



**CITY OF EDGEWOOD
COUNCIL STUDY SESSION AGENDA**

Tuesday, November 21, 2023 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA
Meeting Link: <https://cityofedgewood-org.zoom.us/j/86916509308>

1. CALL TO ORDER

Roll Call, Pledge of Allegiance

2. COUNCIL BUSINESS

A. Equity, Diversity and Inclusion (Trainings, Planning, etc.)

B. Development Review

C. 2024 Property Tax

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

Subject: Development Review	Agenda Item #: 2.B
	For Agenda of: 11/21/2023
	Prepared by: James Tumelson
Attachments (list): 1. 3- Plat Construction Report- November 2. 1- Permit Inspection Tally 3. 2- Monthly Projects - Council Summary	
Approval of Materials: James Tumelson Dave Gray 11/16/2023	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: Recurring monthly during the second Study Session

Summary Statement:

I will be discussing the current permitting and inspection volumes.

Item History:**Recommended Action:**

Hold a discussion on Development Review

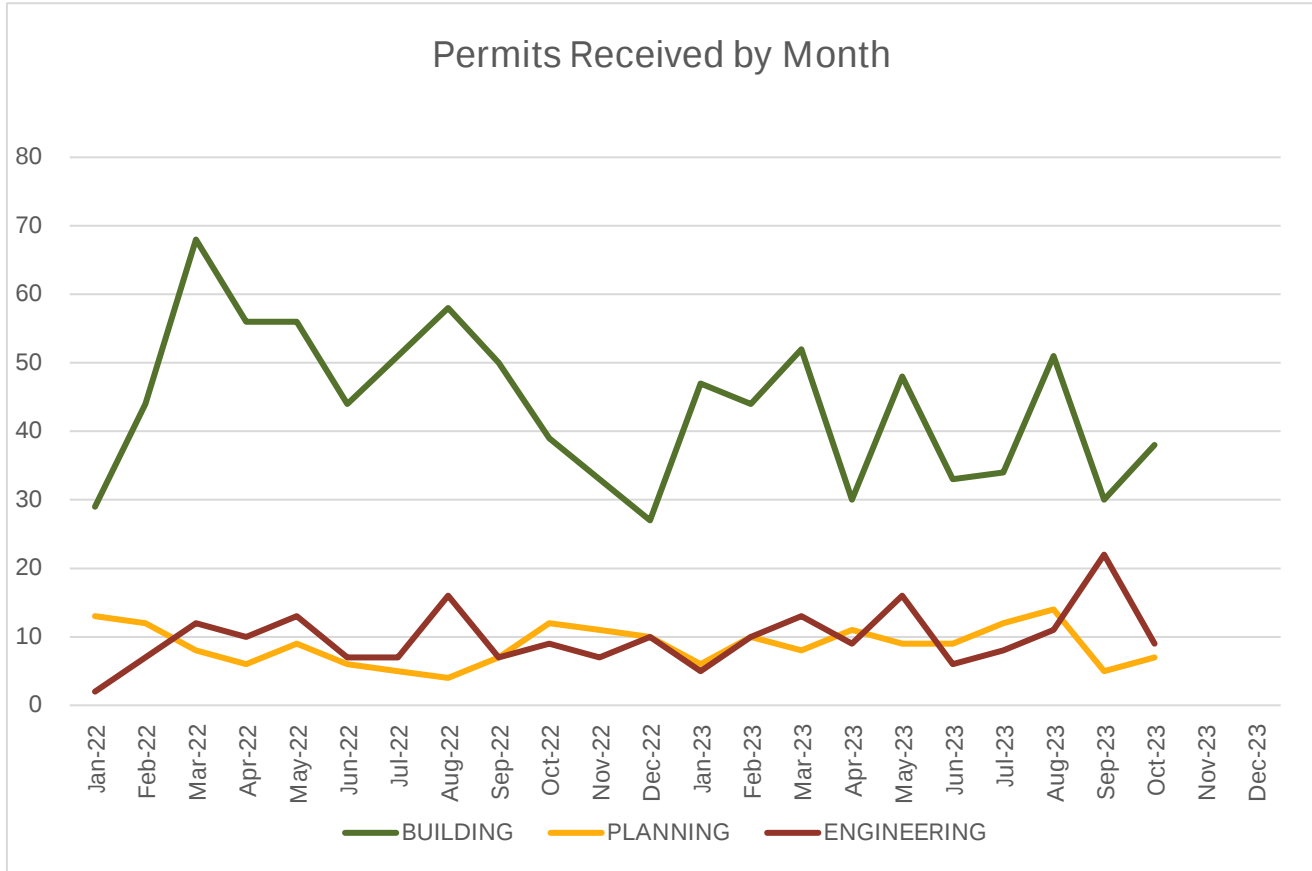
Fiscal Note/Consideration:

Plat Construction Tracking Report- October 2023

Preliminary Plat						Site Development	Final Plat		Buildout	
Submitted	Project	Address	Total Lots	Status	Approved	Status	Status	Lots Recorded	Completed Homes #	Completion Date
2023	HOME STRETCH SUBDIVISION	2208 116TH AVE E	32	APPLICATION						
	TYEE RANCH SUBDIVISION	11617 15TH ST E	39	APPLICATION						
2022	JONES SHORT PLAT	11517 34TH ST E	3	APPROVED	6/28/2023	APPLICATION				
	AFICHUK SHORT PLAT	1625 112TH AVE E	2	APPROVED	6/15/2023	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	APPROVED	5	20%	
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	50%
	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	2	33%
	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	18	51%
	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	3	75%
	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	54	98%
	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	17	89%
2015	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT E	38	APPROVED	12/15/2016	FINALED	APPROVED	36	33	92%
	CALIBER SHORT PLAT	3312 106TH AVE E	6	APPROVED	9/8/2016	FINALED	APPROVED	6	6	100%
	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%
2014	CURRAN ESTATES SUBDIVISION	412 114TH AVE E	9	APPROVED	12/30/2015	FINALED	APPROVED	9	8	89%
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	281	99%

