fiscal Note/Consideration:**

As the Transportation Improvement Plan (TIP) is a component of the annual budgeting process, the anticipated impacts to the City's budget and General Fund are outlined therein. TIPs are planning documents that express the Council's desires for future transportation improvements within the City. Local agency TIPs are also utilized by State and other planning agencies, for evaluating projects on a regional scale and consideration for outside funding resources. This TIP represents an anticipated six-year program cost of \$23,329,000 - However, the TIP is not a final budget document; this is reserved for the actual budget that is adopted by the City Council towards the end of the City's fiscal year.

This TIP considers a total of \$7,133,960 in TIF funding from 2023 through 2029. Other funding sources considered herein (but yet to be secured unless noted otherwise) include TIB Grants, FHWA Grants, other unidentified grants, and the General Fund, for a total of \$16,195,040.



**RESOLUTION NO. 23-0xxx**

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF EDGEWOOD, WASHINGTON, RELATING  
TO STREETS AND TRANSPORTATION, ADOPTING  
THE 2024-2029 SIX-YEAR TRANSPORTATION  
IMPROVEMENT PLAN**

**WHEREAS**, per RCW 35.77.010, the City is required to annually update its Six-Year Transportation Improvement Plan (TIP) before July 1<sup>st</sup> of each year and file the updated Transportation Improvement Plan with the Washington State Department of Transportation within thirty (30) days of adoption; and

**WHEREAS**, per RCW 35.77.010, the purpose of the requirement for annual updates is to assure that each city shall perpetually have advanced plans available, looking to the future for not less than six years as a guide in carrying out a coordinated transportation program; and

**WHEREAS**, it is also an eligibility requirement of many grant programs that the City update its Transportation Improvement Plan as required by RCW 35.77.010; and

**WHEREAS**, the transportation element of the City's Comprehensive Plan must also include and be consistent with the Six-Year Transportation Improvement Plan required by RCW 35.77.010; and

**WHEREAS**, per RCW 35.77.010, a public hearing was held on April 11<sup>th</sup>, 2023 on the proposed updates to the Transportation Improvement Plan;

**WHEREAS**, the City's SEPA Responsible Official has determined that this does not have a probably significant adverse impact on the environment and issued a Determination of Nonsignificance on May 17, 2023 pursuant to WAC 197-11-340(2); and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** The City Council does hereby adopt the 2024-2029 Six-Year Transportation Improvement Plan (TIP), a copy of which is attached as Exhibit A and incorporated herein by reference.

**Section 2.** Effective Date. This resolution will take effect immediately upon passage by City Council.

**ADOPTED THIS 27<sup>TH</sup> DAY OF JUNE, 2023**

---

Daryl Eidinger, Mayor

**ATTEST:**

---

Rachel Pitzel, CMC  
City Clerk

DRAFT

**Exhibit A**  
2024-2029 Transportation Improvement Plan (TIP)

DRAFT

Transportation Improvement Program (TIP)  
Years 2023-2028

Submitted  
04/27/2023  
City of Edgewood

| Project No.   |                      | Transportation Project                                         | Estimated Annual Project Expenditures |               |              |                                               |              |              |              |            |               | Total Project Cost | Comments                                                                                                                                                                                                                  |
|---------------|----------------------|----------------------------------------------------------------|---------------------------------------|---------------|--------------|-----------------------------------------------|--------------|--------------|--------------|------------|---------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TIP           | TIF Program          |                                                                | Prior Years (Actual)                  | 2023 Estimate | 2024         | 2025                                          | 2026         | 2027         | 2028         | 2029       | Future Years  |                    |                                                                                                                                                                                                                           |
| 1             | R-3, R-9             | Meridian/32nd & Meridian/36th Intersection improvements        | \$ 35,000                             | \$ -          | \$ -         | TBD - Pending results of Project No. 2, below |              |              |              |            | \$ -          | TBD                | Coordinate intersection needs and alternatives with WSDOT, then construct improvements.                                                                                                                                   |
| 2             | S-1                  | Meridian Ave E (SR-161) Preliminary Design                     | \$ 143,100                            | \$ 255,000    | \$ -         | \$ -                                          | \$ -         | \$ -         | \$ -         | \$ -       | \$ -          | \$ 398,100         | Corridor Study reviewing cross section and intersection treatment needs south of 24th. (80% TIF Eligible)                                                                                                                 |
| 3             | N/A                  | Emergency Road Repair (Weather Related - Annual )              |                                       | \$ 25,000     | \$ 25,000    | \$ 25,000                                     | \$ 25,000    | \$ 25,000    | \$ 25,000    | \$ 25,000  |               | \$ 175,000         | Annual Program - Repair failures due to severe weather, wear and tear from freeze/thaw events and other causes.                                                                                                           |
| 4             | R-4                  | Edgewood Drive Safety Improvements                             | \$ 562,225                            | \$ -          | \$ -         | \$ -                                          | \$ -         | \$ -         | \$ -         | \$ -       | \$ 10,535,000 | \$ 11,097,225      | Roadway widening, curb & gutter, stormwater system and pedestrian walkway. (40% TIF Eligible)                                                                                                                             |
| 5             | R-10                 | Chrisella Road East Safety Improvements                        | \$ 162,735                            | \$ 1,673,290  | \$ 500,000   | \$ -                                          | \$ -         | \$ -         | \$ -         | \$ -       | \$ 6,420,000  | \$ 8,756,025       | 2021-2024: Improved markings, signage, lighting, sight distance, possible traffic calming measures; 2024+: Sidewalk, repair slopes south of 48th St E (40% TIF Eligible)                                                  |
| 6             | N/A                  | Citywide Road Preservation Program (Annual )                   |                                       | \$ 345,000    | \$ 415,000   | \$ 1,129,000                                  | \$ 390,000   | \$ 400,000   | \$ 425,000   | \$ 450,000 |               | \$ 3,554,000       | Annual program - Full width rubberized chipseal and/or 2" HMA grind and overlay. Minor crack sealing and repairs are included. (2024/2025: Added 48th St E Grant Funds)                                                   |
| 7             | S-3, N-1             | Interurban Trail Phase III, Connection Feasibility Study       | \$ -                                  | \$ 500,000    | \$ 1,100,000 | \$ 4,000,000                                  | \$ 2,000,000 | \$ -         | \$ -         | \$ -       | \$ -          | \$ 7,600,000       | Develop approximately 1.05-mile corridor as a trail from 114th Avenue East to the City of Pacific. (20% TIF Eligible)                                                                                                     |
| 8             | TBD - "N" Projects   | Citywide Pedestrian Mobility and Safety Improvements (Annual ) |                                       | \$ 75,000     | \$ 75,000    | \$ 75,000                                     | \$ 75,000    | \$ 75,000    | \$ 75,000    | \$ 75,000  |               | \$ 525,000         | Annual Program - Walkways and/or trails with vegetated buffers for traffic safety, low level pedestrian lighting where appropriate, signs and pavement markings, as shown in the 2004 Pedestrian Study (20% TIF Eligible) |
| 9             | N/A                  | Citywide Traffic Safety Program (Annual )                      |                                       | \$ 50,000     | \$ 50,000    | \$ 50,000                                     | \$ 50,000    | \$ 50,000    | \$ 50,000    | \$ 50,000  |               | \$ 350,000         | Annual program - Neighborhood Traffic Calming Projects, Safety Projects and reconstruction of ADA deficiencies.                                                                                                           |
| 10            | N/A                  | Citywide Road Maintenance Program (Annual )                    |                                       | \$ 75,000     | \$ 75,000    | \$ 75,000                                     | \$ 75,000    | \$ 75,000    | \$ 75,000    | \$ 75,000  |               | \$ 525,000         | Annual program - Repair and maintenance of City transportation infrastructure, including traffic operations, signing and markings                                                                                         |
| 11            | MCE-2, MCE-7, MCE-16 | Meridian Parallel Road Network Construction - Various Segments | \$ 288,426                            | \$ -          | \$ 950,000   | \$ 1,600,000                                  | \$ 1,100,000 | \$ 2,700,000 | \$ 1,670,000 | \$ -       | \$ -          | \$ 8,308,426       | Construct high-priority parallel road segments, closing gaps and fixing access deficiencies - Priority Order: MCE-16 (Chrisella), MCE-7, MCE-2. (60% TIF Eligible)                                                        |
| 12            | NP-3                 | Meridian Ave E / Emerald Street Signal Improvements            | \$ 290,730                            | \$ 240,460    | \$ -         | \$ -                                          | \$ -         | \$ -         | \$ -         | \$ -       | \$ -          | \$ 531,190         | Coordinate signal mast arm and detection design & constructon with WSDOT. (100% TIF Eligible)                                                                                                                             |
| 13            | S-2, N-9             | 36th Street E Walkway Extension Feasibility/Design/Build       | \$ -                                  | \$ -          | \$ -         | \$ 85,000                                     | \$ 665,000   | \$ -         | \$ -         | \$ -       | \$ -          | \$ 750,000         | Design and construct extension of existing walkway to new park property. (20% TIF Eligible)                                                                                                                               |
| 14            | R-6                  | Meridian & 12th/13th Intersection Improvements                 | \$ -                                  | \$ -          | \$ 250,000   | \$ 750,000                                    | \$ 1,400,000 | \$ -         | \$ -         | \$ -       | \$ -          | \$ 2,400,000       | Design and construct intersection improvement(s) to address deficiencies. (60% TIF Eligible)                                                                                                                              |
| Annual Totals |                      |                                                                | \$ 1,482,216                          | \$ 3,238,750  | \$ 3,440,000 | \$ 7,789,000                                  | \$ 5,780,000 | \$ 3,325,000 | \$ 2,320,000 | \$ 675,000 | \$ 16,955,000 | \$ 44,969,966      |                                                                                                                                                                                                                           |

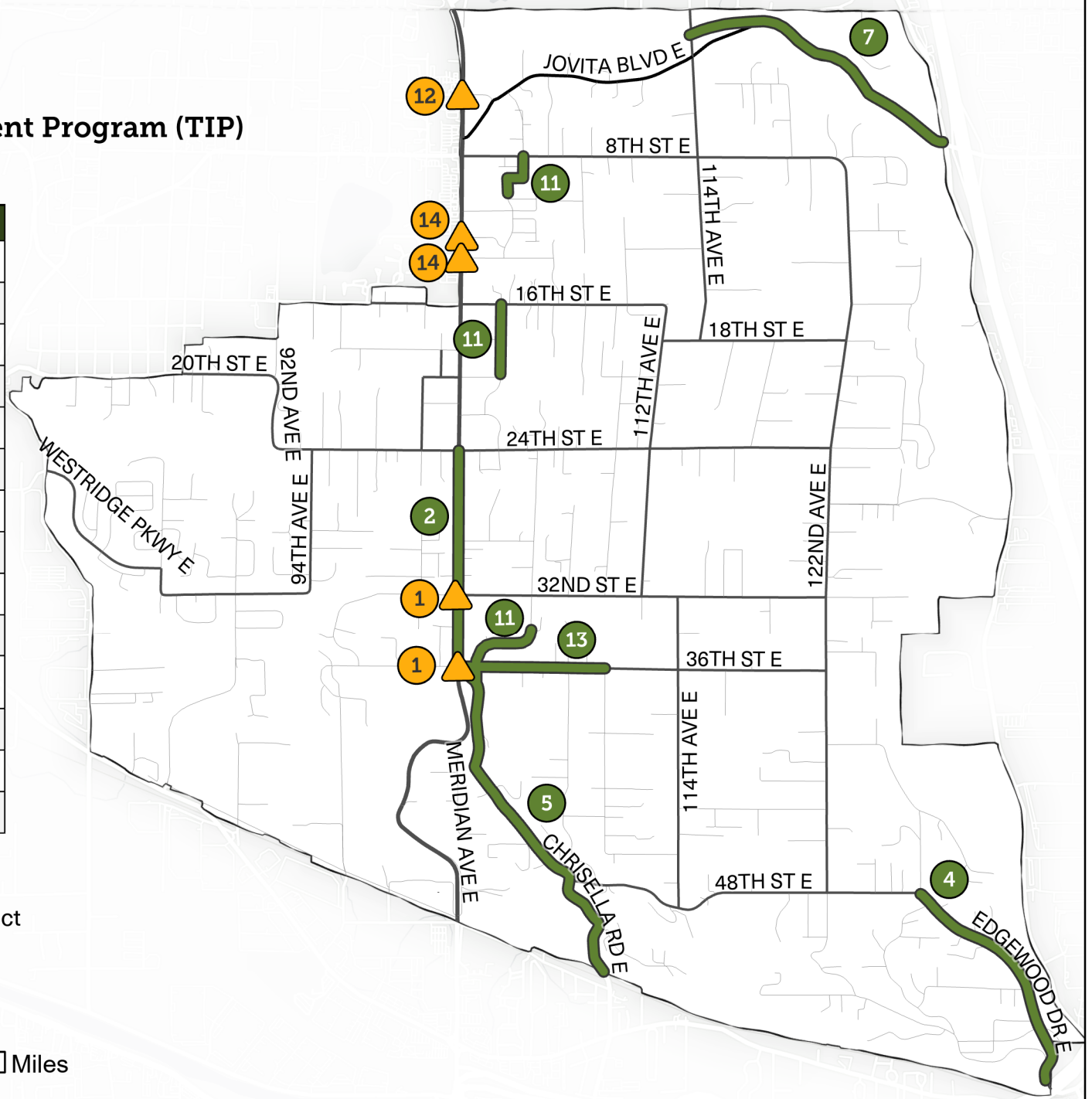
|                                  |  |              |                                |              |              |              |               |            |  |               |                                                                                                                          |  |
|----------------------------------|--|--------------|--------------------------------|--------------|--------------|--------------|---------------|------------|--|---------------|--------------------------------------------------------------------------------------------------------------------------|--|
|                                  |  |              | Proposed 6-Year Program Total: |              |              |              | \$ 23,329,000 |            |  |               |                                                                                                                          |  |
| TIB Funding:                     |  | \$ -         | \$ -                           | \$ 68,000    | \$ 532,000   | \$ -         | \$ -          | \$ -       |  | \$ 600,000    | 2025/2026: 36th St E Walkway (projected )                                                                                |  |
| RCO WWRP Trails Grant:           |  | \$ -         | \$ -                           | \$ 3,000,000 | \$ -         | \$ -         | \$ -          | \$ -       |  | \$ 3,000,000  |                                                                                                                          |  |
| FHWA Funding (PSRC/PCRC):        |  | \$ 432,500   | \$ 8,650                       | \$ 1,080,000 | \$ 2,000,000 | \$ -         | \$ -          | \$ -       |  | \$ 3,521,150  | 2023-2026: Interurban Trail Funded<br>2025: \$600K for 48th St E Preservation<br>Chrisella HSIP Grant (work in progress) |  |
| WSDOT Funding:                   |  | \$ 1,673,290 | \$ 500,000                     | \$ -         | \$ -         | \$ -         | \$ -          | \$ -       |  | \$ 2,173,290  |                                                                                                                          |  |
| Public Works Trust Fund Loan:    |  | \$ -         | \$ -                           | \$ -         | \$ -         | \$ -         | \$ -          | \$ -       |  | \$ -          |                                                                                                                          |  |
| Other Grant Funds:               |  | \$ 25,000    | \$ -                           | \$ -         | \$ -         | \$ -         | \$ -          | \$ -       |  | \$ 25,000     | 2023: Interurban Trail (Port of Tacoma, Trails NP's)                                                                     |  |
| Total Anticipated Grant Funding: |  | \$ 2,130,790 | \$ 508,650                     | \$ 4,148,000 | \$ 2,532,000 | \$ -         | \$ -          | \$ -       |  | \$ 9,319,440  |                                                                                                                          |  |
| Total City Funds Needed:         |  | \$ 1,107,960 | \$ 2,931,350                   | \$ 3,641,000 | \$ 3,248,000 | \$ 3,325,000 | \$ 2,320,000  | \$ 675,000 |  | \$ 17,248,310 |                                                                                                                          |  |
| Traffic Impact Fees              |  | \$ 501,960   | \$ 955,000                     | \$ 1,362,000 | \$ 1,648,000 | \$ 1,635,000 | \$ 1,017,000  | \$ 15,000  |  | \$ 7,133,960  | 2024: Interurban Trail (balance)                                                                                         |  |
| REET Funds                       |  | \$ 396,000   | \$ 765,000                     | \$ 1,479,000 | \$ 500,000   | \$ 350,000   | \$ 250,000    | \$ 200,000 |  | \$ 3,940,000  |                                                                                                                          |  |
| School Zone Camera Fees          |  | \$ 110,000   | \$ 110,000                     | \$ 110,000   | \$ 110,000   | \$ 110,000   | \$ 110,000    | \$ 110,000 |  | \$ 770,000    |                                                                                                                          |  |
| Park Impact Fees                 |  | \$ -         | \$ 871,350                     | \$ -         | \$ -         | \$ -         | \$ -          | \$ -       |  | \$ 871,350    |                                                                                                                          |  |
| General Fund                     |  | \$ 100,000   | \$ 230,000                     | \$ 690,000   | \$ 990,000   | \$ 1,230,000 | \$ 943,000    | \$ 350,000 |  | \$ 4,533,000  |                                                                                                                          |  |

