



**CITY OF EDGEWOOD
COUNCIL STUDY SESSION AGENDA**

Tuesday, March 19, 2024 – 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. Structure Evaluations and Next Steps

D. SW Utility Equipment Purchase

E. Right-of-Way (ROW) Use Agreement - Cingular Wireless PCS, LLC

F. City of Edgewood Information Resource Presentation

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: 3/19/2024
	Prepared by: Lauren Balisky
Attachments (list): 1. Permit Inspection Tally 2. Planning and Engineering Projects 3. Plat Construction Report- March '24	
Approval of Materials: Lauren Balisky Rachel Pitzel, City Clerk/HR Director 3/11/2024 Dave Gray 3/11/2024 Dave Olson 3/11/2024	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: Recurring monthly during the second Study Session.

Summary Statement:

Monthly review of current permitting and inspection volumes.

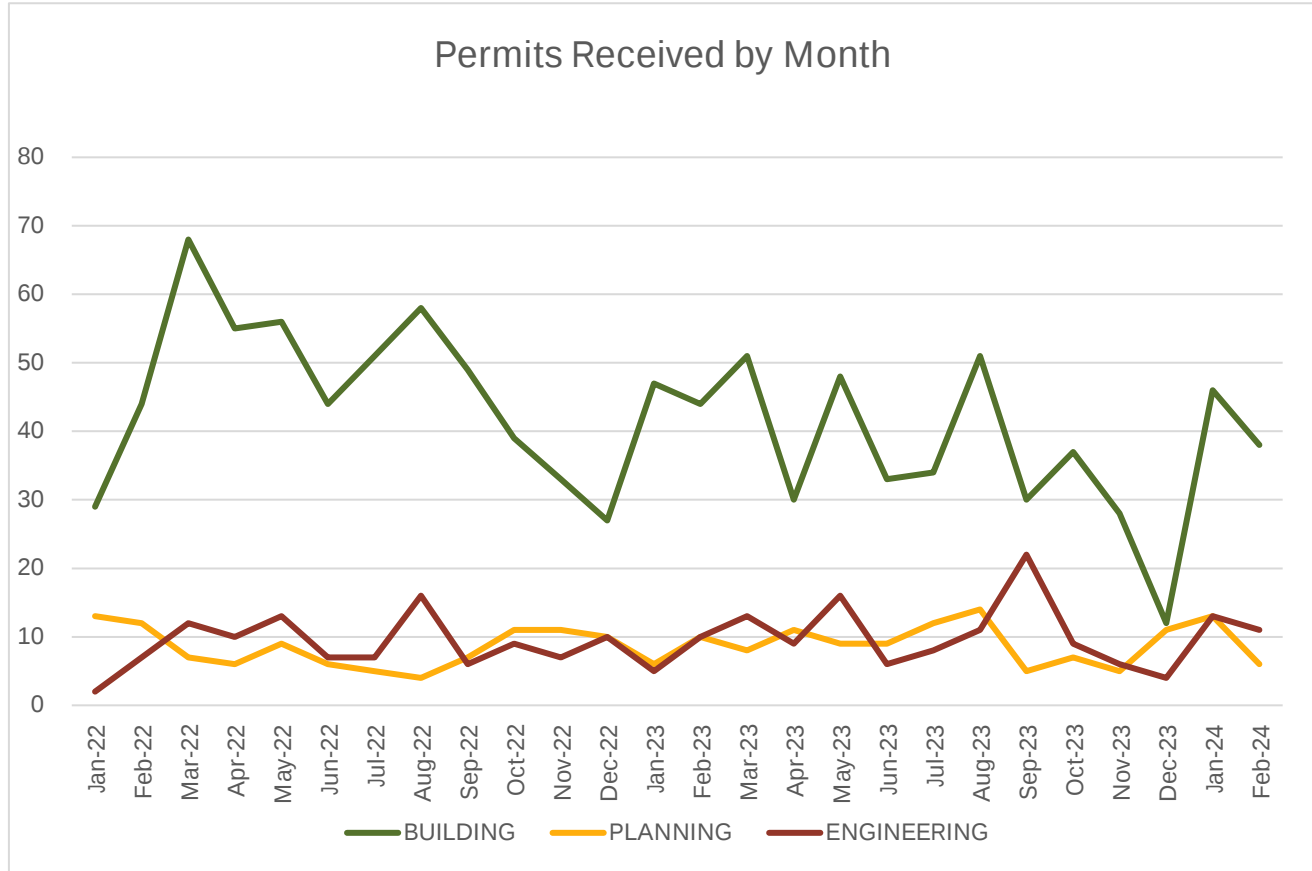
Item History:**Recommended Action:**

Hold a discussion on Development Review.