Oct 2023

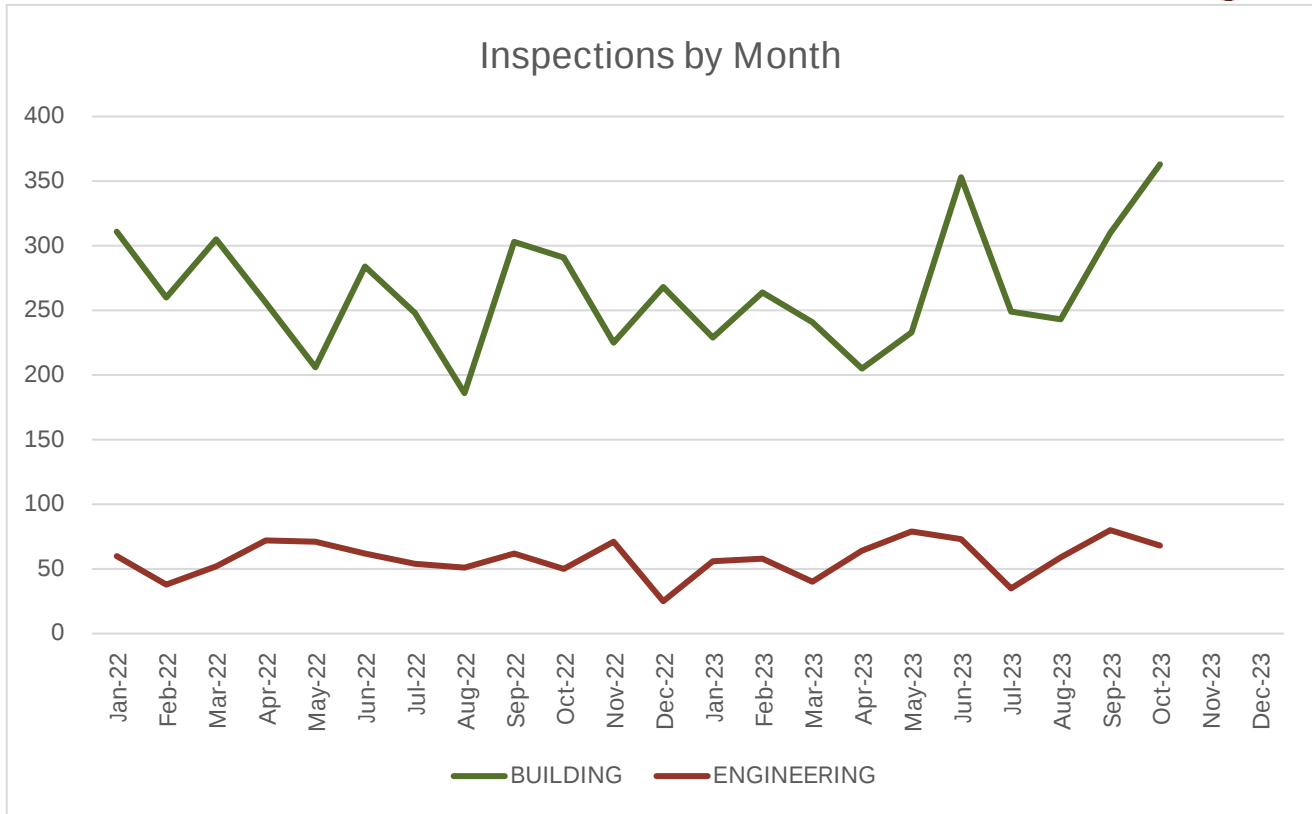
Monthly Development Report



Permits	Building		Planning		Engineering	
	Received	Approved	Received	Approved	Received	Approved
Oct 2023	38	30	7	2	9	7
Oct 2022	39	34	12	4	9	11
Roll Avg 2023	41	33	9	6	11	9
Roll Avg 2022	50	35	8	7	9	7
YTD 2023	407	331	91	61	109	88
YTD 2022	495	353	82	67	90	72
	Building		Planning		Engineering	
	Month	Received	Month	Received	Month	Received
Highest Month 2023	Mar	52	Aug	14	Sep	22
Highest Month 2022	Mar	68	Jan	13	Aug	16

Oct 2023

Monthly Development Report



<i>Inspections</i>	Building		Engineering	
Oct 2023	363		68	
Oct 2022	291		50	
Roll Avg 2023	269		61	
Roll Avg 2022	265		57	
YTD 2023	2690		612	
YTD 2022	2650		572	
	Building		Engineering	
	Month	Insp.	Month	Insp.
Highest Month 2023	Oct	363	Sep	80
Highest Month 2022	Jan	311	Apr	72