Prepared by: Jeremy Metzler, P.E.  
Date Prepared: 4/20/2023



# Transportation Improvement Program (TIP) 2023-2028

| TIP | TIF Program          | Transportation Project                                         |
|-----|----------------------|----------------------------------------------------------------|
| 1   | R-3, R-9             | Meridian/32nd & Meridian/36th Intersection improvements        |
| 2   | S-1                  | Meridian Ave E (SR-161) Preliminary Design                     |
| 3   | N/A                  | Emergency Road Repair (Weather Related - Annual)               |
| 4   | R-4                  | Edgewood Drive Safety Improvements                             |
| 5   | R-10                 | Chrisella Road East Safety Improvements                        |
| 6   | N/A                  | Citywide Road Preservation Program (Annual)                    |
| 7   | S-3, N-1             | Interurban Trail Phase III, Connection Feasibility Study       |
| 8   | TBD - "N" Projects   | Citywide Pedestrian Mobility and Safety Improvements (Annual)  |
| 9   | N/A                  | Citywide Traffic Safety Program (Annual)                       |
| 10  | N/A                  | Citywide Road Maintenance Program (Annual)                     |
| 11  | MCE-2, MCE-7, MCE-16 | Meridian Parallel Road Network Construction - Various Segments |
| 12  | NP-3                 | Meridian Ave E / Emerald Street Signal Improvements            |
| 13  | S-2, N-9             | 36th Street E Walkway Extension Feasibility/Design/Build       |
| 14  | R-6                  | Meridian & 12th/13th Intersection Improvements                 |



# LAND USE APPLICATION



Planning and Land Use

2224 104th Ave E

Edgewood, WA 98372

253.952.3299

[comdev@cityofedgewood.org](mailto:comdev@cityofedgewood.org)

Submitted  
05/09/2023  
City of Edgewood

FILE NUMBER: 23-002CODE

A complete Land Use Application shall include the following items:

- ☐ Signed and completed application form
- ☐ Signed and completed owner authorization affidavit
- ☐ Signed and completed Financially Responsible Party Form

- ☐ Completed submittal checklist
- ☐ All required checklist items
- ☐ Applicable fee(s)

☐ COMPREHENSIVE PLAN AMENDMENT

☐ ZONING

☐ SPECIFIC USE: Citywide Facility Plan

## PROJECT NAME

2024-2029 Transportation Improvement Plan (TIP)

## APPLICANT

City of Edgewood  
cc: Jeremy Metzler, PE, Public Works Director

## PHONE

253-952-3299

## EMAIL

[cityhall@cityofedgewood.org](mailto:cityhall@cityofedgewood.org)

## ADDRESS (Street, City, State, Zip)

2224 104th Ave E Edgewood, WA 98372

## PROPERTY OWNER

N/A

## PHONE

## EMAIL

## ADDRESS (Street, City, State, Zip)

**LEGAL OWNER(s)** - Submit notarized documentation that all property owners agree to the proposed land action

## PRIMARY PARCEL NUMBER

Citywide plan

## PARCEL ADDRESS

## ADDITIONAL PARCEL NUMBER(S)

By my signature, I certify that I have reviewed all submittals for completeness and accuracy and that I have also reviewed and am familiar with the applicable elements of Edgewood's Comprehensive Plan and provisions of the Edgewood Municipal Code (EMC).

I also acknowledge my proposal shall not be approved unless the proposal conforms to those applicable elements and provisions, especially the specific criteria set forth for the particular type of decision under consideration.

Jeremy Metzler

Digitally signed by Jeremy Metzler  
Date: 2023.05.09 14:27:29 -0700

Signature

Date

# FINANCIALLY RESPONSIBLE PARTY FORM



**Development Services**  
2224 104<sup>th</sup> Ave E  
Edgewood, WA 98372  
253.952.3299  
[comdev@cityofedgewood.org](mailto:comdev@cityofedgewood.org)

**FILE NUMBER:** 23-002CODE

**Project Name**  
2024-2029 Transportation Improvement Plan (TIP)

**RESPONSIBLE PARTY NAME**  
City of Edgewood

**BILLING ADDRESS (Street, City, State, Zip)**  
2224 104th Ave E Edgewood, WA 98372

**CONTACT PERSON**  
Jeremy Metzler

**PHONE**  
253-952-3299

**EMAIL**  
[cityhall@cityofedgewood.org](mailto:cityhall@cityofedgewood.org)

I, Jeremy Metzler, understand that by signing below, I agree to be the financially responsible party for the above listed project. Any and all fees for this project will be my responsibility to coordinate payment to ensure fees are paid within the required remittance timeframe. These fees include, but not limited to:

**Permit Fees**

Fees will be applied as outlined within the City of Edgewood Fee Schedule. Additional fees may be necessary as your project progresses based upon individual project/permit circumstances. Joint project meetings requested by an applicant with multiple review staff, managers and/or directors will be subject to Staff Billable Hourly Rates.

**Deposit for Reimbursement of Costs ([EMC 3.35.03](#)) – Third Party Review Fees**

Processing and/or review costs incurred by the City for professional services performed by a third-party shall be paid by the Financially Responsible Party in addition to the basic permit fee, if any.

The City will request an estimate for services, which will be invoiced and collected to be held as a Deposit on Account. When the service provider completes all or portions of the review, the City will use the Deposit on Account to cover the invoiced fees. Projects may require multiple 3rd party reviews resulting in multiple invoices to the responsible party. The City will attempt to maintain a positive Deposit on Account balance for the project through timely communication and invoicing. Project progress will depend on the responsible party maintaining a positively funded Deposit on Account balance.

I understand that any positive fund balance after the completion of the project will be returned to the above party via City Check. If at any point during the project, a new financially responsible party needs to be designated, the City of Edgewood will be notified, and a new affidavit will be submitted. The City is not responsible for private agreements regarding the transfer of financial responsibility.

**Print Name:** Jeremy Metzler

**Signature:** Jeremy Metzler

Digitally signed by Jeremy Metzler  
Date: 2023.05.09 14:27:43 -07'00'

**Date:** \_\_\_\_\_





## STATE ENVIRONMENTAL POLICY ACT (SEPA)

### ENVIRONMENTAL CHECKLIST

**Submitted**  
04/27/2023  
City of Edgewood

FILE#: 23-002CODE

#### ***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 (to be completed by applicant)**

|                                                   |                                                    |              |                             |
|---------------------------------------------------|----------------------------------------------------|--------------|-----------------------------|
| 1. Name of proposed project, if applicable:       |                                                    |              |                             |
| 2024 – 2029 Transportation Improvement Plan (TIP) |                                                    |              |                             |
| 2. Applicant                                      | Address (Street, City, State, Zip)                 | Phone        | Email                       |
| City of Edgewood                                  | 2224 104 <sup>th</sup> Ave E<br>Edgewood, WA 98372 | 253-952-3299 | cityhall@cityofedgewood.org |
| 3. Contact Person                                 | Address (Street, City, State, Zip)                 | Phone        | Email                       |
| Jeremy Metzler, PE                                | Same                                               | 253-831-4266 | jeremy@cityofedgewood.org   |
| 4. DATE CHECKLIST PREPARED                        |                                                    |              |                             |
| April 27, 2023                                    |                                                    |              |                             |
| 5. AGENCY REQUESTING CHECKLIST                    |                                                    |              |                             |
| City of Edgewood                                  |                                                    |              |                             |

6. Proposed timing or schedule (including phasing, if applicable):

- 1<sup>st</sup> Presentation to City Council at April 4, 2023 Study Session
- City Council Public Hearing held on April 11, 2023
- 2<sup>nd</sup> Presentation to City Council at April 18, 2023 Study Session
- 3<sup>rd</sup> Presentation to City Council scheduled for June 6, 2023 Study Session
- Council Action scheduled for June 13, 2023 Regular Meeting

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes; Per RCW 35.77.010, the TIP is to be updated annually and to be consistent with the City's adopted Comprehensive Plan.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Projects are selected for inclusion in the TIP based on the latest Capital Improvement Plan (CIP), the City's Concurrency Model, and recommendations contained in the Annual Concurrency Report. Each project contained in the TIP will be required to undergo an independent SEPA analysis, unless an individual project is determined to be exempt from SEPA.

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.

N/A; This is a citywide non-project action.

10. List any government approvals or permits that will be needed for your proposal, if known.

Following a public hearing, the TIP is adopted by the City Council, then submitted to WSDOT and PSRC.

11. Give a 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.

The City is required to prepare a TIP in accordance with RCW 35.77.010 and the Transportation Element of the City's adopted Comprehensive Plan. The TIP outlines the projects, estimated costs, anticipated timelines, and the expected funding sources for the next six years. These plans serve as the guiding documents for Staff to implement as resources are made available through City financial resources or other identified funding sources (i.e. TIB, WSDOT funding, other grants, loans, etc.).

TIPs are planning documents that express the Council's desires for future transportation improvements within the City. Local agency TIPs are also utilized by State and other planning agencies, for evaluating projects on a regional scale and consideration for outside funding resources. As the TIP is a component of the annual budgeting process, the anticipated impacts to the City's budget and General Fund are outlined therein – However, the TIP is not a final budget document; this is reserved for the actual budget that is adopted by the City Council towards the end of the City's fiscal year.

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.

Citywide.

## **B. Environmental Elements** [\[help\]](#)

### **1. Earth** [\[help\]](#)

- a. General description of the site:

Citywide, non-project action.

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

- b. What is the steepest slope on the site (approximate percent slope)?

N/A; non-project 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.

N/A; non-project action.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

N/A; non-project 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.

N/A; non-project action.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A; non-project action.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A; non-project action.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A; non-project 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.

N/A; non-project action.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A; non-project action.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A; non-project 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.

N/A; non-project 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.

N/A; non-project 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.

N/A; non-project action.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A; non-project action.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A; non-project 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.

N/A; non-project 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.

N/A; non-project 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.

N/A; non-project 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?

N/A; non-project action.

Will this water flow into other waters? If so, describe.

N/A; non-project action.

2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A; non-project action.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A; non-project action.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A; non-project action.

#### 4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: N/A; non-project action.

\_\_\_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

b. What kind and amount of vegetation will be removed or altered?

N/A; non-project action.

c. List threatened and endangered species known to be on or near the site.

N/A; non-project action.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A; non-project action.

e. List all noxious weeds and invasive species known to be on or near the site.

N/A; non-project 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.

N/A; non-project action.

Examples include:

birds: hawk, heron, eagle, songbirds, other: \_\_\_\_\_

mammals: deer, bear, elk, beaver, other: \_\_\_\_\_

fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

other: \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site.

N/A; non-project action.

- c. Is the site part of a migration route? If so, explain.

N/A; non-project action.

- d. Proposed measures to preserve or enhance wildlife, if any:

N/A; non-project action.

- e. List any invasive animal species known to be on or near the site.

N/A; non-project 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.

N/A; non-project action.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A; non-project action.

- c. What kinds of energy conservation features are included in the plans of this proposal?

N/A; non-project action.

List other proposed measures to reduce or control energy impacts, if any:

N/A; non-project 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.

N/A; non-project action.

- 1) Describe any known or possible contamination at the site from present or past uses.

N/A; non-project 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.

N/A; non-project 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.

N/A; non-project action.

- 4) Describe special emergency services that might be required.

N/A; non-project action.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

N/A; non-project action.

### b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

N/A; non-project 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.

N/A; non-project action.

- 3) Proposed measures to reduce or control noise impacts, if any:

N/A; non-project 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.

N/A; non-project action.

- 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?

N/A; non-project 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:

N/A; non-project action.

- c. Describe any structures on the site.

N/A; non-project action.

- d. Will any structures be demolished? If so, what?

N/A; non-project action.

- e. What is the current zoning classification of the site?

N/A; non-project action.

- f. What is the current comprehensive plan designation of the site?

N/A; non-project action.

- g. If applicable, what is the current shoreline master program designation of the site?

N/A; non-project action.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

N/A; non-project action.

- i. Approximately how many people would reside or work in the completed project?

N/A; non-project action.



- j. Approximately how many people would the completed project displace?

N/A; non-project action.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A; non-project action.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A; non-project action.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A; non-project action.

## **9. Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A; non-project action.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A; non-project action.

- c. Proposed measures to reduce or control housing impacts, if any:

N/A; non-project 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?

N/A; non-project action.

- b. What views in the immediate vicinity would be altered or obstructed?

N/A; non-project action.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A; non-project 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?

N/A; non-project action.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A; non-project action.

- c. What existing off-site sources of light or glare may affect your proposal?

N/A; non-project action.

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A; non-project action.

### **12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

N/A; non-project action.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A; non-project action.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A; non-project action.

### **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.

N/A; non-project 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.

N/A; non-project 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.

N/A; non-project 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.

N/A; non-project 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.

N/A; non-project 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?

N/A; non-project action.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A; non-project 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).

N/A; non-project action.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A; non-project 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

N/A; non-project 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.

N/A; non-project action.

- h. Proposed measures to reduce or control transportation impacts, if any:

N/A; non-project 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.

N/A; non-project action.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A; non-project action.

**16. Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site: N/A; non-project action.

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

- 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.

N/A; non-project 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: Jeremy Metzler, PE

Position and Agency/Organization: Public Works Director

Date Submitted: 4/27/2023

## ***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?

This non-project action proposal will not result in: increased discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. However, implementation of the projects listed in the TIP may result in increased impervious surface areas, altered vehicular air emission patterns, and/or production of noises.