Fiscal Note/Consideration:

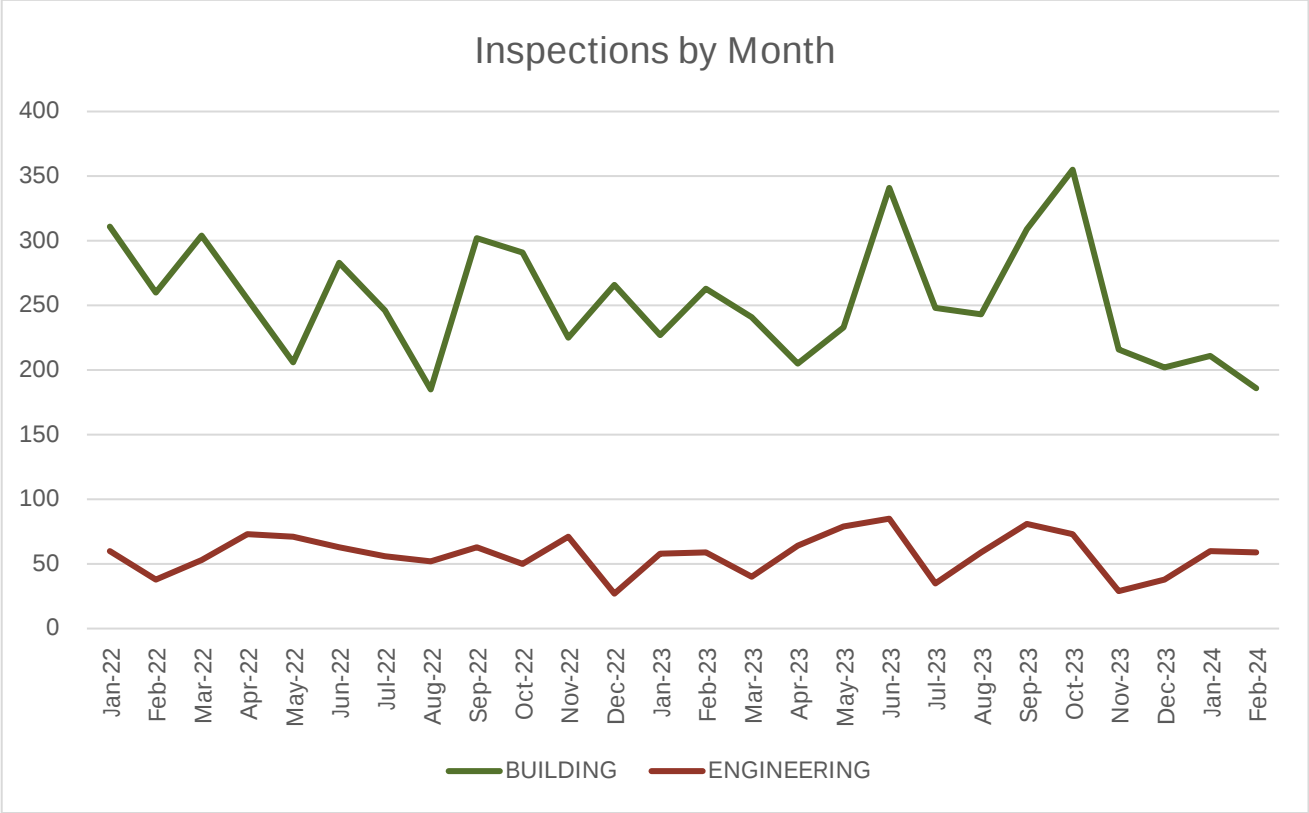
Feb 2024

Monthly Development Report



Permits	Building		Planning		Engineering	
	Received	Approved	Received	Approved	Received	Approved
Feb 2024	38	41	6	4	11	10
Feb 2023	44	54	10	8	10	6
Roll Avg 2024	42	34	10	4	12	11
Roll Avg 2023	46	38	8	7	8	6
YTD 2024	84	68	19	8	24	22
YTD 2023	91	76	16	14	15	12
	Building		Planning		Engineering	
	Month	Received	Month	Received	Month	Received
Highest Month 2024	Jan	46	Jan	13	Jan	13
Highest Month 2023	Mar	51	Aug	14	Sep	22

Monthly Development Report



Inspections	Building		Engineering	
Feb 2024	186		59	
Feb 2023	263		59	
Roll Avg 2024	199		60	
Roll Avg 2023	245		59	
YTD 2024	397		119	
YTD 2023	490		117	
	Building		Engineering	
	Month	Insp.	Month	Insp.
Highest Month 2024	Jan	211	Jan	60
Highest Month 2023	Oct	355	Jun	85