Pending Projects - Planning and Engineering Permits

54 Permits

Exported: 11/01/2023

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
ADMIN USE PERMIT (AUP)		SE cor. Meridian and						
22-1614	ARCO AMPM ADMINISTRATIVE USE	XXX 11TH ST E	0420037064	PLANNING	ADMIN USE PERMIT (AUP)	UNDER REVIEW	12/02/2022	10/06/2023
BLA								
23-1475	STERRENBURG BLA	3705 96TH AVE E	0420161010	PLANNING	BLA	INCOMPLETE	10/17/2023	10/24/2023
CLEAR AND GRADE								
21-1298	PROLOGIS PARK PHASE I CLEAR AND GRADE	3926 90TH AVE E	0420163076	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	06/29/2021	11/01/2023
22-1101	DEROSS CLEAR AND GRADE	1105 108TH AVE E	0420037014	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	0420091103	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	02/16/2023	07/10/2023
CODE UPDATES AND CHANGES								
22-1064	TOWN CENTER SUBAREA PLAN	2224 104TH AVE E	0420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	02/09/2022	09/11/2023
22-007CODE	COMP PLAN / GENERAL SEWER PLAN (GSP) UPDATE	2224 104TH AVE E	0420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	11/22/2022	10/04/2023
22-008CODE	COMP PLAN & REZONE / GREENBELT APARTMENTS	9917 24TH ST E	0420091014	PLANNING	CODE UPDATES AND CHANGES	INCOMPLETE	12/21/2022	08/14/2023
23-002CODE	COMP PLAN / ANNUAL TRANSPORTATION IMPROVEMENT PLAN (TIP) UPDATE	2224 104TH AVE E	0420102012	PLANNING	CODE UPDATES AND CHANGES	UNDER REVIEW	04/27/2023	10/16/2023
23-003CODE	CODE AMENDMENT / SB 5290	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	07/10/2023	10/16/2023
23-004CODE	CODE AMENDMENT / FEE SCHEDULE	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	08/09/2023	10/16/2023
23-005CODE	CODE AMENDMENT / FENCES	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	08/09/2023	10/16/2023
23-006CODE	CODE AMENDMENT / 2021 CONSTRUCTION CODES	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	08/09/2023	10/16/2023
23-007CODE	COMP PLAN / 2024 PERIODIC UPDATE	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	08/10/2023	10/16/2023
23-008CODE	CODE AMENDMENT / BUSINESS LICENSE PROCEDURES	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	09/28/2023	10/16/2023
23-009CODE	COMP PLAN / ANNUAL CAPITAL IMPROVEMENT PLAN (CIP) UPDATE	2224 104TH AVE E	0420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	10/04/2023	10/16/2023
23-010CODE	CODE AMENDMENT / CODE ENFORCEMENT	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	10/16/2023	10/25/2023
CRITICAL AREAS PERMIT								
23-1485	KELLY CRITICAL AREAS	11202 36TH ST E	0420151108	PLANNING	CRITICAL AREAS PERMIT	INCOMPLETE	10/25/2023	10/27/2023
DESIGN STAND REVIEW								
20-1348	DHALIWAL TC LANDING DESIGN STANDARDS REVIEW	1914 MERIDIAN AV E	0420091158	PLANNING	DESIGN STAND REVIEW	WAITING ON REVISIONS	07/13/2020	10/30/2023
POST REVISION - ENG								
19-1413 PR1	WOLF POINT SITE DEVELOPMENT POST REVISION	9810 36TH ST E	0420165030	ENGINEERING	POST REVISION - ENG	WAITING ON REVISIONS	03/10/2022	10/06/2023
POST REVISION - PLN								

Pending Projects - Planning and Engineering Permits

54 Permits

Exported: 11/01/2023

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
21-1275 PR1	VIEW POINTE RV DESIGN STANDARDS REVIEW POST REVISION	10315 12TH STREET CT E	0420037065	PLANNING	POST REVISION - PLN	WAITING ON REVISIONS	08/01/2023	09/22/2023
PRE APP								
23-1456	YUN AUTO SHOP PRE APPLICATION	2210 WEST VALLEY HWY E	0420111002	PLANNING	PRE APP	UNDER REVIEW	10/02/2023	10/30/2023
REASONABLE USE EXCEPTION								
23-1046	DE ROSS ACCESS DRIVEWAY REASONABLE USE EXCEPTION	1105 108TH AVE E	0420037014	PLANNING	REASONABLE USE EXCEPTION	UNDER REVIEW	01/26/2023	10/30/2023
ROAD DEVIATION REQUEST								
23-1478	MATTSEN ROAD DEVIATION REQUEST	10514 33RD ST E	0420156072	ENGINEERING	ROAD DEVIATION REQUEST	UNDER REVIEW	10/18/2023	10/24/2023
SEPA								
22-1574	SEPA for PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	0420163076	PLANNING	SEPA	APPLICATION	10/28/2022	08/10/2023
22-1574	SEPA for PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	0420163076	PLANNING	SEPA	APPLICATION	10/28/2022	08/10/2023
23-1359	SEPA FOR CODE AMENDMENT / SB 5290	CITYWIDE		PLANNING	SEPA	APPLICATION	07/10/2023	08/09/2023
SHORT PLAT - PRELIMINARY								
23-1371	FRANTSEVICH SHORT PLAT PRELIMINARY PLAT	11315 18TH ST E	0420105009	PLANNING	SHORT PLAT - PRELIMINARY	INCOMPLETE	08/18/2023	10/06/2023
SITE DEVELOPMENT								
19-1401	BEREZNYOV SHORT PLAT SITE DEVELOPMENT	8904 20TH ST E	0420096012	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	08/16/2019	10/25/2022
20-1624	DHALIWAL TC LANDING SITE DEVELOPMENT	1914 MERIDIAN AV E	0420091158	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	11/30/2020	10/30/2023
21-1430	WINDMILL PARK TOWNHOMES SITE DEVELOPMENT	3117 MERIDIAN AVE E	0420103072	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	09/24/2021	09/19/2023
23-1131	KOT SITE DEVELOPMENT	1513 105TH AVENUE CT E	0420037028	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	03/13/2023	05/18/2023
23-1239	SMITH AND SONS GC LLC SITE DEVELOPMENT	2027 106TH AVE E	0420102118	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	05/19/2023	08/01/2023
23-1240	SMITH AND SONS GC LLC SITE DEVELOPMENT	2027 106TH AVE E	0420102119	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	05/19/2023	08/01/2023
23-1385	WOLFE SITE DEVELOPMENT	13212 VALLEY AVE E	0420234145	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	08/22/2023	10/04/2023
23-1421	AFICHUK SHORT PLAT SITE DEVELOPMENT	1625 112TH AVE E	9770000011	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	09/12/2023	10/27/2023
23-1465	JONES SHORT PLAT SITE DEVELOPMENT	11517 34TH ST E	0420151002	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	10/10/2023	10/27/2023
23-1486	Maslov SFH NE cor. 32nd and	XXX 100TH AVE E	0420094039	ENGINEERING	SITE DEVELOPMENT	APPLICATION	10/26/2023	10/26/2023
SITE PLAN DESIGN REVIEW								
21-1031	PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	0420163076	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	01/22/2021	10/13/2023
22-1505	2513 MERIDIAN (SEDONA) MIXED-USE SITE PLAN REVIEW	2500 blk, W side XXX MERIDIAN AVE E	0420103027	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	09/29/2022	10/27/2023
22-1615	ARCO AMPM SITE PLAN DESIGN REVIEW	SE cor. Meridian and XXX 11TH ST E	0420037064	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	12/02/2022	10/05/2023