Proposed measures to avoid or reduce such increases are:

All projects will be evaluated in accordance with all plans, policies, rules and regulations in effect when applications are submitted for their development.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This non-project action proposal will not affect plants, animals, fish, or marine life. However, implementation of the projects listed in the TIP may alter plant, animal, and/or fish habitats.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

All projects will be evaluated in accordance with all plans, policies, rules and regulations in effect when applications are submitted for their development.

3. How would the proposal be likely to deplete energy or natural resources?

This non-project action proposal will not deplete energy or natural resources. However, implementation of the projects listed in the TIP may result in energy and/or natural resource depletion.

Proposed measures to protect or conserve energy and natural resources are:

All projects will be evaluated in accordance with all plans, policies, rules and regulations in effect when applications are submitted for their development.

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?

This non-project action proposal will not use or affect the aforementioned environmentally sensitive or otherwise protected areas. However, implementation of the projects listed in the TIP may impact said areas as follows:

| TIP Project No.                                    | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 |
|----------------------------------------------------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|
| EMC 14.40 (Wetlands)                               |   | X |   |   | X |   | X |   |   |    | X  |    | X  |    |
| EMC 14.50 (Fish & Wildlife Habitat)                |   | X |   |   |   |   | X |   |   |    | X  |    |    |    |
| EMC 14.60 (Aquifer Recharge & Wellhead Protection) | X | X | X | X | X | X | X | X | X | X  | X  | X  | X  | X  |
| EMC 14.70 (Volcanic Hazard)                        |   | X |   | X | X |   | X | X | X |    |    |    |    |    |
| EMC 14.80 (Flood Hazard)                           |   | X |   |   |   |   | X | X |   |    |    |    | X  |    |
| EMC 14.90 (Landslide Hazard)                       |   | X |   | X | X |   | X |   |   |    |    |    |    |    |
| EMC 14.100 (Seismic Hazard)                        |   | X |   |   | X |   | X |   |   |    |    |    |    |    |
| EMC 14.110 (Erosion Hazard)                        |   | X |   | X | X |   | X |   |   |    |    |    |    |    |
| EMC 14.120 (Natural Resource Lands)                |   |   |   |   |   |   |   |   |   |    |    |    |    |    |

Proposed measures to protect such resources or to avoid or reduce impacts are:

All projects will be evaluated in accordance with all plans, policies, rules and regulations in effect when applications are submitted for their development.

- 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?

This non-project action proposal will not affect land and shoreline uses.

Proposed measures to avoid or reduce shoreline and land use impacts are:

All projects will be evaluated in accordance with all plans, policies, rules and regulations in effect when applications are submitted for their development.

- How would the proposal be likely to increase demands on transportation or public services and utilities?

This non-project action proposal will not increase demands on transportation or public services and utilities. However, implementation of the projects listed in the TIP may affect transportation patterns and/or increase demands on public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

All projects will be evaluated in accordance with all plans, policies, rules and regulations in effect when applications are submitted for their development, including any increased demand for public services. Furthermore, every effort will be made to coordinate impacts to utilities prior to any activity.

- Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This non-project action proposal will be in compliance with all local, state, and federal laws and requirements for the protection of the environment.



# Combined Determination of Non-significance (DNS) / Notice of Application

City of Edgewood   ■   2224 104<sup>th</sup> Ave East   ■   Edgewood, Washington 98372-1513   ■   253-952-3299

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date of Issuance:        | 05/17/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Project Name:            | TRANSPORTATION IMPROVEMENT PLAN (TIP) UPDATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| File:                    | #23-002CODE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Lead Agency:             | City of Edgewood, 2224 104th Ave E, Edgewood, WA 98372                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Applicant                | Jeremy Metzler, PE, Public Works Director   253-952-3299   <a href="mailto:cityhall@cityofedgewood.org">cityhall@cityofedgewood.org</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Agency Contact:          | Evan Hietpas, Senior Planner   253-952-3299   <a href="mailto:comdev@cityofedgewood.org">comdev@cityofedgewood.org</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Location:                | Non-Project Action (Citywide). See project map in application documents.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Project Description:     | This is an annual update to the Transportation Improvement Plan (TIP), consistent with Revised Code of Washington (RCW) Chapter 35.77. A TIP is a short-range planning document showing funding sources and estimated amounts for motorized and non-motorized transportation projects planned for design and/or construction in the next six (6) years. It must be consistent with the City of Edgewood Comprehensive Plan, and is intended to ensure coordination between the local jurisdiction and other agencies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Existing Documents:      | <ul style="list-style-type: none"><li>• Application Form</li><li>• SEPA Checklist</li><li>• TIP Budget Spreadsheet and Project Map</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Combined Comment Period: | Pursuant to RCW 36.70B.110, the SEPA comment period is combined with the Notice of Application comment period. Any interested person/party has the right to comment on the proposal, review file materials, request a copy of the decision, and appeal the decision subject to requirements outlined in Edgewood Municipal Code (EMC) and the applicable regulations as adopted by the City.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| SEPA Determination:      | <p>The lead agency for this proposal has determined that it does not have a probably significant adverse impact on the environment, and an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, the <i>Edgewood Comprehensive Plan</i>, and other municipal policies, plans, rules, and regulations designated as a basis for exercise of substantive authority under the <i>State Environmental Protection Act</i> (SEPA) pursuant to RCW 43.21C. This information is available to the public by request and at: <a href="http://noa.cityofedgewood.org/">http://noa.cityofedgewood.org/</a>.</p> <p>This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance. Comments must be submitted by <b>5:00 PM on June 1, 2023</b>. Comments can be submitted to the Community &amp; Economic Development Department at 2224 104th Avenue E, Edgewood, WA 98372 or <a href="mailto:comdev@cityofedgewood.org">comdev@cityofedgewood.org</a>.</p> |

Responsible SEPA  
Official:

Digitally signed by Lauren Balisky  
Date: 2023.05.17 08:59:57 -07'00'

**Lauren Balisky**

Responsible Official Signature

Date

Lauren Balisky, AICP , Community and Economic Development Director  
253-952-3299 | [comdev@cityofedgewood.org](mailto:comdev@cityofedgewood.org)

**Appeal Period and  
Process:**

Unless modified by the City, this determination will become final following the above comment deadline. Any person aggrieved by the City’s final determination may file an appeal no later than **5:00 PM on June 22, 2023**. Appeals must be submitted in writing and contain the information required in EMC 20.05.250(J) along with the required appeal fee. You should be prepared to make specific factual objections. All appeals shall contain a specific statement of reasons why the decision of the SEPA Responsible Official is alleged to be in error. Appeals may be in person, by mail, or via the City’s permit portal: [portal.cityofedgewood.org](https://portal.cityofedgewood.org).





## City Of Edgewood Council Agenda Summary Sheet

|                                                                                                                                                          |                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subject:</b><br>Interurban Trail Phase 3 Design Contract                                                                                              | <b>Agenda Item #:</b> 2.G                                                                                                                                                                   |
|                                                                                                                                                          | <b>For Agenda of:</b> 6/20/2023                                                                                                                                                             |
|                                                                                                                                                          | <b>Prepared by:</b> Jeremy Metzler                                                                                                                                                          |
| <b>Attachments (list):</b><br>1. 2023 FHWA Contingency Award Letter-Edgewood<br>2. Edgewood IUT Ph3 ScopeandFee_30%Design_061523                         |                                                                                                                                                                                             |
| <b>Approval of Materials:</b><br>Jeremy Metzler<br>Rachel Pitzel, City Clerk/HR<br>Director 6/15/2023<br>Dave Gray 6/15/2023<br>Daryl Eidinger 6/15/2023 | <b>Expenditure Required:</b><br>\$440,223.85<br><br><b>Amount Budgeted:</b><br>2023 CIP: \$500,000<br>TAP Grant Award: \$441,150<br><br><b>Timeline:</b><br>06/20/2023 SS<br>06/27/2023 RCM |

### Summary Statement:

As mentioned in prior meetings, staff has been seeking funding for design and construction of the Interurban Trail Phase 3 project, with about \$6 Million in local, state, and federal funds having been secured to-date. In addition, federal funding for the design phase was recently awarded through the Puget Sound Regional Council's Transportation Alternatives Program (TAP) in the amount of \$441,150 (letter attached).

Working with WSDOT Local Programs staff, city staff expects funding authorization for the engineering design (PE) phase of work no later than July 15, 2023. Following WSDOT procedures for federal funding, a Request for Qualifications was published on April 12 and 19, seeking design professionals for the PE phase of work. Three (3) submittals were received by the May 3, 2023 deadline, interviews were held with each of the firms, scores were tabulated, and the selected firm is KPG Psomas, Inc.

Since this selection, staff has been working to negotiate an acceptable scope of work and budget with KPG Psomas for the PE phase. Attached is their draft scope and budget for Council's consideration, only considering up to 30% design at this time due to many factors that are yet to be considered. Staff is still in the process of reviewing this scope and budget with WSDOT Local Programs for concurrence prior to Council's action on this item, but staff felt it prudent to bring this item forward for discussion now due to limited calendar availability and a tight timeline to initiate the design effort. It is staff's professional opinion that adequate funding sources to complete 100% design are either in place or imminent, and more information will be brought to the Council when it is available.

### Item History:

N/A

**Recommended Action:**

Hold a discussion and provide staff guidance regarding Interurban Trail Phase 3 Design Contract

**Fiscal Note/Consideration:**

The TAP grant requires a minimum 13.5% local participation. For full utilization of the \$441,150 TAP Grant award, that would require \$68,850 in funds to come from another source. Staff anticipates leveraging the pending RCO Grant award and Traffic Impact Fees to fill this need.



# Puget Sound Regional Council

1011 WESTERN AVENUE, SUITE 500 \ \ \ SEATTLE, WA 98104-1035 \ \ \ psrc.org \ \ \ 206-464-7090

April 27, 2023

The Honorable Daryl Eiding  
City of Edgewood  
2224 104th Avenue E  
Edgewood, WA, 98372

Dear Mayor Eiding:

Congratulations! I'm pleased to let you know that City of Edgewood is receiving \$441,150 in PSRC funding for the following project:

| PROJECT                                    | AWARD AMOUNT | FUNDING DEADLINE |
|--------------------------------------------|--------------|------------------|
| Interurban Trail Phase III (Jovita Canyon) | \$441,150    | July 15, 2023    |

Additional funding from the Federal Highway Administration has become available in 2023. In April, PSRC's Executive Board approved distribution of these funds to projects on the contingency lists from our last major project selection process in 2022.

Securing federal transportation funding for communities in the region is one of the key roles of the Puget Sound Regional Council. Through our merit-based project selection process, PSRC ensures that federal transportation funds are put to work on priority projects that support the region's VISION 2050 growth plan.

As the region continues to work on maintaining and improving our transportation infrastructure, we are grateful for partners like you working to enhance mobility, support a resilient economy, and sustain a healthy environment and quality of life for people in the region.

Thank you for your leadership and for the excellent work by your staff. I look forward to continuing to partner with you on efforts to help the region thrive now and into the future.

Sincerely,

Josh Brown  
Executive Director  
Puget Sound Regional Council

CC: Jeremy Metzler, Public Works Director

## Exhibit A

### SCOPE OF WORK

#### City of Edgewood Interurban Trail Phase III - Jovita Canyon

KPG Psomas, Inc.  
June 15, 2023

#### A. Project Description/Background

The Interurban Trail Phase III – Jovita Canyon project (“Project”) proposes to complete the design and permitting for construction of a non-motorized trail with a paved surface and gravel shoulders along Puget Sound Electric Railway corridor linking disconnected segments of the regional Interurban Trail. The project extends east from the existing trailhead at 114<sup>th</sup> Ave E and terminates at the intersection of West Valley Hwy and Jovita Blvd E. The trail is planned to be 12’ wide with 2’ shoulders where practicable, generally following, and parallel to Jovita Blvd E within City-owned property and right-of-way along the north side of the road and connecting to a sidewalk under SR 167.

Critical area mitigation needs will be determined, following the completion of appropriate critical studies. Stream and/or wetland mitigation will occur in this watershed and be in compliance with report recommendations and Edgewood Municipal Code. Steep slopes will need to be mitigated through the design process, and the need for at least one bridge structure is anticipated.

The project has an assigned **DBE goal of 21%**.

This scope of work will include up to the preliminary design (30%) plans and cost estimate of approximately a one-mile segment of the trail, which may include the following elements, but is not limited to:

- ❑ Survey and base mapping.
- ❑ Preliminary geotechnical review and geotechnical engineering recommendations.
- ❑ Design and regrading of the former railway corridor to widen the grade from its existing width (4 to 8 feet) to 14 to 22 feet in width per the typical sections outlined in the 2005 Edgewood Interurban Trail Master Plan.
- ❑ For accessibility, design the trail up to 5% grade wherever practicable, but no more than 8% maximum grade.
- ❑ Identify retaining wall locations and heights (approximately 1,800 linear feet of cut walls and 1,800 linear feet of fill walls).
- ❑ Identify needs for water crossing elevated structures or culvert replacements to accommodate fish passage for Jovita Creek and its tributaries.
- ❑ Identify needs for trail design along the floodplain extending from W Valley Hwy to the west, immediately north of Jovita Boulevard (approximately 2,500 linear feet).
- ❑ Intersection improvements at W Valley Hwy and Jovita Blvd for the trail crossing. Coordination with Pierce County and WSDOT may be required if the intersection traffic signal is disturbed.
- ❑ New mid-block enhanced trail crossing at 114<sup>th</sup> Ave E.
- ❑ Preliminary Environmental and Permitting Evaluations.
- ❑ Wetland and Stream Delineation.
- ❑ Cultural Resources Survey.

## B. Project Assumptions

The following assumptions are made to provide direction to the design:

- ❑ The estimated project duration for completion of the project up to 30% submittal is 12 months.
- ❑ Construction will primarily stay within the existing City-owned property and right-of-way.
- ❑ Right-of-way services or support are not included in this contract.
- ❑ Sewer and water design are not included in this contract.
- ❑ Aerial utility undergrounding is not included in this contract. The utility poles and aerial facilities along the north side of Jovita Boulevard may require relocation, but because the area is within a floodplain, undergrounding is not recommended approach.
- ❑ Illumination design is not included in this contract. Any illumination design will be completed by PSE IntoLight.
- ❑ The Consultant shall prepare all drawings using AutoCAD or Civil 3D 2022 and KPG Drafting Standards.

## C. City-Provided Items:

- ❑ Right of entries for surveying, geotechnical exploration, and/or construction, as required.
- ❑ Submittal reviews, comments, and approvals (1 consolidated set of comments per submittal).
- ❑ Public notices, property owner mailings, postage.
- ❑ Grant funding documentation, if any.
- ❑ Arrangements for stakeholder meetings, which may be in-person or virtual meetings.
- ❑ Existing record drawings (as-built plans), horizontal and vertical monumentation, adjacent development plans, geotechnical reports, environmental reports, GIS maps, CAD drawings, and other applicable information, if available.
- ❑ Available transportation analysis reports, counts, and models.
- ❑ Contact information for franchise utility providers within the project area.

## D. Consultant Deliverables

Deliverables prepared by the Consultant are identified at the end of each Task.