Pending Projects - Planning and Engineering Permits

60 Permits

Exported: 03/01/2024

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
ADMINISTRATIVE USE PERMIT (AUP)								
22-1614	ARCO AMPM ADMINISTRATIVE USE	XXX 11TH ST E	0420037064	PLANNING	ADMINISTRATIVE USE PERMIT (AUP)	UNDER REVIEW	12/02/2022	02/16/2024
24-1004	2222 MERIDIAN AVENUE EAST/ Surprise Lake	2222 MERIDIAN AVE E	0420095025	PLANNING	ADMINISTRATIVE USE PERMIT (AUP)	INCOMPLETE	01/04/2024	02/15/2024
BOUNDARY LINE ADJUSTMENT (BLA)								
23-1475	STERRENBURG BLA	3705 96TH AVE E	0420161010	PLANNING	BOUNDARY LINE ADJUSTMENT (BLA)	UNDER REVIEW	10/17/2023	02/28/2024
24-1103	ROSCELLI BLA	9608 29TH STREET CT E	9784850170	PLANNING	BOUNDARY LINE ADJUSTMENT (BLA)	APPLICATION	02/27/2024	02/28/2024
CARC								
24-1091	CARC FOR PARCEL 0420221036	11504 48TH ST E	0420221036	PLANNING	CARC	UNDER REVIEW	02/22/2024	02/28/2024
CLEAR AND GRADE								
21-1298	PROLOGIS PARK PHASE I CLEAR AND GRADE	3926 90TH AVE E	0420163076	ENGINEERING	CLEAR AND GRADE	UNDER REVIEW	06/29/2021	02/05/2024
22-1101	DEROSS CLEAR AND GRADE	1105 108TH AVE E	0420037014	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	03/24/2022	03/24/2023
24-1011	MARTYNOVSKIY CLEAR AND GRADE	11016 46TH ST E	6380000070	ENGINEERING	CLEAR AND GRADE	UNDER REVIEW	01/10/2024	02/23/2024
24-1026	EDGEWOOD OLYMPIC ROCKERY CLEAR AND GRADE	2004 WEST VALLEY HWY E	4495400980	ENGINEERING	CLEAR AND GRADE	UNDER REVIEW	01/16/2024	02/16/2024
CODE								
24-001-CODE	CODE AMENDMENT / HAZARDOUS TREES	CITYWIDE		PLANNING	CODE	APPLICATION	01/18/2024	01/18/2024
24-002-CODE	CODE AMENDMENT/ MIDDLE HOUSING (HB 1110)			PLANNING	CODE	APPLICATION	01/25/2024	01/25/2024
COMPREHENSIVE PLAN AMENDMENT/REZONE/CODE AMENDMENT								
22-1064	TOWN CENTER SUBAREA PLAN	2224 104TH AVE E	0420102012	PLANNING	COMPREHENSIVE PLAN AMENDMENT/REZONE /CODE AMENDMENT	APPLICATION	02/09/2022	01/19/2024
22-007CODE	COMP PLAN / GENERAL SEWER PLAN (GSP) UPDATE	2224 104TH AVE E	0420102012	PLANNING	COMPREHENSIVE PLAN AMENDMENT/REZONE /CODE AMENDMENT	APPLICATION	11/22/2022	12/21/2023
22-008CODE	COMP PLAN & REZONE / GREENBELT APARTMENTS	9917 24TH ST E	0420091014	PLANNING	COMPREHENSIVE PLAN AMENDMENT/REZONE /CODE AMENDMENT	INCOMPLETE	12/21/2022	08/14/2023
23-003CODE	CODE AMENDMENT / SB 5290	CITYWIDE		PLANNING	COMPREHENSIVE PLAN AMENDMENT/REZONE /CODE AMENDMENT	APPLICATION	07/10/2023	10/16/2023
23-005CODE	CODE AMENDMENT / FENCES	CITYWIDE		PLANNING	COMPREHENSIVE PLAN AMENDMENT/REZONE /CODE AMENDMENT	APPLICATION	08/09/2023	10/16/2023