Pending Projects - Planning and Engineering Permits

54 Permits

Exported: 11/01/2023

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
23-1344	EDGEWOOD HEIGHTS PHASE II SITE PLAN REVISION	1909 104TH AVE E	0420106035	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	07/27/2023	09/12/2023
23-1435	EDGEWOOD MEMORY CARE SITE PLAN DESIGN REVIEW	10307 JOVITA BLVD E	0420036071	PLANNING	SITE PLAN DESIGN REVIEW	INCOMPLETE	09/19/2023	09/29/2023
STREET USE								
23-058	MCNALL STREET USE	3719 CHRISELLA RD E	0420156056	ENGINEERING	STREET USE	WAITING ON REVISIONS	09/12/2023	10/18/2023
23-061	CORKUM STREET USE	4716 CHRISELLA RD E	0420153059	ENGINEERING	STREET USE	WAITING ON REVISIONS	09/20/2023	10/18/2023
23-078	CLINE STREET USE	4417 Chrisella Rd E	0420157013	ENGINEERING	STREET USE	WAITING ON REVISIONS	10/21/2023	10/27/2023
SUBDIVISION - PRELIMINARY PLAT								
23-1228	TYEE RANCH PRELIMINARY PLAT	11617 15TH ST E	0420034702	PLANNING	SUBDIVISION - PRELIMINARY PLAT	WAITING ON REVISIONS	05/11/2023	10/26/2023
23-1299	HOMESTRETCH PRELIMINARY PLAT	2208 116TH AVE E	0420101037	PLANNING	SUBDIVISION - PRELIMINARY PLAT	UNDER REVIEW	07/03/2023	09/07/2023
23-1319	NORTHWOOD ESTATES WEST PHASE II PRELIMINARY PLAT	9623 24TH ST E	0420091103	PLANNING	SUBDIVISION - PRELIMINARY PLAT	INCOMPLETE	07/18/2023	10/26/2023
TRAFFIC CONCURRENCY								
23-1496	2513 MERIDIAN (SEDONA) MIXED-USE TRAFFIC CONCURRENCY	2500 blk, W side XXX MERIDIAN AVE E	0420103027	ENGINEERING	TRAFFIC CONCURRENCY	PENDING PAYMENT	10/31/2023	11/01/2023
VARIANCE - ADMINISTRATIVE								
23-1381	LYNCH SFR ADMINSTRATIVE VARIANCE	12124 50TH STREET CT E	0420232074	PLANNING	VARIANCE - ADMINISTRATIVE	UNDER REVIEW	08/21/2023	10/19/2023
WETLAND MONITORING								
22-1570WM	JENNA ACRES WETLAND MONITORING	1419 114TH AVE E	0420034061	PLANNING	WETLAND MONITORING	APPLICATION	11/28/2022	08/08/2023
22-1017WM	BARTH ESTATES (FALCON RIDGE) WETLAND MONITORING	3624 96TH AVE E	0420161087	PLANNING	WETLAND MONITORING	APPLICATION	08/22/2023	08/25/2023
23-1335WM	WOLF POINT CRITICAL AREAS - STORM OUTFALL BUFFER MONITORING	9810 36TH ST E	0420165030	PLANNING	WETLAND MONITORING	APPLICATION	09/01/2023	09/20/2023

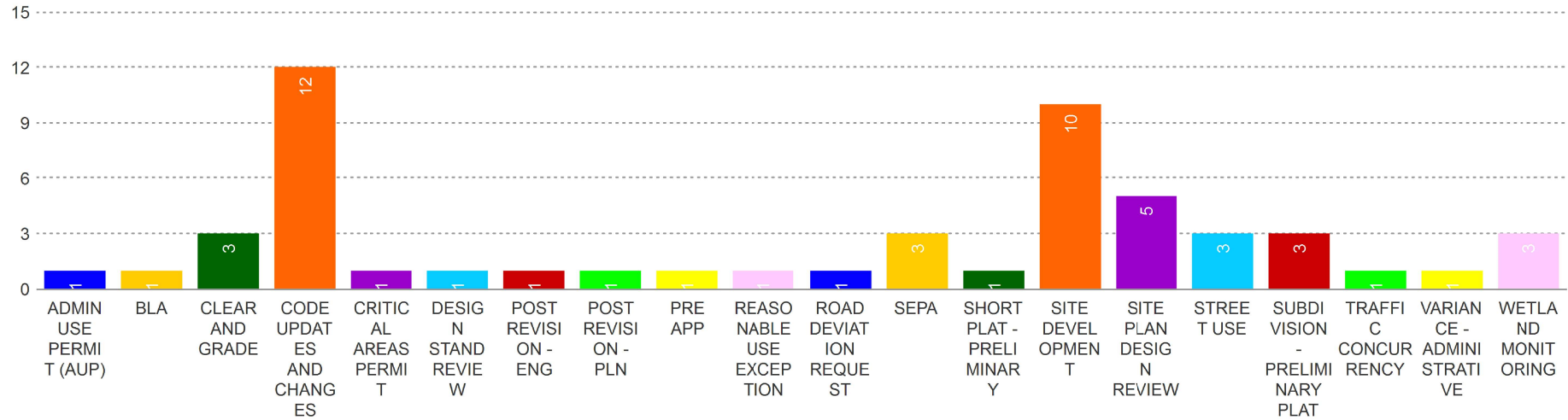
Pending Projects - Planning and Engineering Permits

54 Permits

Exported: 11/01/2023

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





City Of Edgewood Council Agenda Summary Sheet

Subject: 2024 Property Tax	Agenda Item #: 2.C
	For Agenda of: 11/21/2023
	Prepared by:
Attachments (list): 1. Ord No. 23-0XXX 2024 Property Tax Levy 2. 2024 Preliminary Certification of Assessed Values 3. Property Tax Database 2024	
Approval of Materials:	Expenditure Required: NA
	Amount Budgeted: NA
	Timeline: 11/21/2023 Study Session Discussion of Property Tax Levy Increase for 2024 11/28/2023 Regular Council Meeting for Public Hearing on Property Tax Levy Increase for 2024 and City Council Action

Summary Statement:

Annually the City Council Sets the following year property tax levy, after budget need discussions and a public hearing.