## E. Scope of Work

### Task 1 – Management / Coordination / Administration

- 1.1 The Consultant will provide continuous project management and administrative services including:
- Project set-up and execute agreement
  - Execution of subconsultant agreements
  - Preparation of monthly invoices with progress reports
  - Schedule and budget monitoring
  - Coordination with City staff via phone, email, Microsoft Teams, and in-person meetings
  - Record keeping and project closeout
  - Monthly DBE reporting on WSDOT's online portal

- 1.2 Prepare for and attend monthly design coordination meetings with City Project Manager and other Staff or project stakeholders, as needed. These meetings will be held via Microsoft Teams unless otherwise requested by the City (estimate 12 meetings total).
- 1.3 The Consultant will prepare and update a project schedule.

Task 1 Deliverables:

- *Monthly invoice with progress reports (12 months)*
- *Monthly design meetings (estimated 12)*
- *Project schedule and updates using Microsoft Project (PDF)*

## **Task 2 – Survey and Base Mapping**

- 2.1 Establish horizontal and vertical control points along the corridor for field topographic survey. Basis of control will be NAD 83/2011 for horizontal, and NAVD 88 for vertical. Control points will be established and will be made available for use during design/construction. The consultant will locate, field survey, and calculate positions for monuments and control points throughout the project limits, using the Washington State plane coordinate system. Conventional or GPS surveying methods will be used in this project.
- 2.2 Field survey of planimetric features including but not limited to road crown, edge of the pavement, existing curb and gutter, sidewalk, and traffic striping/channelization along the north side of Jovita Blvd, fire hydrants, water meters, existing walls, mailboxes, fences, individual trees with a trunk diameter of 12" or above, vegetation, and utilities. Topographic mapping of the existing ground will be taken at approximately 25-ft intervals (to 2-ft. contour intervals).
- 2.3 The Consultant shall coordinate utility locates. Consultant shall subcontract with a utility locating company to paint conductible underground utility locations within the complete survey sections so that they can be surveyed in Task 2.2. While every reasonable effort will be made by KPG Psomas to depict the location of underground utilities based on utility locates, KPG Psomas is not liable for errors or omissions by utility locators or erroneous or insufficient information shown on utility record drawings.
- 2.4 CADD mapping work to prepare 1"=20' topographic base map and digital terrain model (DTM) in AutoCAD format of the project within the limits described above. KPG Psomas mapping standards and Civil3D version 2022 will be utilized in base map preparation.
- 2.5 Research Records. Determine which existing corners and monuments should be field located and surveyed.
- 2.6 Calculations for Railway and road ROW centerline alignment and ROW lines. Using the research information and the survey work described above, calculate location and surveyed corners, roadway features and monuments. The Railway and ROW centerline and margins will be defined geometrically using Washington state plane coordinates and stationing will be assigned to the alignment.
- 2.7 Potholing to identify potential utility conflicts will be performed as necessary for design (50 estimated). The locations of the potholes will be surveyed and added to the basemap.

Task 2 Assumptions:

- *All parcel lines and existing ROW outside of the project area will be defined using Pierce County GIS*

Task 2 Deliverables:

- *Electronic copy of the completed basemap*

### **Task 3 – Subconsultant Coordination**

- 3.1 Geotechnical Analysis: KPG Psomas' effort under this task includes coordination with HWA GeoSciences, reviewing their deliverables, providing information such as CAD drawings, plans, figures, and details, and incorporating geotechnical recommendations into the contract drawings and specifications. See attached Proposal from HWA GeoSciences for additional information including a list of assumptions and deliverables.
- 3.2 Constructability Review: KPG Psomas' effort under this task includes coordination with Ott-Sakai & Associates, LLC, reviewing their deliverables, providing information such as CAD drawings, plans, figures, and details, and incorporating site access, traffic control, and constructability recommendations into the contract drawings and specifications. See attached Proposal from Ott-Sakai & Associates, LLC for additional information including a list of assumptions and deliverables.
- 3.3 Wetland Delineation and Cultural Resource Services: KPG Psomas' effort under this task includes coordination with Environmental Science Associates (ESA), coordinating field activities, reviewing their deliverables, providing information such as CAD drawings and GIS layers, mitigation plans, figures, and details. See attached Proposal from ESA for additional information including a list of assumptions and deliverables.
- 3.4 Structural Engineering: KPG Psomas' effort under this task includes coordination with V+M Structural Design, design coordination meetings, providing information such as CAD drawings, figures, and details. See attached Proposal from V+M Structural Design for additional information including a list of assumptions and deliverables.

### **Task 4 – Preliminary Environmental and Permitting Evaluations**

The Consultant shall provide an evaluation of existing conditions on the site and will provide a technical memorandum summarizing these conditions. In addition, the Consultant will provide a permit matrix for the project, summarizing the local, state, and federal permits that will be required for the project. These documents will assist the City in assessing permitting complexities, permitting timelines, and preliminary project mitigation needs and planning-level costs.

- 4.1 Field Assessment and Meetings  
This task is for regular communication and coordination with the project engineers, technical staff, and City staff, as well as time to assess overall site conditions in conjunction with the project design team.
- 4.2 Existing Conditions/ Permitting Considerations Memo  
The Consultant will summarize information on existing critical areas in a technical memorandum, summarizing information from the field assessment, a review of relevant data sources and resource maps, the Critical Areas Existing Conditions Report, and the geotechnical report (see Task 3). The memo will include brief discussions of the

permitting implications of the critical areas present within or adjacent to the project area, as well as a permit matrix. The permit matrix will describe all relevant local, state, and federal environmental permits and approvals anticipated on the project, and describe regulated activities/permit triggers, submittal requirements, and estimated permit review timelines.

**Task 4 Assumptions:**

- *This task does not include the preparation of any environmental permits and approvals.*

**Task 4 Deliverables:**

- *Draft Preliminary Environmental and Permitting Evaluation for comments by the City*
- *Final Preliminary Environmental and Permitting Evaluation*

**Task 5 – 30% Design**

- 5.1 The Consultant shall develop 30% plans for the entire project limits of the Interurban Trail Phase III – Jovita Canyon from 114<sup>th</sup> Ave E to Jovita Blvd/W Valley Hwy E. In general, these plans will convey the proposed horizontal locations of improvements including the location and approximate height of retaining walls, general layout of elevated structures and/or culvert crossings, and disturbance and restoration limits, with basic construction notes. Construction details will not be included. A preliminary trail vertical profile will be included. It is anticipated that the 30% plans will include the following:

- ❑ Cover Sheet
- ❑ Legend and Abbreviations
- ❑ Sheet Index, Alignment Plan, and Survey Control
- ❑ Typical Trail Sections
- ❑ Site Preparation Plans
- ❑ Trail Plans and Profiles

- 5.2 The Consultant shall calculate and provide quantities to Ott-Sakai & Associates for their preparation of a 30% design level cost estimate showing proposed pay items and method of measurement.

- 5.3 The Consultant shall provide internal quality assurance/quality control (QA/QC) review of all deliverables prior to submittal.

**Task 5 Deliverables:**

- *30% Plans (PDF)*
- *30% Construction Cost Estimate (PDF)*

**Task 5 Assumptions:**

- *Trail will be designed utilizing the WSDOT Design Manual Division 15 – Pedestrian and Bicycle Facilities.*
- *Trail section will be designed as outlined in the 2005 Master Plan for Edgewood's Interurban Trail – Jovita / Bluffs Section as follows:*





### Trestle and Crossings Trail Section

- Apply typical trail section standards with exception of:
- Minimum 20 foot width between trestle, bridge and/or crossing side safety railings/barriers walls

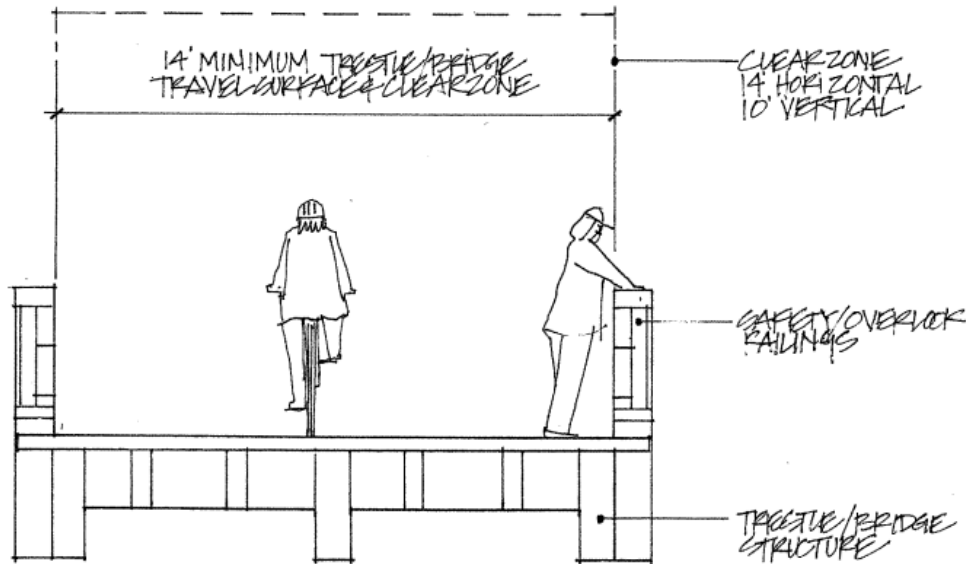


Figure C5 - 5. Typical Trestle/Bridge Trail Design Section

## F. Additional Services

The City may require other services of the Consultant. The scope of these services will be determined based on the unanticipated project needs or other considerations at the sole discretion of the City. This work may include, but is not necessarily limited to the following:

- Final design and permitting
- Public outreach services
- Right-of-way services
- Arborist services
- Structural engineering services
- Sewer, water, joint utility trench design services
- Illumination and/or traffic signal modification design services
- Supplemental survey and base mapping not included in Task 2
- Grant funding assistance
- Construction services, such as construction management, inspection, construction surveying and staking, record drawings, or as-built preparation

These services will be authorized under a future contract supplement if necessary. At the time these services are required, the Consultant will provide a detailed scope of work and an estimate of cost. The Consultant shall not proceed with additional work until the City has authorized the work and issued a notice to proceed.



|                                      |  |    |            |
|--------------------------------------|--|----|------------|
| Total Subconsultant Expense          |  | \$ | 168,773.73 |
| Reimbursable Direct Non-Salary Costs |  |    |            |
| Mileage at current IRS rate          |  |    |            |
| Reproduction Allowance               |  |    |            |
| Total Reimbursable Expense           |  | \$ | -          |
| Total Estimated Budget               |  | \$ | 440,223.85 |

**Project Cost Estimate**  
**Edgewood Interurban Trail Phase III**  
**Geotechnical Services through 30% Design**  
**Edgewood, Washington**



**HWA Ref: 2023-083-21**  
**Date: 13-Jun-23**

**Prepared By: JTW/BKH**

**Scope of Work:**

Project setup and coordination.

Collect and review available geotechnical information for the project alignment. This review will include online geotechnical databases, geologic maps, and HWA's internal library.

Perform site reconnaissance visits to evaluate existing conditions and assess various project elements (assumes 2 separate trips).

Perform preliminary geotechnical engineering analyses based on existing information, alignment options, and site visits.

Prepare a technical memorandum containing the results of the data compilation, visual reconnaissance, engineering analyses, and preliminary geotechnical engineering recommendations.

Finalize the technical memorandum upon receipt of review comments.

**ESTIMATED HWA LABOR:**

| WORK TASK<br>DESCRIPTION                       | PERSONNEL & 2023 HOURLY RATES |            |         |          |           |           |         |          | TOTAL<br>HOURS | TOTAL<br>AMOUNT |
|------------------------------------------------|-------------------------------|------------|---------|----------|-----------|-----------|---------|----------|----------------|-----------------|
|                                                | Geol. VIII                    | Engr. VIII | Engr. V | Geol. IV | Geol. III | Contracts | CAD     | Clerical |                |                 |
|                                                | \$85.00                       | \$87.50    | \$58.50 | \$46.00  | \$37.50   | \$45.00   | \$32.50 | \$33.00  |                |                 |
| Project Setup/Coordination                     |                               |            | 2       |          |           | 2         |         |          | 4              | \$207           |
| Collect and Review Available Geotechnical Data |                               | 4          | 8       |          |           |           |         |          | 12             | \$818           |
| Site Reconnaissance Visits                     |                               | 18         | 18      |          |           |           |         |          | 36             | \$2,628         |
| Preliminary Geotechnical Engineering Analyses  |                               | 6          | 12      |          |           |           |         |          | 18             | \$1,227         |
| Prepare Draft Technical Memorandum             |                               | 8          | 20      |          |           |           | 6       | 2        | 36             | \$2,131         |
| Finalize Technical Memorandum                  |                               | 2          | 4       |          |           |           | 2       |          | 8              | \$474           |
| Consultation / Project Management / QA/QC      |                               | 4          | 4       |          |           | 4         |         |          | 12             | \$764           |
| <b>DIRECT SALARY COST:</b>                     | 0                             | 42         | 68      | 0        | 0         | 6         | 8       | 2        | 126            | <b>\$8,249</b>  |

**GEOTECHNICAL LABORATORY TEST SUMMARY:**

| Test                                | Est. No.<br>Tests | Unit<br>Cost | Total<br>Cost |
|-------------------------------------|-------------------|--------------|---------------|
| Moisture Content                    | 0                 | \$24         | \$0           |
| Grain Size Distribution             | 0                 | \$130        | \$0           |
| Grain Size with Hydrometer          | 0                 | \$275        | \$0           |
| Atterberg Limits (plasticity index) | 0                 | \$250        | \$0           |

**LABORATORY TOTAL: \$0**

**ESTIMATED DIRECT EXPENSES:**

|                                           |       |
|-------------------------------------------|-------|
| Mileage                                   | \$200 |
| Traffic Control                           | \$0   |
| Field Equipment                           | \$0   |
| Private Utility Locator                   | \$0   |
| Excavation Subcontractor for Drill Access | \$0   |
| Drilling Subcontractor                    | \$0   |
| Laboratory Testing                        | \$0   |

**TOTAL DIRECT EXPENSES: \$200**

|                          |                 |
|--------------------------|-----------------|
| Direct Salary Cost (DSC) | \$8,249         |
| OH @ 208.31% * DSC       | \$17,183        |
| Fee @ 30% * DSC          | \$2,475         |
| Total Labor Costs        | \$27,907        |
| Direct Expenses          | \$200           |
| <b>GRAND TOTAL:</b>      | <b>\$28,107</b> |

**Assumed Conditions:**

1. All hours and items are estimated, and may be shifted between tasks within the limits of the total budget at the discretion of HWA's project manager.
2. This cost estimate assumes no subsurface explorations will be performed for this phase.



## Ott-Sakai & Associates, LLC

PO Box 247  
Mountlake Terrace, WA 98043

Dear Olivia:

We are pleased to submit our level of effort (LOE) estimate for the City of Edgewood -Interurban Trail Phase 3. Our LOE estimate assumes the following scope of work:

- Constructability review and a contractor style cost estimate at the 30% design submittal milestone.

| KPG-Posomas City of Edgewood- Interurban Trail Phase 3 |                              |           |                                |                         |                 |             |
|--------------------------------------------------------|------------------------------|-----------|--------------------------------|-------------------------|-----------------|-------------|
| OTT-SAKAI                                              |                              |           |                                |                         |                 |             |
| Task                                                   | Work Element                 | Principal | Senior Construction Specialist | Construction Specialist | Contracts Admin | TOTAL HOURS |
|                                                        | Direct Labor Rate            | \$120.00  | \$120.00                       | \$113.00                | \$84.50         |             |
|                                                        | Loaded Labor Rate Rate       | \$251.71  | \$251.71                       | \$237.03                | \$177.25        |             |
| <b>TASK -Project Management</b>                        |                              |           |                                |                         |                 |             |
| 1.1                                                    | PM                           | 6         |                                |                         |                 | 6           |
| 1.2                                                    | Kick Off Meeting             |           | 2                              |                         |                 | 2           |
| 1.3                                                    | Attend meetings              | 0         | 2                              |                         |                 | 2           |
| 1.4                                                    | Invoicing                    |           |                                |                         | 6               | 6           |
|                                                        | Subtotal Hours               | 6         | 4                              | 0                       | 6               | 16          |
|                                                        | Subtotal Cost                | \$ 1,510  | \$ 1,007                       | \$ -                    | \$ 1,064        | \$ 3,581    |
| <b>TASK - 30% Design</b>                               |                              |           |                                |                         |                 |             |
|                                                        | Constructability Review- 30% |           | 20                             |                         |                 | 20          |
|                                                        | Cost Estimate- 30%           |           | 100                            |                         |                 | 100         |
|                                                        | Subtotal Hours               | 0         | 120                            | 0                       | 0               | 120         |
|                                                        | Subtotal Cost                | \$ -      | \$ 30,205                      | \$ -                    | \$ -            | \$ 30,205   |
|                                                        | <b>TOTAL HOURS</b>           | 6         | 124                            | 0                       | 6               | 136         |
|                                                        | <b>TOTAL LABOR COST</b>      | \$ 1,510  | \$ 31,212                      | \$ -                    | \$ 1,064        | \$ 33,786   |
| <b>Expenses</b>                                        |                              |           |                                |                         |                 |             |
| Item                                                   | Description                  | Cost      |                                |                         |                 |             |
|                                                        |                              |           | TOTAL LABOR COST               |                         |                 |             |
|                                                        |                              |           | \$ 33,786                      |                         |                 |             |
|                                                        |                              |           | TOTAL EXPENSES                 |                         |                 |             |
|                                                        |                              |           | \$ -                           |                         |                 |             |
|                                                        |                              |           | TOTAL                          |                         |                 |             |
|                                                        |                              |           | \$ 33,786                      |                         |                 |             |

Sincerely,

Ott-Sakai & Associates

Kevin Sakai

Bill Ott  
[bill@ott-sakai.com](mailto:bill@ott-sakai.com)  
425.890.3533

Kevin Sakai  
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206.409.0631



# City of Edgewood Interurban Trail Phase III - Jovita Canyon

## SCOPE OF WORK

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### Project Description

KPG Psomas, on behalf of the City of Edgewood, has asked ESA to assist with the Interurban Trail Phase III - Jovita Canyon project. The City is proposing to construct a non-motorized trail with paved surface and gravel shoulders along a segment of the historic Puget Sound Electric Railway corridor linking disconnected segments of the regional Interurban Trail. This project will extend east from the City's current trail head at 114th Ave E and terminate at West Valley Hwy and Jovita Blvd E. The trail is planned to be 12' wide with 2' shoulders wherever practicable, generally following / parallel to Jovita Blvd E within City-owned property and right-of-way along the north side of the road and connecting to recent work completed by the City of Pacific ending at Stewart Road via a sidewalk under SR-167. The trail provides recreational opportunities for residents and visitors alike who utilize the trail for non-motorized activities, connecting multiple cities, with many utilizing the trail to bike to work. The construction of this missing link will provide for a safer network by completing an east-west active transportation network connection, allowing users to stay off Jovita Blvd E, a busy arterial roadway. The project will be constructed using federal funds, which makes the project subject to compliance with Section 106 of the National Historic Preservation Act.

This scope of work describes the tasks and activities necessary to complete cultural resources and critical areas compliance.

### Project Tasks

#### Task 1 — Project Management

ESA will meet with the design team, prepare progress reports and invoices, manage budget and schedule, prepare a project specific safety plan, and conduct quality control and assurance.

#### Deliverables:

- Monthly progress reports (submitted with monthly invoice).

#### Assumptions:

- The project is anticipated to last up to 12 months from notice to proceed to check-out.
- There will be a maximum of 4 coordination meetings, each being one hour in duration.

## Task 2 — Wetland and Stream Delineation and Existing Conditions Memo

ESA will perform a background review of publicly available information regarding environmental conditions in the vicinity of the site. The purpose of this background reviews to identify areas that may be subject to regulation by the U.S. Army Corps of Engineers (Corps) and the City of Edgewood's critical areas ordinance (CAO) for wetlands (Edgewood Municipal Code [EMC] 14.40) and streams (EMC 14.50). Following the background review, ESA will perform field investigations to map the extents of wetlands and streams within the parcel. If wetlands are observed, ESA will delineate the wetland boundary in accordance with methods defined in the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0) (US Army Corps of Engineers [Corps] 2010) and the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987). Wetland boundaries will be flagged and flag location will be recorded using a GPS unit. Additionally, ESA will delineate the ordinary high water mark (OHWM) of any streams observed on or near the site according to the methods in Ecology's Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State. These flags will also be recorded using a GPS unit.

In addition to delineating the boundaries of any observed wetlands, ESA will complete a wetland rating form as described in Washington State Wetland Rating System for Western Washington: 2014 Update (Ecology Publication No. 14-06-029). ESA will use the results of the wetland rating to identify applicable wetland buffer extents per the City of Edgewood's buffer standards in EMC 14.40.030.

To inform trail design, findings will be documented in an Existing Conditions Memo that will include a brief description of wetlands and streams onsite, wetland rating forms, and figures showing wetland and stream boundaries and their associated buffers.

### Deliverables:

- GIS shapefiles of delineated wetland and stream boundaries and their associated buffers to inform project design.
- Draft and Final Existing Conditions Memo

### Assumptions:

- Prior to initiating fieldwork, KPG will provide a GPS shapefile to ESA containing the footprint of potential direct impacts (ground disturbing work).
- Wetlands and streams will only be delineated on the north side of Jovita Boulevard E and within 225 feet of the proposed alignment.
- It is currently unknown if the portion of the proposed trail which leads from the railbed on the plateau downslope to Jovita Boulevard, which is located on steep slopes, can be safely accessed during the field surveys. If, when site conditions are evaluated, this area is assessed as too steep to be safely surveyed, ESA will notify KPG Psomas for subsequent discussion and coordination of the issue with the City and WSDOT.
- Task 2 fieldwork can be conducted in three 10-hour days with two biologists, including travel.
- KPG will be responsible for acquiring rights of entry to field reconnaissance sites.



- ESA will arrange to have utilities located and flagged prior to fieldwork for this Task, pursuant to RCW 19.122 “Underground Utilities,” which requires notification to the State Public Works Office at least 3 days before digging.

## Task 3 — Critical Areas Existing Conditions Report

Once the trail alignment is established, ESA will prepare a Critical Areas Existing Conditions Report in accordance with the requirements in EMC 14.10.080. The document will serve as the basis for a complete critical areas report (CAR) that will be prepared in a future project phase, and that will include impacts and proposed mitigation measures.. ESA will address existing conditions of the following critical areas regulated by the City:

- Wetlands
- Critical Fish and Wildlife Habitat Areas
- Aquifer Recharge and Well head Protection Areas
- Volcanic Hazard Areas
- Flood Hazard Areas
- Natural Resource Areas

### Deliverables:

- Draft and Final Critical Areas Existing Conditions Report

### Assumptions:

- The Critical Areas Existing Conditions Report will address two critical areas in detail, wetlands and fish and wildlife habitat conservation areas. As the project is assumed to have no effect on the other critical areas listed above, the report will only include a brief description of them based on existing mapping.
- Other critical areas regulated by the City not listed above, including landslide hazard areas, seismic hazard areas, and erosion hazard areas, will be covered by other firms on the project team.
- All documents will be produced electronically in PDF and /or MS Word format and delivered via email, unless otherwise specified.

## Task 4 – Cultural Resources Compliance

ESA will assist the City with Section 106 compliance for cultural resources. This will include:

Section 106 Correspondence - ESA will draft Section 106 correspondence for the City to submit to the lead federal agency. The correspondence propose a definition for the project’s Area of Potential Effects (APE) and request the lead federal agency to initiate Section 106 consultation with the Washington Department of Archaeology and Historic Preservation (DAHP), Affected Tribes, and other Consulting Parties (as identified by the federal agency). ESA will submit Draft Correspondence (Word format) for simultaneous review by KPG Psomas and the City. Once all comments are received, ESA will prepare Revised Correspondence and submit it to KPG Psomas and the City. The City will submit the correspondence to the lead federal agency. Per Section 106, Consulting Parties have 30 days to comment on the definition of the APE or other concerns; fieldwork may not be conducted until the 30 day period has elapsed.

**Archival Research** – ESA will conduct archival research at the Washington State Department of Archaeology and Historic Preservation (DAHP), relevant libraries and archives, within its own research library, and online repositories to identify recorded and potential cultural resources in the project study area. ESA will review (as available) archaeological site records, survey reports, histories, environmental and geological studies, geotechnical reports, and other resources to synthesize the cultural and environmental background. ESA will also review project-specific environmental and geological background information, if available from the KPG Psomas/City. This research is required to prepare a cultural resources assessment technical report that meets DAHP and Secretary of the Interior (SOI) standards for cultural resources reporting.

**Fieldwork** – ESA will conduct archaeological surface and subsurface survey of the APE. ESA will notify Affected Tribes of cultural fieldwork at least 5 business days in advance, and invite tribal representatives to observe the survey. Steep slopes will not be surveyed if this cannot be done safely. ESA will arrange to have utilities located and flagged prior to fieldwork for this Task, pursuant to RCW 19.122 “Underground Utilities,” which requires notification to the State Public Works Office at least 3 days before digging. ESA will excavate up to 50 shovel probes in locations where project ground disturbance will exceed the footprint of the rail corridor. Probes will be excavated using a round nosed shovel, approximately 30 cm in diameter to: 1) 1 meter in depth, or 2) until impassable conditions (e.g., groundwater, buried logs, boulders, etc.) are encountered, or 3) 20 cm into intact glacial deposits (whichever comes first). Probes will be immediately backfilled upon completion. ESA assumes that no artifacts will be encountered; if artifacts are encountered they will be documented in the field and reburied in the hole from which they originated.

**Archaeological Site Form** – The historic Puget Sound Electric Railway corridor is older than 50 years and is in ruins. As such, it qualifies an archaeological site. Segments of the corridor elsewhere have been recorded as archaeological site 45PI1408. ESA will update the site form for 45PI1408 to include the segment of the corridor that is within the APE. ESA will provide a recommendation regarding the eligibility of the segment for listing in the National Register of Historic Places. ESA assumes that only one site form will be prepared. If additional site forms are required, a scope and budget amendment will be required.

**Technical Report** – ESA will summarize the cultural resources findings and recommendations in a Technical Report. The report will meet the current DAHP and SOI standards for a cultural resources assessment. ESA will submit a Draft Report (Word format) for simultaneous review by KPG Psomas and the City. Once all comments are received, ESA will prepare the Final Report (PDF format) and submit it to KPG Psomas and the City. ESA will upload the Final Report to DAHP’s WISAARD system, under the direction of the lead federal agency. ESA will submit the project activity for review by DAHP, and the lead federal agency will notify DAHP and Affected Tribes that the report and any site forms are ready for review. If DAHP or Affected Tribes require revisions for the Final Report, and the lead federal agency concurs, ESA will prepare up to one Revised Final Report (PDF format) for re-submittal to DAHP under the direction of the lead federal agency.

## **Deliverables:**

- Draft and final Section 106 Correspondence
- One archaeological site form
- Draft and final Technical Report

**Assumptions:**

- The Study Area will be a 1-mile radius of the project footprint (1-mile is standard) for archaeological resources. For aboveground historic resources (buildings, structures, and objects), the Study Area will include APE.
- No historic property inventory will be conducted at this time. If the lead federal agency determines that historic property inventory is required, a scope and budget amendment will be required.
- No archaeological sites or isolates (apart from the known rail corridor) will be encountered during ESA's fieldwork. If such materials are encountered and must be documented with the Washington State Department of Archaeology and Historic Preservation, a scope and budget amendment will be required.

**TABLE 1: PRICING PROPOSAL**  
**ESA Labor Detail and Expense Summary**

[illegible]

|                                                          |              |                     |
|----------------------------------------------------------|--------------|---------------------|
| <b>ESA Raw Labor Costs</b>                               |              | <b>\$ 18,386</b>    |
| OH                                                       | 196.03%      | <b>\$ 36,042</b>    |
| <b>Fee</b>                                               | <b>30.0%</b> | <b>\$ 5,516</b>     |
| <b>Total Labor</b>                                       |              | <b>\$ 59,942.93</b> |
| <b>ESA Non-Labor Expenses</b>                            |              |                     |
| GPS Daily (10x\$75)                                      |              | <b>\$ 750</b>       |
| Company Vehicle Daily (10x\$130)                         |              | <b>\$ 1,300</b>     |
| <b>Subtotal ESA Non-Labor Expenses</b>                   |              | <b>\$ 2,050</b>     |
| <b>Subconsultant Costs (see Attachment B for detail)</b> |              | <b>\$ -</b>         |

|                            |                     |
|----------------------------|---------------------|
| <b>TOTAL PROJECT PRICE</b> | <b>\$ 61,992.93</b> |
|----------------------------|---------------------|

## EXHIBIT A

## SCOPE OF WORK FOR STRUCTURES

### INTERURBAN TRAIL PHASE III – JOVITA CANYON

## The City of Edgewood

June 14, 2023

## INTRODUCTION

The City of Edgewood (the City) is planning to design and construct a non-motorized trail with paved surface and gravel shoulders along Puget Sound Electric Railway corridor linking disconnected segments of the regional Interurban Trail. The project will extend east from the City's current trail head at 114th Ave E and terminate at West Valley Hwy and Jovita Blvd E. The trail is planned to be 12' wide with 2' shoulders wherever practicable, generally following / parallel to Jovita Blvd E within City-owned property and right-of-way along the north side of the road and connecting to recent work completed by the City of Pacific ending at Stewart Road via a sidewalk under SR-167. The trail crosses several streams and includes a long section of retaining walls and a segment of boardwalk.

The project is being led by Psomas Inc. (PRIME Consultant) and V+M Structural Design, Inc. (Consultant) will support on the structural scope.



**Assumptions:**

- Up to three (3) bridges comprised of prefabricated steel trusses supported on engineered abutments.
- Approximately 1800 LF of retaining wall varying in height between 10'-30'.
- Up to 2500 LF of boardwalk within floodplain.

## DETAILED TASK DESCRIPTION

### General Assumptions:

1. *The level of effort for each task and subtask is limited to the amount of labor and expenses indicated in Level of Effort provided in Exhibit B. It is assumed that budget may be transferred between tasks, provided the total contracted amount is not exceeded.*
2. *60%, 90% and 100% design services may be scoped in a follow-up amendment.*
3. *30% Design will be 20 weeks.*
4. *The Consultant is responsible for meeting deadlines for their tasks only; Consultant has no control over those portions of the schedule related to the tasks performed by any third party.*
5. *The Project will use U.S. Customary units.*

### Task 1.0 – Project Management

This task includes services to plan, perform and coordinate with the design team on the structural design of the trail structures.

#### Task 1.1 – Project Management/Coordination

This task includes planning, performing and coordinating the structural design with the project team.

#### Task 1.2 – Project Administration

This task involves contract administration, including invoicing.