Item History:**Recommended Action:**

Review the budget appropriation ask for the 2024 budget of property tax revenue.

Fiscal Note/Consideration:

NA

ORDINANCE NO. 23-0XXX

**AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF EDGEWOOD, WASHINGTON, SETTING THE
PROPERTY TAX LEVY FOR FISCAL YEAR 2024**

WHEREAS, the City of Edgewood attests that the City's population is estimated at 13,559 by the Washington State Department of Financial Management; and

WHEREAS, the City Council of the City of Edgewood has properly given notice of a public hearing on revenue sources for the City's following year's current expense budget, held on November 28, 2022. The hearing included the City's consideration of possible increases in property tax revenues for fiscal year 2024, pursuant to RCW 84.55.120; and

WHEREAS, the City of Edgewood's highest lawful levy amount since 1985 was \$2,254,926.42; and

WHEREAS, the City of Edgewood's actual levy amount from the previous year was \$2,232,515.71;

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

Section 1. Property Tax Levy. An increase in the regular property tax levy is hereby authorized for the levy to be collected in the 2024 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be \$22,410.71 which is a percentage increase of 1.004% from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

Section 2. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 3. Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of final passage. The full text of this Ordinance shall be mailed without charge, upon request.

PASSED BY THE CITY COUNCIL ON THE 28TH DAY OF NOVEMBER, 2023

Daryl Eidinger, Mayor

ATTEST/AUTHENTICATED:

Rachel Pitzel, CMC
City Clerk

APPROVED AS TO FORM:

Ann Marie J. Soto, City Attorney

Date of Publication: 11/XX/2023

Effective Date: 11/XX/2023



MEMORANDUM

DATE: September 8, 2023
TO: Pierce County Taxing Districts
FROM: Mike Lonergan, Assessor-Treasurer
RE: Preliminary Certification of Assessed Values/Levy Limit Factor

Enclosed is the Preliminary Certification of Assessed Values for your taxing district. These values include last year's State Assessed Property Values.

For budget preparation assistance to applicable districts, Levy limit factor worksheets, court ordered refund information, and sample ordinance/resolutions are included. Limit factor worksheets are prepared with an assumption the IPD is more than 1%. Amended calculations will be sent to affected districts should the IPD notification to counties fall below 1%.

Submit original ad valorem Budget / Levy Certifications & an approved Ordinance or Resolution no later than November 30th:

Pierce County Council
Attention: Clerk, Rm. 1046
County City Building
930 Tacoma Ave. S
Tacoma, WA 98402

email: pccouncil@piercecounitywa.gov

And a copy to:

Pierce County Assessor-Treasurer
Attention: Levy Dept.
2401 S. 35th St. Rm. 142
Tacoma, WA 98409

email: kim.alflen@piercecounitywa.gov

(Failure to submit a budget request & the district's Resolution/Ordinance may adversely affect next year's Levy collection)

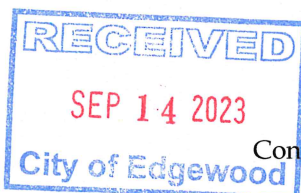
Preliminary Values Are Subject to Change.

Districts will receive **Final** values in December.

The district's Ordinance/Resolution **must** identify these three components.

- The **dollar amount of the previous year's levy**. The actual levy certified, including refunds.
- The **dollar amount of increase** reflects the difference between the previous year's actual levy and the limit factor growth of the highest lawful levy, or a lesser amount if banking levy capacity.
- The **percent of increase** equals the change over the prior year's actual levy plus the dollar amount of increase equal to the district's highest lawful levy for this year, or a lesser amount if banking levy capacity.

The sample Ordinance/Resolution enclosed provides the amounts for districts wishing to request their highest lawful levy.



Levy FAQs

Q. How should the Ordinance/Resolution read if the district is limited at a lesser amount due to the statutory maximum rate limit?

A. Prepare the document as though there is no limit due to the statutory maximum rate. Language may be added to inform the district's taxpayers of the rate limit and the projected allowable levy to the Ordinance/Resolution. The Ordinance/Resolution must contain three amounts; last year's actual levy, the dollar amount & percent of increase needed for the following year. The intent of the district must be clear in the Ordinance/Resolution.

Q. Why does the sample Ordinance/Resolution show more/less than 1%?

A. The 1% limit refers to the limitation of increase to a district's highest lawful levy known as the Levy Limit Factor. The percent of increase approved in a district's Ordinance/Resolution equals the change over the prior year's actual amount levied plus the dollar amount of increase for the next year's budget needs.

- The simple act of passing an Ordinance/Resolution allows a district to increase the Highest Lawful levy by the lesser of 1% or the IPD, depending on the size of the district.
- The increase authorized in the document identifies how much of that increase is required for the next year's budget needs, excluding additional revenue for new construction or any increase in state assessed utility values.

Q. Why does the sample show \$0 increase and an increase of 0%?

A. The total amount levied in the prior year is more than this year's increase from the limit factor, the district should ask for a \$0 and 0% increase. This does not affect any increase allowed by the limit factor increase of the highest lawful levy. Once a district passes the Ordinance/Resolution the Highest Lawful levy is allowed to increase by the limit factor.

A district's Ordinance or Resolution controls two levy limitations;

1. The act of passing a resolution/ordinance allows the Limit Factor increase (lesser of 1% or the IPD) to the highest lawful levy.
2. The authorized percent and dollar amount stated increase over the prior year's actual, Certified levy request.

Q. What documents need to be submitted by November 30?

A. No later than November 30, provide a copy of the approved Ordinance/Resolution & the Levy Certification (Budget Request).

FAILURE TO PROVIDE THESE DOCUMENTS BY THE DUE DATE COULD ADVERSLEY AFFECT YOUR LEVY.