### Assumptions:

- *Internal project team coordination meeting: one (1) kick-off meeting, four (4) bi-weekly meetings, and one (1) type selection meeting. Each meeting is assumed to be one (1) hour in duration.*
- *All meetings will take place via videoconference.*
- *Psomas will provide vicinity and utility maps, site profile, geotechnical, hydraulic information, and other relevant background information for review.*
- *Psomas will provide survey.*
- *High water will be delineated by others and included in the survey.*
- *Geotechnical data will be provided by others*

### Deliverables:

- *Monthly Invoices and Progress Report in pdf format (1 copy).*

### Task 2.0 – 30% Design

The scope under this task involves preparing a basic Type, Size & Location (TS&L) Report for the bridges, walls, and boardwalk structures and advancing the design to a 30% level. The following tasks will be performed by V+M.

#### Task 2.1 – Data Gathering

During the Data Gathering phase, V+M will make a site visit and familiarize themselves with the existing conditions, water features, topography, any utilities, ground conditions, project documents, etc. This includes:

- Each bridge site base map and survey information
- Profiles and grades

- Detour or staging construction plans
- Utility maps
- Geotechnical information

#### Task 2.2 – Type, Size & Location (TS&L) Report

V+M will prepare Type, Size & Location Report sections relevant to the structural elements associated with the trail project. Tasks include:

- Outline of key design criteria
- Identification of the project constraints for the bridges
- Wall types to support a segment of the trail
- Structural options for the boardwalk
- Quality control for all submitted documents

#### Task 2.3 – 30% Design

General arrangement drawings will be developed for each bridge, retaining wall, and boardwalk, including:

- 30% design of the structures
- Preparation of general arrangement drawings for the proposed structures
- Quality control for submitted documents

#### Assumptions:

- *V+M will conduct one site visit walk through to orient ourselves with the structural requirements.*
- *Psomas will be responsible for preparing the full TS&L report with appendices, with V+M providing inputs to the report where needed.*
- *Psomas will prepare the trail alignment, profile and sections in Civil3D v2022 and will provide this to V+M for use in the preliminary design.*
- *The 30% Cost Estimate and quantities for the structural elements will be prepared by others.*
- *Standard Specifications will be based on WSDOT.*
- *V+M will prepare general structural plans using AutoCAD.*

#### Deliverables:

- *Structural content for the Type, Size & Location Report*
- *30% Drawing List includes:*
  - *General Notes*
  - *Bridge Site Plans (3 count)*
  - *Bridge General Arrangements (3 count)*
  - *Boardwalk Site Plan*
  - *Boardwalk General Arrangement*



PROPOSED LABOR:

| TASK                   | WORK TASK DESCRIPTION           | 2023 Billing Rates |               |               |            |               |              |          | TOTAL<br>HOURS | TOTAL LABOR  |
|------------------------|---------------------------------|--------------------|---------------|---------------|------------|---------------|--------------|----------|----------------|--------------|
|                        |                                 | Principal Engr     | Bridge Engr 4 | Bridge Engr 2 | Sr Planner | Bridge Engr 4 | Lead Drafter | Drafter  |                |              |
|                        |                                 | S. Valdovinos      | C. Wong       | C. Boissy     | C. Muraki  | Y. Hosek      | S. Varney    | G. Lee   |                |              |
|                        |                                 | \$ 235.00          | \$ 135.50     | \$ 100.25     | \$ 138.60  | \$ 140.20     | \$ 129.00    | \$ 90.25 |                |              |
| 1.0                    | Project Management              | 10                 | 10            | 0             | 16         | 0             | 0            | 0        | 36             | \$ 5,922.60  |
| 1.1                    | Project Management/Coordination | 4                  | 10            |               |            |               |              |          | 14             |              |
| 1.2                    | Project Administration          | 6                  |               |               | 16         |               |              |          | 22             |              |
| 2.0                    | 30% Design                      | 28                 | 40            | 40            | 0          | 26            | 30           | 60       | 224            | \$ 28,940.20 |
| 2.1                    | Data Gathering                  | 4                  | 4             | 4             |            | 4             |              |          | 16             |              |
| 2.2                    | TS&L                            | 4                  | 12            | 16            |            | 6             |              |          | 38             |              |
| 2.3                    | 30% Design                      | 20                 | 24            | 20            |            | 16            | 30           | 60       | 170            |              |
| SUBTOTAL: DESIGN LABOR |                                 | 38                 | 50            | 40            | 16         | 26            | 30           | 60       | 260            | \$ 34,862.80 |

|             |    |    |    |    |    |    |    |     |              |
|-------------|----|----|----|----|----|----|----|-----|--------------|
| TOTAL LABOR | 38 | 50 | 40 | 16 | 26 | 30 | 60 | 260 | \$ 34,862.80 |
|-------------|----|----|----|----|----|----|----|-----|--------------|

| OTHER DIRECT COSTS (ODCs): |         |  |  |  |  |    |         | COST    |
|----------------------------|---------|--|--|--|--|----|---------|---------|
| 1                          | Mileage |  |  |  |  | 40 | \$0.625 | \$25.00 |
|                            |         |  |  |  |  |    |         |         |
|                            |         |  |  |  |  |    |         |         |
| SUBTOTAL - ODCs            |         |  |  |  |  |    |         | \$25.00 |

|             |              |
|-------------|--------------|
| GRAND TOTAL | \$ 34,887.80 |
|-------------|--------------|

Notes:





## City Of Edgewood Council Agenda Summary Sheet

|                                                                                                                                                      |                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subject:</b><br>Fireworks                                                                                                                         | <b>Agenda Item #:</b> 2.H                                                                                                                                                                                                                                           |
|                                                                                                                                                      | <b>For Agenda of:</b> 6/20/2023                                                                                                                                                                                                                                     |
|                                                                                                                                                      | <b>Prepared by:</b> Mark Berry                                                                                                                                                                                                                                      |
| <b>Attachments (list):</b><br>1. Pierce County Fireworks Ord No 2021-79                                                                              |                                                                                                                                                                                                                                                                     |
| <b>Approval of Materials:</b><br>Mark Berry<br>Rachel Pitzel, City Clerk/HR<br>Director 6/15/2023<br>Dave Gray 6/15/2023<br>Daryl Eidinger 6/15/2023 | <b>Expenditure Required:</b><br>N/A Discussion Only<br><b>Amount Budgeted:</b><br>N/A<br><b>Timeline:</b><br>June 20, 2023 Study Session for review and discussion by Council and the Mayor.<br>June 27, 2023 Regular Council Meeting for potential Council action. |

### Summary Statement:

Pierce County Council legislated power to the County Fire Marshal, the ability to restrict use of Fireworks in unincorporated Pierce County due to environmental conditions on and emergency basis. Specific weather and environmental conditions can greatly increase the potential for fireworks to create an extreme hazard to public safety and property.

### Item History:

### Recommended Action:

Discuss and advise the Mayor on the Council's desire to move the legislation forward as amended or as written for potential action at the June 27th Regular Council Meeting.

### Fiscal Note/Consideration:

NA

1 Sponsored by: Councilmembers Dave Morell, Jani Hitchen, Ryan Mello, and Derek Young  
2 Requested by: County Council  
3  
4  
5  
6  
7

## 8 **ORDINANCE NO. 2021-79**

9  
10  
11  
12

13 **An Ordinance of the Pierce County Council Amending Section 17C.60.230**  
14 **of the Pierce County Code, "Fireworks," by Granting the**  
15 **Pierce County Fire Marshal the Authority to Issue a**  
16 **Temporary Order Prohibiting the Discharge of Consumer**  
17 **Fireworks, Extending the Dates the Sale of Fireworks is**  
18 **Permitted within the Unincorporated Area of Pierce County,**  
19 **and Limiting the Discharge of Consumer Fireworks to July 4**  
20 **and December 31; and Setting an Effective Date.**

21  
22 **Whereas**, the state fireworks regulations are codified at Chapter 70.77 of the  
23 Revised Code of Washington (RCW); and  
24

25 **Whereas**, RCW 70.77.395 provides that consumer fireworks may be sold and  
26 purchased from 12:00 noon to 11:00 p.m. on June 28, from 9:00 a.m. to 11:00 p.m. on  
27 June 29 through July 4, from 9:00 a.m. to 9:00 p.m. on July 5, and from 12:00 noon to  
28 11:00 p.m. on December 27 through December 31; and  
29

30 **Whereas**, RCW 70.77.395 provides that consumer fireworks may be discharged  
31 from 12:00 noon to 11:00 p.m. on June 28, from 9:00 a.m. through 11:00 p.m. on  
32 June 29 through July 3, from 9:00 a.m. through 12:00 midnight on July 4, from 9:00 a.m.  
33 through 11:00 p.m. on July 5, and from 6:00 p.m. on December 31 through 1:00 a.m. on  
34 January 1 of the subsequent year; and  
35

36 **Whereas**, RCW 70.77.250(4) provides that the Chief of the Washington State  
37 Patrol, through the director of fire protection, shall adopt rules to ensure statewide  
38 minimum standards for the enforcement of the state fireworks laws, that counties and  
39 cities shall comply with these state rules, and that any ordinances adopted by a county  
40 that are more restrictive than state law shall have an effective date no sooner than one  
41 year after their adoption; and  
42

43 **Whereas**, Section 17C.60.230 of the Pierce County Code (PCC) sets forth the  
44 regulations related to the allowable discharge of fireworks in unincorporated Pierce  
45 County; and  
46  
47



1       **Whereas**, PCC 17C.60.230 D. requires the Pierce County Fire Marshal to  
2 promptly notify the Pierce County Council any time all of the following three criteria are  
3 met:

- 4  
5       1. The Burning Index is Extreme as determined by the State of Washington  
6 Department of Natural Resources for the entire County; and
- 7  
8       2. The Fuel Moisture Content of the 10 hour fuels is below 8 as determined by  
9 the Pierce County Fire Marshal from six different geographic locations in the  
10 County; and
- 11  
12       3. The Energy Release Component is in the 90th percentile as determined by  
13 the State of Washington Department of Natural Resources. The PCC sets  
14 forth the regulations related to the allowable discharge of fireworks in  
15 unincorporated Pierce County; and

16  
17       **Whereas**, the measurement of fuel moisture content in PCC 17C.60.230 D. is  
18 the only criterion directly measured by the Pierce County Fire Marshal; and

19  
20       **Whereas**, the sound of the indiscriminate discharge of consumer fireworks can  
21 unsettle many persons and can harm the health and welfare of infants and military  
22 veterans, as well as service animals, livestock, and pets; and

23  
24       **Whereas**, Pierce County is experiencing unprecedented, record-breaking  
25 heatwaves that are creating extreme fire-risk conditions and that similar conditions are  
26 likely to reoccur in the future; and

27  
28       **Whereas**, the Pierce County Council, recognizing that multiple days of  
29 discharging consumer fireworks can harm the health and welfare of infants and military  
30 veterans, as well as service animals, livestock, and pets, deems it prudent and  
31 appropriate to limit the number of days consumer fireworks can be discharged; and

32  
33       **Whereas**, the Pierce County Council, recognizing the significant threat to life and  
34 property posed by fire risk during periods of extreme weather, deems it prudent and  
35 appropriate to authorize the Pierce County Fire Marshal, in consultation with the Pierce  
36 County Executive, to ban the discharge of consumer fireworks on an emergency basis  
37 in unincorporated Pierce County; **Now Therefore**,

38  
39       **BE IT ORDAINED by the Council of Pierce County:**

40  
41       Section 1. Section 17C.60.230 of the Pierce County Code, "Fireworks," is  
42 hereby amended as shown in Exhibit A, which is attached hereto and incorporated  
43 herein by reference.



1        Section 2. To assure adequate notice to the public and fireworks-permit holders, the  
2 Fire Marshall shall report to the Council by April 1, 2022, the process and timeline for  
3 issuing temporary orders prohibiting the discharge of consumer fireworks as authorized by  
4 PCC 17C.60.230 E.

5  
6        Section 3. This Ordinance shall become effective on \_\_\_\_\_,  
7 2022.

8  
9  
10        **PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

11  
12  
13        **ATTEST:**

14                                **PIERCE COUNTY COUNCIL**  
15                                Pierce County, Washington

16  
17  
18        \_\_\_\_\_  
19 **Denise D. Johnson**  
20 Clerk to the Council

21        \_\_\_\_\_  
22 **Derek Young**  
23 Council Chair

24        \_\_\_\_\_  
25 **Bruce F. Dammeier**  
26 Pierce County Executive  
27 Approved \_\_\_\_\_ Vetoed \_\_\_\_\_, this  
28 \_\_\_\_\_ day of \_\_\_\_\_,  
29 2021.

30        Date of Publication of  
31 Notice of Public Hearing: \_\_\_\_\_

32        Effective Date of Ordinance: \_\_\_\_\_



**17C.60.230 Fireworks.**

Section 5601.1.3 of the International Fire Code is deleted in its entirety and replaced as follows:

The sale, storage, possession, transportation, and discharge of fireworks shall be in accordance with Chapter 70.77 RCW and Chapter 212-17 WAC and the following:

- A. **Definitions.** Definitions for fireworks are listed in Chapter 70.77 RCW and Chapter 212-17 WAC.
- B. **Permit to Sell Required.** It is unlawful for any person, firm, or corporation to engage in the retail sale of, or to sell any fireworks within the unincorporated area of Pierce County without first having obtained a permit pursuant to the provisions of this Chapter. Applications for permits will be accepted by the County only during the period between March 15 and May 10 of the year for which the permit is sought. May 10 shall be the official date of receipt for such applications. Applications shall be accompanied with a permit fee in the amount specified in International Fire Code Section 105.8 as amended herein. Permits shall be approved by the Pierce County Executive or designee. Sales shall not commence until an on-site inspection of the sales site has been conducted and approved by the Fire Marshal.
- C. **Dangerous Fireworks Prohibited.** It is unlawful for any person to sell, possess, transport, use, or explode any fireworks classified as dangerous within the unincorporated area of the County except as permitted by Chapter 70.77 RCW. Any person found in violation of this Section shall be subject to the penalties prescribed in Chapter 70.77 RCW.
- D. **Report by the Fire Marshal.** The Pierce County Fire Marshal shall promptly notify the Pierce County Council any time ~~all of the following three criteria are met:~~
  - 1. ~~The Burning Index is Extreme as determined by the State of Washington Department of Natural Resources for the entire County; and~~
  - 2. ~~The the Fuel Moisture Content of the 10 hour fuels is below 8 as determined by the Pierce County Fire Marshal from six different geographic locations in the County; and~~
  - 3. ~~The Energy Release Component is in the 90th percentile as determined by the State of Washington Department of Natural Resources.~~
- E. The Pierce County Fire Marshal, in consultation with the Pierce County Executive, is authorized to issue a temporary order prohibiting the discharge of consumer fireworks in unincorporated Pierce County when the condition in subsection D. of this Section has been reached or exceeded. A violation of the temporary fireworks order is a violation under subsection P.
- EF. **Dates When Sales and Purchases Permitted.** No permit holder shall sell at retail or offer for sale nor shall any person purchase any fireworks authorized to be sold in this Chapter within the unincorporated area of the County, except from 12:00 noon to 11:00 p.m. on June 28, ~~and from 9:00 a.m. to 11:00 p.m. from June 29 through July 4, and from 12:00 noon to 8 p.m. on December 27 through December 31. Sale and purchase of fireworks on December 27 through December 31 authorized by Chapter 70.77 RCW is specifically prohibited in unincorporated Pierce County.~~



1 **FG. Dates and Hours When Discharge Permitted.** No person shall use or explode  
2 discharge any fireworks within the unincorporated area of the County except from  
3 between 10:00 a.m. and 11:00 p.m. on July 1 through July 3, between 10:00 a.m. and  
4 12:00 midnight 11:59 p.m. on July 4, and between 10:00 a.m. and 11:00 p.m. on July 5  
5 of any year in which July 4 falls on a Sunday and between 6 p.m. on December 31 and  
6 1:00 a.m. on January 1; provided, that this prohibition shall not apply to duly authorized  
7 public displays where the same are authorized pursuant to the laws of the State; and  
8 provided further, that this prohibition shall not apply to persons or organizations  
9 specified in Item H. subsection H., below. Discharge of fireworks on December 31 and  
10 January 1 authorized by Chapter 70.77 RCW is specifically prohibited in unincorporated  
11 Pierce County.

12 **G. Hours of Discharge.** No person shall use or explode any fireworks within the  
13 unincorporated area of the County between the hours of 11:00 p.m. and 10:00 a.m.,  
14 except that the period of discharge on July 4 is extended to 12:00 midnight. Any person  
15 found in violation of this Section shall be subject to the penalties prescribed in Chapter  
16 70.77 RCW; provided, however, this Section shall not apply to authorized public  
17 displays as are specified in Item H., below.

18 **H. Exemptions from Discharge Time Regulations.** The discharge of fireworks by  
19 religious organizations for ceremonial use and/or by private organizations or persons for  
20 specific uses, when approved by the Fire Marshal, shall be permitted at any time or date  
21 so approved. The requirements of PCC 17C.60.240 shall be met and only allowed by a  
22 licensed pyrotechnician.

23 **I. Number of Permits Limited.** No person, firm, or corporation shall receive more than  
24 one permit for the sale of fireworks during any one calendar year. The maximum  
25 number of permits issued by the County in any year shall not exceed one for every 7,000  
26 or fraction thereof, in excess of 3,500 in population, residing in the unincorporated limits  
27 of the County.

28 **J. Issuance of New Permits.** In the event there are more applications for permits than  
29 there are permits available, permits shall be granted in the following manner:

- 30 1. Any person, firm or corporation having been issued a permit and exercised its rights  
31 under that permit for the year prior to the making of the application shall be entitled  
32 to renew the permit except upon a determination by the Fire Marshal that fewer  
33 permits are available due to reduction in population, a drawing will be conducted to  
34 determine which of the applicants will be granted permits.
- 35 2. Upon a determination by the County Fire Marshal that additional permits are  
36 available due to growth in population or cancellation or termination of any existing  
37 permits, the County shall notify all prospective applicants for permits to sell  
38 fireworks of whom it has notice, of the time, date and place at which a drawing for  
39 the permits shall be conducted.

40 **K. Number of Retail Outlets Limited.** A permit granted pursuant to this Chapter shall  
41 entitle the permit holder to maintain only one retail outlet. All permits issued pursuant to  
42 this Chapter shall be used only by the designated permit holder and shall be  
43 nontransferable. Any transfer or purported transfer of such a permit shall be a violation  
44 of this Chapter.  
45



- 1 L. **Submittal Standards.** An application for the sale of fireworks shall include the  
2 following:
- 3 1. The permit applicant shall have a valid and subsisting license issued by the State  
4 authorizing the holder thereof to engage in the sale of fireworks.
  - 5 2. The permit applicant shall own or have the right to possess a temporary fireworks  
6 stand complying with the standards set forth in this Chapter for temporary fireworks  
7 stands.
  - 8 3. The permit applicant shall procure and maintain a policy or policies of public  
9 liability and property damage insurance with a company or companies licensed to do  
10 business in the State, with liability limits of not less than \$100,000.00 for bodily  
11 injuries to any one person in one accident or occurrence; \$500,000.00 for bodily  
12 injuries to two or more persons in any one accident or occurrence; and \$100,000.00  
13 property damage; or, at the option of the applicant, a combined single limit of  
14 \$500,000.00 per occurrence.
  - 15 4. The permit holder's location or place of business shall be only in those areas or zones  
16 within the County wherein commercial activities are authorized under the applicable  
17 zoning laws of the County; provided, that the sale of approved fireworks shall not be  
18 deemed an enlargement of an existing nonconforming use; and provided further, that  
19 no fireworks shall be sold in any residential area where a commercial enterprise does  
20 not exist.
  - 21 5. A site plan showing the location of the stand and separations required by WAC  
22 212-17-21509 shall be submitted with the permit application. Except for minor  
23 adjustments on the site to comply with the separation requirements, a stand shall not  
24 be moved from the location on the plan unless a revised site plan has been submitted  
25 prior to June 18 for the sales period beginning June 28, and December 15 for the  
26 sales period beginning December 27.
  - 27 6. An Ortho Photo of the stand location area shall be provided. The location of the  
28 stand shall be noted on the photo.
  - 29 7. A current letter of authorization from the property owner, stating the stand location  
30 is approved, shall be provided.
  - 31 8. Identification of the temporary storage area for the fireworks (when not in the  
32 fireworks stand) shall be provided.
  - 33 9. The permit applicant shall post with the County a performance bond or cash deposit  
34 in an amount not less than \$250.00, conditioned upon the prompt removal of the  
35 temporary stand and the cleaning up of all debris from the site of the temporary  
36 stand, which deposit shall be returned to the applicant only in the event that ~~he~~ the  
37 applicant removes the temporary stand and cleans up all debris to the satisfaction of  
38 the Fire Marshal. In the event of the applicant's failure to do so, the performance  
39 bond or cash deposit shall be forfeited to the County and such failure may be  
40 grounds to refuse to grant a permit the following year. In no event shall the applicant  
41 be entitled to the return of the performance bond or cash deposit if ~~he~~ the applicant  
42 has failed to remove the temporary stand and clean up all debris before July 16 for  
43 the sales period ending July 4, and January 12 for the sales period ending  
44 December 31 of each the preceding year. The applicant shall be responsible for the  
45 cost of the cleanup that exceeds the amount of the performance bond or cash deposit.
  - 46 10. The application shall be signed by the permit applicant or its duly authorized officer  
47 or agent.



- 1 M. **Stands to be Temporary.** Fireworks approved for sale and sold at retail sale shall be  
2 sold from temporary stands only, or other such temporary structures as approved by  
3 Chapter 212-17 WAC.
- 4 N. **Revocation of Permit.** The Fire Marshal or duly authorized representative may  
5 summarily revoke any fireworks permit for any failure or refusal on the part of the  
6 permit holder to obey any rule or regulation.
- 7 O. **Enforcement.** The Pierce County Sheriff and deputies are designated "Local fire  
8 authorities" for purposes of issuing civil penalty citations under Chapter 70.77 RCW and  
9 Chapter 212-17 WAC.
- 10 P. **Violations and Penalties.**
- 11 1. Any person who violates subsections C., ~~F-E.~~, or G. of this Section shall be subject  
12 to a Class 1 civil infraction pursuant to Chapter 1.16 PCC in addition to criminal  
13 penalties provided in this Chapter and in Chapter 70.77 RCW.
- 14 2. A person is guilty of a separate offence for each separate and distinct violation of  
15 any provisions of this Section, and for each day during which ~~he/she~~ the person  
16 commits or allows to continue any violation of the provisions of this Section.

17  
18 n:\3. legislative agenda process\3.1. legislative workflow\3.1.1. draft proposal review\2021\dm amend pcc  
19 17c60230 exa.docx







City Of Edgewood  
Council Agenda Summary Sheet

|                                                                                                                                                         |                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>Subject:</b><br>Levy Lid Lift                                                                                                                        | <b>Agenda Item #:</b> 2.I                                                          |
|                                                                                                                                                         | <b>For Agenda of:</b> 6/20/2023                                                    |
|                                                                                                                                                         | <b>Prepared by:</b> Dave Gray                                                      |
| <b>Attachments (list):</b><br>1. 2023- PowerPoint Ptax                                                                                                  |                                                                                    |
| <b>Approval of Materials:</b><br><br>Dave Gray<br>Rachel Pitzel, City Clerk/HR<br>Director 6/15/2023<br>Dave Gray 6/15/2023<br>Daryl Eidinger 6/15/2023 | <b>Expenditure Required:</b><br>N/A Discussion only.                               |
|                                                                                                                                                         | <b>Amount Budgeted:</b><br>N/A                                                     |
|                                                                                                                                                         | <b>Timeline:</b><br>June 20, 2023 Study Session for Council review and discussion. |
|                                                                                                                                                         |                                                                                    |

**Summary Statement:**

Property tax is the only tax of the "three legs of the stool" tax revenues in which the tax rate goes down automatically based upon the "1% rule of inflation". Jurisdictions relying upon property tax as a source of sustained revenue are required to present a property tax lid lift ballot measure to the public to lift the declining rate beyond the 1% annual limit. Property tax rates decline as assessed values increase at rates higher than 1% per year.

**Item History:**

June 20, 2023 Study Session

**Recommended Action:**

Review presentation and discuss.

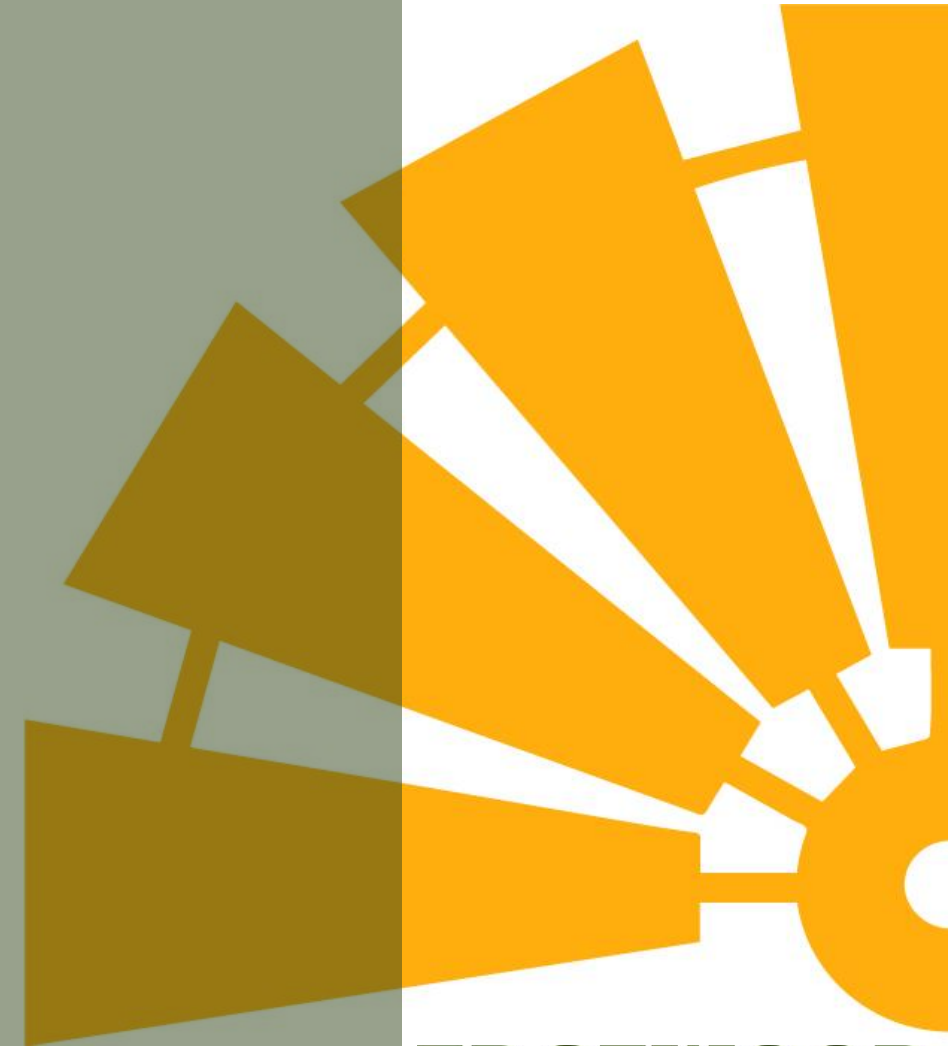
**Fiscal Note/Consideration:**

N/A

# PROPERTY TAX

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City of Edgewood – June 20, 2023



**EDGEWOOD**  
Washington

# AGENDA

- Property Tax Levy Limits
- Levy Rates for Cities
- Pierce County Cities/Towns– Levy Rate Comparison
- City of Edgewood - Levy Rate Allocation
- City of Edgewood – Levy History



# REGULAR LEVY RATE LIMITS:



- The Washington State Constitution limits the annual rate of property taxes that may be imposed on an individual parcel of property to 1% of its true and fair value. This is known as REGULAR Levy, while those outside this limit are "Excess" or "Special" levies.
- Tax rates are stated in terms of dollars per \$1,000 of value
- 1% limit is the same as \$10 per \$1,000 and is often referred to as the \$10 limit
- Cities can receive up to \$3.375 per \$1,000 AV
- Cities that belongs to a fire and/or library district can levy an additional \$0.225 per \$1,000 assessed valuation, resulting in a maximum levy rate of \$3.60 per \$1,000 AV

| \$10 Limit Allocation |                                                             |
|-----------------------|-------------------------------------------------------------|
| Local Districts       |                                                             |
| \$5.90                | <u>Senior Districts: (First priority)</u>                   |
|                       | Counties \$1.80 for General Fund                            |
|                       | County Road levy \$2.25 authorized for Unincorporated areas |
|                       | Cities receives \$3.375                                     |
|                       | <u>Junior Districts: (The remainder)</u>                    |
|                       | Fire ( \$1.50 max)                                          |
|                       | Parks & Recreation                                          |
|                       | Cemetery                                                    |
|                       | Hospital                                                    |
|                       | Stadium                                                     |
|                       | Flood Control                                               |
|                       | Airport                                                     |
|                       | Library ( \$0.50 max)                                       |
|                       | Others                                                      |
| State                 | \$3.60                                                      |
| Other                 | \$0.50 <u>Available for six additional purposes:</u>        |
|                       | Preservation of open space                                  |
|                       | Emergency Medical Services                                  |
|                       | Affordable Housing                                          |
|                       | Metropolitan parks                                          |
|                       | Criminal justice                                            |
|                       | Ferry Services                                              |
| Total                 | <u>\$10.00</u>                                              |
|                       | Regular levy                                                |

# LEVY RATES FOR CITIES

SOURCE - MRSC



| City is:                     |                               | Maximum levy rate per \$1,000 AV                                                   |                                                                                                                    |
|------------------------------|-------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| Annexed to library district? | Annexed to fire district/RFA? | Without fire pension fund                                                          | With fire pension fund                                                                                             |
| No                           | No                            | <b>\$3.375</b>                                                                     | <b>\$3.60</b>                                                                                                      |
| Yes                          | No                            | <b>\$3.10*</b><br><i>(\$3.60 minus \$0.50 library levy)</i>                        | <b>\$3.325*</b><br><i>(\$3.60 plus 0.225 fire pension levy minus \$0.50 library levy)</i>                          |
| No                           | Yes                           | <b>\$2.10*</b><br><i>(\$3.60 minus \$1.50 fire levy)</i>                           | <b>\$2.325*</b><br><i>(\$3.60 plus \$0.225 fire pension levy minus \$1.50 fire levy)</i>                           |
| Yes                          | Yes                           | <b>\$1.60*</b><br><i>(\$3.60 minus \$1.50 fire levy minus \$0.50 library levy)</i> | <b>\$1.825*</b><br><i>(\$3.60 plus \$0.225 fire pension levy minus \$1.50 fire levy minus \$0.50 library levy)</i> |