Pierce County

Mike Lonergan, Assessor-Treasurer

2401 South 35th Street
Tacoma, WA 98409-7498
(253) 798-6111 FAX (253) 798-3142
ATLAS (253) 798-3333
www.piercecountywa.org/atr

PRELIMINARY LAWFUL LEVY LIMIT 2023 FOR 2024

EDGEWOOD
> 10,000

REGULAR TAX LEVY LIMIT:

2022

A. <u>Highest regular tax which could have been lawfully levied beginning with the 1985 levy</u> [refund levy not included] times limit factor (as defined in RCW 84.55.005).	2,232,600.42
	1.01
	2,254,926.42
B. Current year's assessed value of new construction, improvements and wind turbines in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred).	79,150,000
	0.686869624915
	54,365.73
C. State assessed property value in original district if annexed less last year's state assessed property value. The remainder to be multiplied by last year's regular levy rate (or the rate that should have been levied).	24,270,658
	24,270,658
	0.00
	0.686869624915
LAST YEAR'S ADDITIONAL REVENUE FROM INCREASE IN STATE ASSESSED VALUE	0.00
D. REGULAR PROPERTY TAX LIMIT (A + B + C)	2,309,292.16

ADDITIONAL LEVY LIMIT DUE TO ANNEXATIONS:

E. To find rate to be used in F, take the levy limit as shown in Line D above and divide it by the current assessed value of the district, excluding the annexed area.	2,309,292.16
	3,338,579,936
	0.691698927169
F. Annexed area's current assessed value including new construction and improvements times rate found in E above.	0.00
	0.691698927169
	0.00
G. NEW LEVY LIMIT FOR ANNEXATION (D + F)	2,309,292.16

LEVY FOR REFUNDS:

H. RCW 84.55.070 provides that the levy limit will not apply to the levy for taxes refunded or to be refunded pursuant to Chapters 84.68 or 84.69 RCW. (D or G + refund if any)	2,309,292.16
	2,830.33
	2,312,122.49
I. TOTAL ALLOWABLE LEVY AS CONTROLLED BY THE LEVY LIMIT (D,G,or H)	2,312,122.49
J. Amount of levy under statutory rate limitation.	3,338,579,936
	1.300000000000
	4,340,153.92
K. LESSER OF I OR J	2,312,122.49

**EXAMPLE OF ORDINANCE/RESOLUTION
REQUESTING HIGHEST LAWFUL LEVY**

**Ordinance/Resolution No. _____
RCW 84.55.120**

WHEREAS, the _____ of **EDGEWOOD** has met and considered
(Governing body of the taxing district) (Name of the taxing district)
its budget for the calendar year 2024 ; and,

WHEREAS, the districts actual levy amount from the previous year was \$ 2,232,515.71 and,
(Previous Year's Levy Amount)

WHEREAS, the population of this district is ☐ more than or ☐ less than 10,000; and now, therefore,
(Check One)

BE IT RESOLVED by the governing body of the taxing district that an increase in the regular property tax levy
is hereby authorized for the levy to be collected in the 2024 tax year.
(Year of Collection)

The dollar amount of the increase over the actual levy amount from the previous year shall be \$ 22,410.71
which is a percentage increase of 1.004% from the previous year. This increase is exclusive of
(Percentage Increase)

additional revenue resulting from new construction, improvements to property, newly constructed wind turbines,
any increase in the value of state assessed property, any annexations that have occurred and refunds made.

Adopted this _____ day of _____, _____.

SAMPLE

If additional signatures are necessary, please attach additional page.

This form or its equivalent must be submitted to your county assessor prior to their calculation of the property tax. This form or its equivalent must be submitted to your county assessor prior to their calculation of the property tax levies. A certified budget/levy request, separate from this form is to be filed with the County Legislative Authority no later than November 30th. As required by RCW 84.52.020, that filing certifies the total amount to be levied by the regular property tax levy. The Department of Revenue provides the "Levy Certification" form (REV 64 0100) for this purpose. The form can be found at: <http://dor.wa.gov/docs/forms/PropTx/Forms/LevyCertf.doc>.

For tax assistance, visit <http://dor.wa.gov/content/taxes/property/default.aspx> or call (360) 570-5900. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call 1-800-451-7985.



Pierce County

Mike Lonergan, Assessor-Treasurer

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September 8, 2023

OFFICIAL NOTIFICATION TO: EDGEWOOD

RE: 2023 PRELIMINARY ASSESSED VALUES

FOR REGULAR LEVY

Total Taxable Regular Value	3,338,579,936
Taxable Value of Properties qualifying under RCW 84.36.381	24,838,750
Highest lawful regular levy amount since 1985	2,254,926.42
Additional revenue from current year's NC&I	54,365.73
Additional revenue from annexations (RCW 84.55)	0.00
Additional revenue from administrative refunds (RCW 84.69)	2,830.33
<i>Additional revenue from administrative refunds not allowed if limited by statutory rate limit</i>	
Court Order Refunds	0.00
Prior Year's Additional revenue from increase in state-assessed property	0.00
Total Allowable Levy (as controlled by the limit calculation)	2,312,122.49
Last year's certified levy amount (including refunds)	2,232,515.71

FOR EXCESS LEVY

Taxable Value	3,316,243,427
Timber Assessed Value	-
Total Taxable Excess Value	3,316,243,427

New Construction and Improvement Value	79,150,000
--	------------

*If you need assistance or have any questions regarding this information, please contact Kim Alflen
253.798.7114 kim.alflen@piercecountywa.gov*

First Year Lid Lift Calculations With An Exemption As A Condition

TAXING DISTRICT _____ City of Edgewood _____ 2023 Levy for 2024 Taxes

Step 1 - Calculate levy amount and rate as if the voters did not approve the levy lid lift.

1-A. Highest regular tax which could have been lawfully levied beginning with the 1985 levy (refund levy not included).

Year	2022		\$2,232,600.42	×	101.000%	=	\$2,254,926.42
			Highest Lawful Levy		Maximum Increase 101%		

1-B Current year's assessed value of new construction, improvements, and wind turbines, solar, biomass, and geothermal facilities in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred).

	\$79,150,000	×	0.686869624915	÷	\$1,000	=	\$54,365.73
	A.V.		Last Year's Levy Rate				

1-C Tax increment finance area increment AV increase (RCW 84.55.010(1)(e)) (value included in 1-B & 1-D cannot be included in 1-C)

		×	0.686869624915	÷	\$1,000	=	
	A.V.		Last Year's Levy Rate				

1-D Current year's state assessed property value less last year's state assessed property value. The remainder is to be multiplied by last year's regular levy rate (or the rate that should have been levied).

	\$24,270,658	-	\$24,270,658	=	\$	-
	Current Year's A.V.		Previous Year's A.V.		Remainder	

		×	0.686869624915	÷	\$1,000	=	
	Remainder from Line C		Last Year's Levy Rate				

1-E Regular property tax limit: A+B+C+D = \$2,309,292.15

Parts 1-F through 1-H are used in calculating the additional levy limit due to annexation.

1-F To find the rate to be used in 1-F, take the levy limit as shown in Line 1-E above and divide it by the current assessed value of the district, excluding the annexed area.

	\$2,309,292.15	÷	\$3,338,579,936	×	\$1,000	=	0.691698924174
	Total in Line 1-E		Current Assessed Value				

1-G Annexed area's current assessed value including new construction and improvements, times the rate in Line 1-F.

		×	0.691698924174	÷	\$1,000	=	
	Annexed Area's A.V.		Rate in Line E				

1-H Regular property tax limit including annexation E+G = \$2,309,292.15

1-I Statutory maximum rate times the assessed value of the district.

Only enter fire/RFA rate, library rate, & firefighter pension fund rate for cities annexed to a fire/RFA or library, or has a firefighters pension fund.							
	3.375000000000	-	1.100000000000	-	0.340000	+	
	District base levy rate		Fire or RFA Rate		Library Rate		Firefighter Pension Fund
							Statutory Rate Limit
	\$3,338,579,936	×	1.935000000000	÷	\$1,000	=	\$6,460,152.18
	A.V. of District		Statutory Rate Limit				Statutory Amount

1-J Highest Lawful Levy For This Year (Lesser of H and I) = \$1.94

1-K New highest lawful levy since 1985 (Lesser of I & H minus C, unless A (before limit factor increase) is greater than I or H minus C, then A before the limit factor increase) = \$2,309,292.15

Population: ☒ Less than 10,000 ☒ 10,000 or more

Was a resolution/ordinance adopted authorizing an increase over the previous year's levy? ☒ Yes ☐ No

If so, what was the percentage increase? _____ Calculated % Increase _____

Was a second resolution/ordinance adopted authorizing an increase over the IPD? ☐ Yes ☒ No ☐ N/A

If so, what was the percentage increase? _____

1-L Previous year's actual levy times the increase as stated in ordinance or resolution (RCW 84.55.120). If the taxing district did not provide an ordinance or resolution use 100% in the field increasing the previous year's actual levy.

Year	<u>2022</u>	<u>\$2,232,515.71</u>	+	<u>22,410.71</u>	=	<u>\$2,254,926.42</u>
		Previous Year's Actual Levy		Plus Resolution Increase Amount		
Year	<u>2022</u>	<u>\$2,232,515.71</u>	×	<u>101.004000000000%</u>	=	<u>\$2,254,930.17</u>
		Previous Year's Actual Levy		100% Plus the Percentage Increase		

1-M Amount for new construction, improvements, and wind turbines, solar, biomass, and geothermal facilities.(Line 1-B). = \$54,365.73

1-N Amount for increment value increase (Line 1-C) = _____

1-O Amount for increase in value of state-assessed property (Line1- D) = _____

1-P Amount for increase in annexation (Line 1-H) = _____

1-Q Total levy amount authorized, including annexation Lesser of L+(M+N+O+P) = \$2,309,292.15

TAXING DISTRICT City of Edgewood **2023** Levy For **2024** Taxes

1-R Total levy amount authorized by resolution (1-Q) plus amount refunded or to be refunded (RCW 84.55.070).

<u>\$2,309,292.15</u>	+	<u>\$2,830.33</u>	=	<u>\$2,312,122.48</u>
Total from Line 1-Q		Amount to be Refunded		Amount allowable per Resolution/Ordinance

1-S Total amount certified by county legislative authority or taxing district as applicable. (RCW 84.52.020 and RCW 84.52.070) = \$4,340,153.92

1-T Levy limit from line 1-H, plus amount refunded or to be refunded (RCW 84.55.070).

<u>\$2,309,292.15</u>	+	<u>\$2,830.33</u>	=	<u>\$2,312,122.48</u>
Line 1-H, Page 1		Amount to be Refunded		Total

1-U Amount of taxes recovered due to a settlement of highly valued disputed property (RCW 84.52.018).

<u>\$2,312,122.48</u>	-	<u> </u>	=	<u>\$2,312,122.48</u>
Lesser of 1-R, 1-S, or 1-T		Amount Held in Abeyance		Total

1-V Statutory limit from line 1-I (dollar amount, not the rate) = \$6,460,152.18

1-W Lesser of 1-U or 1-V \$2,312,122.48

1-X **Levy Corrections** Year of Error: _____

1. Minus amount over levied (if applicable) _____

2. Plus amount under levied (if applicable) _____

1-Y **Total:** 1-W +/- 1-X \$2,312,122.48

Regular Levy Rate Computation: Lesser of 1-V and 1-Y divided by the assessed value in line1-I.

<u>\$2,312,122.48</u>	÷	<u>\$3,338,579,936</u>	×	<u>\$1,000</u>	=	<u>0.692546688809</u>
Lesser of 1-V and 1-Y		Amount on line 1-I				

Step 2: Calculate the levy amount approved by the voters.

2-A	$\frac{\$3,289,470,528}{\text{Taxable value subject to lid lift}}$	$\times$	$\frac{\$1.300000000000}{\text{Rate Approved By Voters}}$	$\div$	$\frac{\$1,000}{}$	$=$	$\frac{\$4,276,311.69}{\text{Levy Amount Approved by Voters}}$
-----	--	----------	---	--------	--------------------	-----	--

Step 3: Calculate the total levy amount.