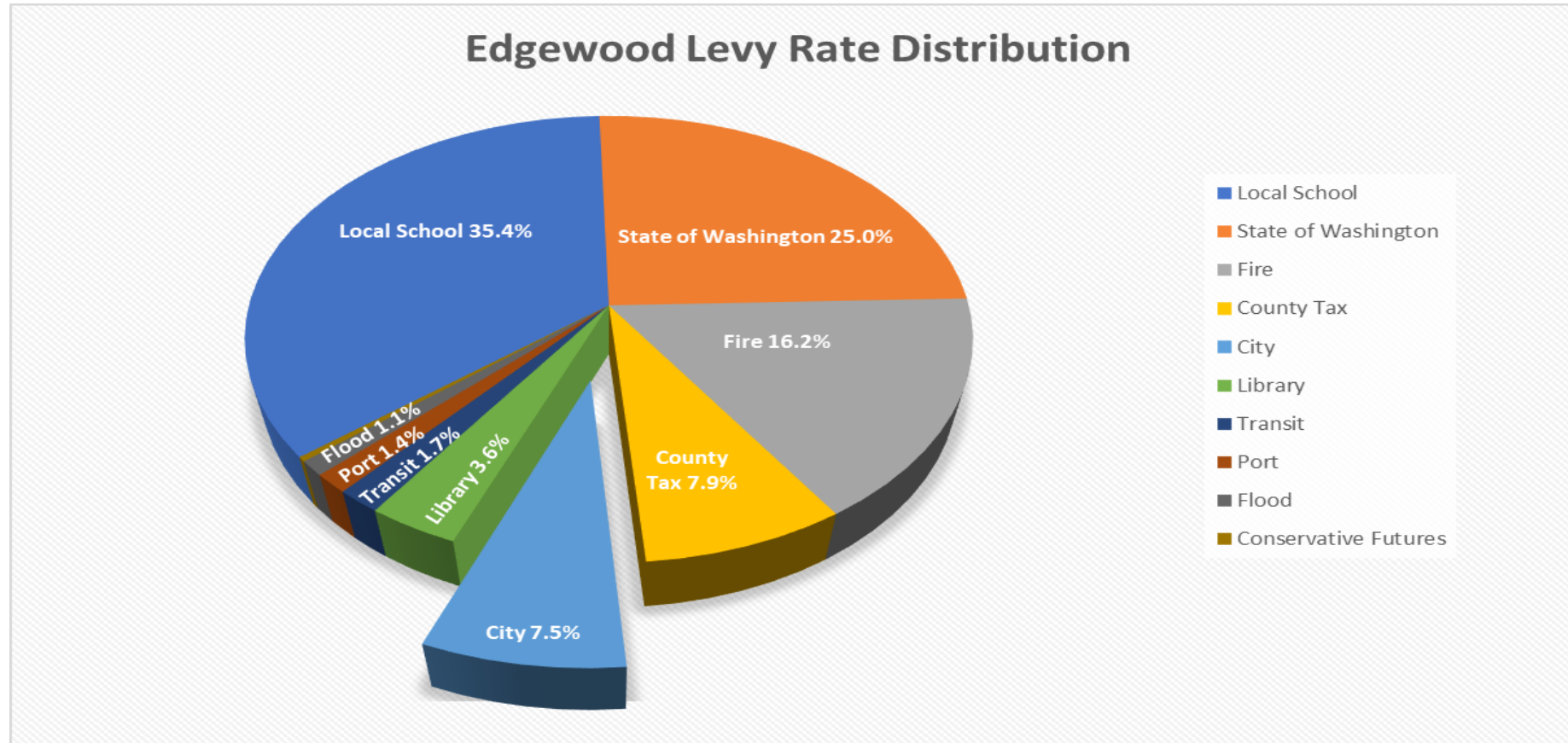
\* Maximum "safe" levy rate, assuming fire/library districts levy their maximum rates.

# CITY OF EDGEWOOD LEVY DISTRIBUTION



| 2023 Edgewood Levy Rates Distribution ( per \$1000 value )                                                                                                                                        |                      |                              |         |                              |         |                            |         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|------------------------------|---------|------------------------------|---------|----------------------------|---------|
|                                                                                                                                                                                                   |                      | Puyallup School District # 3 |         | Sumner School District # 320 |         | Fife School District # 417 |         |
| S No.                                                                                                                                                                                             | District             | Rate                         | Percent | Rate                         | Percent | Rate                       | Percent |
| 1                                                                                                                                                                                                 | Local School         | \$ 3.27                      | 35.4%   | \$ 3.79                      | 38.8%   | \$ 4.30                    | 41.8%   |
| 2                                                                                                                                                                                                 | State of Washington  | \$ 2.31                      | 25.0%   | \$ 2.31                      | 23.6%   | \$ 2.31                    | 22.5%   |
| 3                                                                                                                                                                                                 | Fire                 | \$ 1.50                      | 16.2%   | \$ 1.50                      | 15.4%   | \$ 1.50                    | 14.6%   |
| 4                                                                                                                                                                                                 | County Tax           | \$ 0.73                      | 7.9%    | \$ 0.73                      | 7.5%    | \$ 0.73                    | 7.1%    |
| 5                                                                                                                                                                                                 | City                 | \$ 0.69                      | 7.5%    | \$ 0.69                      | 7.1%    | \$ 0.69                    | 6.7%    |
| 6                                                                                                                                                                                                 | Library              | \$ 0.33                      | 3.6%    | \$ 0.33                      | 3.4%    | \$ 0.33                    | 3.2%    |
| 7                                                                                                                                                                                                 | Transit              | \$ 0.16                      | 1.7%    | \$ 0.16                      | 1.6%    | \$ 0.16                    | 1.6%    |
| 8                                                                                                                                                                                                 | Port                 | \$ 0.13                      | 1.4%    | \$ 0.13                      | 1.3%    | \$ 0.13                    | 1.3%    |
| 9                                                                                                                                                                                                 | Flood                | \$ 0.10                      | 1.1%    | \$ 0.10                      | 1.0%    | \$ 0.10                    | 1.0%    |
| 10                                                                                                                                                                                                | Conservative Futures | \$ 0.03                      | 0.3%    | \$ 0.03                      | 0.3%    | \$ 0.03                    | 0.3%    |
|                                                                                                                                                                                                   |                      | \$ 9.24                      | 100.0%  | \$ 9.77                      | 100.0%  | \$ 10.28                   | 100.0%  |
| <b>Note: Citizen pays \$9.25 per \$1,000 assessed value. City receives only \$0.69. e.g. A property assessed for \$500,000 , on average would pay \$4,620 and City would receive only \$346.5</b> |                      |                              |         |                              |         |                            |         |

# CITY OF EDGEWOOD LEVY DISTRIBUTION



# LEVY RATES IN PIERCE COUNTY

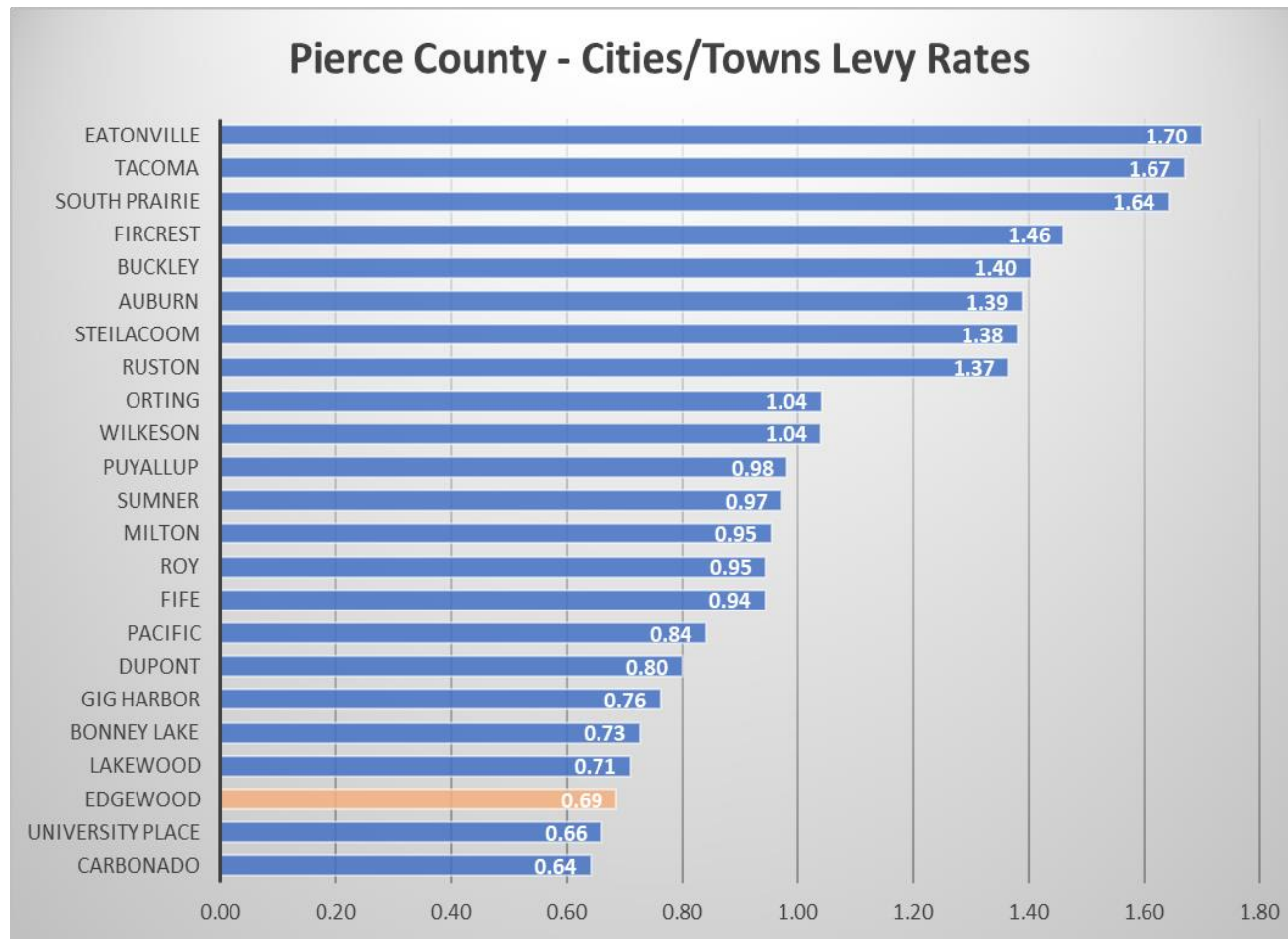


| 2023 Levy Rates Pierce County Cities/Towns |                  |               |           |
|--------------------------------------------|------------------|---------------|-----------|
| Rank                                       | CITY/TOWN        | TAX CODE AREA | Levy Rate |
| 1                                          | Eatonville       | 60            | 1.70      |
| 2                                          | Tacoma           | 5             | 1.67      |
| 3                                          | South Prairie    | 110           | 1.64      |
| 4                                          | Fircrest         | 70            | 1.46      |
| 5                                          | Buckley          | 45            | 1.40      |
| 6                                          | Auburn           | 740           | 1.39      |
| 7                                          | Steilacoom       | 115           | 1.38      |
| 8                                          | Ruston           | 105           | 1.37      |
| 9                                          | Orting           | 84            | 1.04      |
| 10                                         | Wilkeson         | 128           | 1.04      |
| 11                                         | Puyallup         | 96            | 0.98      |
| 12                                         | Sumner           | 117           | 0.97      |
| 13                                         | Milton           | 79            | 0.95      |
| 14                                         | Roy              | 100           | 0.95      |
| 15                                         | Fife             | 66            | 0.94      |
| 16                                         | Pacific          | 86            | 0.84      |
| 17                                         | DuPont           | 55            | 0.80      |
| 18                                         | Gig Harbor       | 75            | 0.76      |
| 19                                         | Bonney Lake      | 35            | 0.73      |
| 20                                         | Lakewood         | 760           | 0.71      |
| 21                                         | Edgewood         | 770           | 0.69      |
| 22                                         | University Place | 752           | 0.66      |
| 23                                         | Carbonado        | 50            | 0.64      |

<https://www.piercecountywa.gov/7967/Levy-Reports---2022-Values-2023-Tax>



# LEVY RATES IN PIERCE COUNTY



# CITY OF EDGEWOOD- LEVY HISTORY



| Valuation Year | Tax Year | Assessed Value | % Increase in Assessed Value | LEVY      | Levy Rate | Levy @\$1.6/\$1,000 AV | Lost Revenue |
|----------------|----------|----------------|------------------------------|-----------|-----------|------------------------|--------------|
| 2015           | 2016     | 1,138,559,998  | -                            | 1,486,677 | 1.31      | 1,821,696              | 335,019      |
| 2016           | 2017     | 1,310,781,805  | 13.14%                       | 1,577,723 | 1.20      | 2,097,251              | 519,528      |
| 2017           | 2018     | 1,556,466,106  | 15.78%                       | 1,700,403 | 1.09      | 2,490,346              | 789,943      |
| 2018           | 2019     | 1,808,330,870  | 13.93%                       | 1,796,972 | 0.99      | 2,893,329              | 1,096,357    |
| 2019           | 2020     | 1,997,528,056  | 9.47%                        | 1,870,990 | 0.94      | 3,196,045              | 1,325,055    |
| 2020           | 2021     | 2,280,297,881  | 12.40%                       | 2,000,400 | 0.88      | 3,648,477              | 1,648,076    |
| 2021           | 2022     | 2,732,526,366  | 16.55%                       | 2,131,619 | 0.78      | 4,372,042              | 2,240,423    |
| 2022           | 2023     | 3,264,007,334  | 16.28%                       | 2,235,328 | 0.68      | 5,222,412              | 2,987,084    |
| 2023           | 2024     | 3,427,207,701  | 5.00%                        | 2,257,681 | 0.66      | 5,483,532              | 3,225,851    |
| 2024           | 2025     | 3,598,568,086  | 5.00%                        | 2,280,258 | 0.63      | 5,757,709              | 3,477,451    |
| 2025           | 2026     | 3,778,496,490  | 5.00%                        | 2,303,061 | 0.61      | 6,045,594              | 3,742,534    |
| 2026           | 2027     | 3,967,421,315  | 5.00%                        | 2,326,091 | 0.59      | 6,347,874              | 4,021,783    |
| 2027           | 2028     | 4,165,792,380  | 5.00%                        | 2,349,352 | 0.56      | 6,665,268              | 4,315,915    |
| 2028           | 2029     | 4,374,081,999  | 5.00%                        | 2,372,846 | 0.54      | 6,998,531              | 4,625,685    |
| 2029           | 2030     | 4,592,786,099  | 5.00%                        | 2,396,574 | 0.52      | 7,348,458              | 4,951,883    |
| 2030           | 2031     | 4,822,425,404  | 5.00%                        | 2,420,540 | 0.50      | 7,715,881              | 5,295,341    |



## QUESTIONS?

Hardeep Goraya, Finance Director

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253-300-5645