3-A	$\frac{\$0.692546688809}{\text{Levy rate for parcels exempt from lid lift (1-Z)}}$	$\times$	$\frac{\$24,838,750.00}{\text{AV of parcels exempt from lid lift}}$	$\div$	$\frac{\$1,000}{}$	$=$	$\frac{\$17,201.99}{\text{Levy amount from parcels exempt from lid lift}}$
3-B	$\frac{\$17,201.99}{\text{Levy amount from parcels exempt from lid lift}}$	$+$	$\frac{\$4,276,311.69}{\text{Levy Amount Approved by Voters(2-A)}}$	$=$			$\frac{\$4,293,513.68}{\text{Maximum levy amount with lid lift}}$
3-C	Lesser of maximum levy w/lid lift & amount certified by county legislative authority or taxing district						$\frac{\$4,293,513.68}{}$

Step 4: Calculate the levy rates to be applied to property not subject to and subject to the lid lift.

4-A	$\frac{\$17,201.99}{\text{Levy Amount from parcels exempt from lid lift (3-A)}}$	$\div$	$\frac{\$24,838,750.00}{\text{AV of property exemp from lid lift (3-A)}}$	$\times$	$\frac{\$1,000}{}$	$=$	$\frac{\$0.692546688809}{\text{Levy rate for parcels w/exemption}}$
4-B	$\frac{\$4,276,311.69}{\text{Maximum levy with lid lift less levy amount from pacels exempt from lid lift}}$	$\div$	$\frac{\$3,289,470,528}{\text{Taxable value subject to lid lift}}$	$\times$	$\frac{\$1,000}{}$	$=$	$\frac{\$1.300000001094}{\text{Levy rate for parcels subject to lid lift}}$

Levy Certification

Submit this document, or something similar, to the **county legislative authority on or before November 30** of the year preceding the year in which the levy amounts are to be collected.

Courtesy copy may be provided to the county assessor.

This form is not designed for the certification of levies under RCW 84.52.070.

In accordance with RCW 84.52.020, I _____ (Name),
_____, (Title), for _____ (District name),
do hereby certify to the _____ (Name of county) County legislative authority
that the _____ (Commissioners, Council, Board, etc.) of said district requests
that the following levy amounts be collected in _____ (Year of collection) as provided in the district's
budget, which was adopted following a public hearing held on _____ (Date of public hearing).

Regular levies

Levy	General levy	Other levy* _____
Total certified levy request amount, which includes the amounts below.		
Administrative refund amount		
Non-voted bond debt amount		
Other*		

Excess levies

Levy	General (n/a for school districts)	Bond	Enrichment (school districts only)	Cap. project	Other levy* _____
Total certified levy request amount, which includes the amounts below.					
Administrative refund amount					
Other*					

*Examples of other levy types may include EMS, school district transportation, or construction levies. Examples of other amounts may include levy error correction or adjudicated refund amount. Please include a description when using the "other" options.

Signature: _____ Date: _____

To request this document in an alternate format, please complete the form dor.wa.gov/AccessibilityRequest or call 360-705-6705. Teletype (TTY) users please dial 711.

City of Edgewood

Property Tax History

Levy History									
Valuation Year	2015	2016	2017	2018	2019	2020	2021	2022	2023
Tax Year	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total Taxable Assessed Value	1,138,559,998	1,310,781,805	1,556,466,106	1,808,330,870	1,997,528,056	2,280,297,881	2,734,641,110	3,250,275,786	3,338,579,936
New Construction & Improvement Value	14,930,053	38,626,213	77,812,933	78,976,256	59,734,823	124,643,487	127,970,000	100,100,600	79,150,000
Increase in State Assessed value (\$24,270,658)	-	-	-	-	-	-	-	-	-
Last Year's certified levy amount	1,446,380	1,508,786	1,575,139	1,689,243	1,792,140	1,869,421	1,998,028	2,130,271	2,232,516
Limit Factor per <u>RCW 84.55.005</u>	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Highest Regular Tax Levy since 1985	1,460,864	1,523,888	1,590,952	1,706,193	1,810,122	1,888,195	2,018,081	2,151,603	2,254,926
New Const.	47,922	51,251	93,116	85,710	59,299	109,228	112,190	78,199	54,366
State	-	-	5,175	237	-	605	-	2,714	-
New Levy	1,508,786	1,575,139	1,689,243	1,792,140	1,869,421	1,998,028	2,130,271	2,232,516	2,309,292
Refunds	2,326	2,584	1,063	4,832	1,569	2,372	1,348	2,565	2,830
Total Allowable levy as controlled by the Levy Limit	1,511,112	1,577,723	1,690,306	1,796,972	1,870,990	2,000,400	2,131,619	2,235,081	2,312,122
Levy Rate	1.3420	1.3272	1.0860	0.9937	0.9367	0.8773	0.7795	0.6848	0.6925
Levy Increase	\$14,484	\$15,102	\$15,813	\$16,950	\$17,982	\$18,774	\$20,053	\$21,332	\$22,410
Percent Increase	1.00%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.004%
Increase/per 1000	-	0.0133	0.0121	0.0109	0.0099	0.0094	0.0088	0.0078	0.0069
Increase per Household (\$640,000 Value)	-	-	-	-	-	-	-	-	\$4.41

Levy Distribution								
Local School (Fife SD)	35.61%	36.93%	33.43%	36.64%	38.94%	40.54%	40.97%	41.83%
State of Washington	18.64%	17.43%	23.76%	21.35%	23.08%	22.85%	23.04%	22.47%
Fire	16.21%	15.91%	16.35%	16.83%	15.42%	14.98%	14.47%	14.59%
County Tax	11.50%	10.80%	9.73%	8.85%	7.74%	7.41%	7.33%	7.10%
City	11.07%	10.15%	8.91%	8.11%	7.18%	6.84%	6.75%	6.71%
Library	4.17%	3.94%	3.51%	4.08%	3.61%	3.40%	3.39%	3.21%
Transit	0.00%	2.11%	1.86%	1.69%	1.53%	1.54%	1.58%	1.56%
Port	1.54%	1.55%	1.50%	1.50%	1.41%	1.35%	1.34%	1.26%
Flood	0.83%	0.78%	0.62%	0.62%	0.78%	0.78%	0.87%	0.97%
Conservative Futures	0.43%	0.40%	0.33%	0.33%	0.31%	0.31%	0.26%	0.29%