Pending Projects - Planning and Engineering Permits

60 Permits

Exported: 03/01/2024

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
23-006	CODE AMENDMENT / 2021 CONSTRUCTION CODES	CITYWIDE		PLANNING	COMPREHENSIVE PLAN AMENDMENT/REZONE /CODE AMENDMENT	APPLICATION	08/09/2023	10/16/2023
23-007	COMP PLAN / 2024 PERIODIC UPDATE	CITYWIDE		PLANNING	COMPREHENSIVE PLAN AMENDMENT/REZONE /CODE AMENDMENT	APPLICATION	08/10/2023	11/16/2023
CRITICAL AREAS PERMIT								
23-1485	KELLY CRITICAL AREAS REVIEW	11202 36TH ST E	0420151108	PLANNING	CRITICAL AREAS PERMIT	WAITING ON REVISIONS	10/25/2023	02/06/2024
23-1541	SMITH AND SONS CRITICAL AREAS	XXX 98TH AVE E	0420094003	PLANNING	CRITICAL AREAS PERMIT	INCOMPLETE	12/11/2023	12/20/2023
DESIGN STAND REVIEW								
20-1348	DHALIWAL TC LANDING DESIGN STANDARDS REVIEW	1914 MERIDIAN AV E	0420091158	PLANNING	DESIGN STAND REVIEW	UNDER REVIEW	07/13/2020	01/26/2024
POST REVISION - PLN								
21-1275 PR1	VIEW POINTE RV DESIGN STANDARDS REVIEW POST REVISION	10315 12TH STREET CT E	0420037065	PLANNING	POST REVISION - PLN	UNDER REVIEW	08/01/2023	02/28/2024
PRE-APPLICATION MEETING								
24-1006	FRUNCHAK SHORT PLAT PRE APPLICATION	2718 110TH AVE E	0420103036	PLANNING	PRE-APPLICATION MEETING	INCOMPLETE	01/05/2024	02/23/2024
24-1089	5108 CHRISSELLA RD PRE APPLICATION	5108 CHRISSELLA RD E	0420222065	PLANNING	PRE-APPLICATION MEETING	UNDER REVIEW	02/21/2024	02/28/2024
24-1092	MERIDIAN AVE DEVELOPMENT	XXX MERIDIAN AVE E	0420036056	PLANNING	PRE-APPLICATION MEETING	PENDING SCHEDULING	02/22/2024	02/29/2024
REASONABLE USE EXCEPTION (RUE)								
23-1046	DE ROSS ACCESS DRIVEWAY REASONABLE USE EXCEPTION	1105 108TH AVE E	0420037014	PLANNING	REASONABLE USE EXCEPTION (RUE)	UNDER REVIEW	01/26/2023	02/13/2024
SHORT PLAT - PRELIMINARY (2-6 LOTS)								
23-1521	36TH STREET EAST SHORT PLAT	9814 36TH ST E	0420161002	PLANNING	SHORT PLAT - PRELIMINARY (2-6 LOTS)	UNDER REVIEW	11/22/2023	02/29/2024
23-1528	PASQUIER SHORT PLAT PRELIMINARY PLAT	12513 44TH STREET CT E	6755000041	PLANNING	SHORT PLAT - PRELIMINARY (2-6 LOTS)	INCOMPLETE	11/28/2023	01/30/2024
24-1046	FRANTSEVICH SHORT PLAT PRELIMINARY PLAT	11315 18TH ST E	0420105009	PLANNING	SHORT PLAT - PRELIMINARY (2-6 LOTS)	INCOMPLETE	01/23/2024	02/21/2024
SIMPLE PAVING								
24-1005	SEVIGNY SIMPLE PAVING	4221 108TH AVE E	0420153177	ENGINEERING	SIMPLE PAVING	INCOMPLETE	01/05/2024	01/08/2024
24-1101	CORNEJO SIMPLE PAVING	10212 36TH ST E	0420152127	ENGINEERING	SIMPLE PAVING	UNDER REVIEW	02/27/2024	03/01/2024
SITE DEVELOPMENT								
20-1624	DHALIWAL TC LANDING SITE DEVELOPMENT	1914 MERIDIAN AV E	0420091158	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	11/30/2020	02/14/2024
21-1430	WINDMILL PARK TOWNHOMES SITE DEVELOPMENT	3117 MERIDIAN AVE E	0420103072	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	09/24/2021	02/21/2024

Pending Projects - Planning and Engineering Permits

60 Permits

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Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
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	02/22/2024
23-1240	SMITH AND SONS GC LLC SITE DEVELOPMENT	2027 106TH AVE E	0420102119	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	05/19/2023	02/12/2024
23-1385	WOLFE SITE DEVELOPMENT	13212 VALLEY AVE E	0420234145	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	08/22/2023	02/28/2024
24-1037	ARCO AMPM SITE DEVELOPMENT	XXX 11TH ST E	0420037064	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	01/19/2024	03/01/2024
24-1065	SEDONA MIXED USE SITE DEVELOPMENT	XXX MERIDIAN AVE E	0420103027	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	02/02/2024	02/23/2024
24-1065	SEDONA MIXED USE SITE DEVELOPMENT	XXX MERIDIAN AVE E	0420103027	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	02/02/2024	02/23/2024
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	12/13/2023
22-1505	2513 MERIDIAN (SEDONA) MIXED-USE SITE PLAN REVIEW	XXX MERIDIAN AVE E	0420103027	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	09/29/2022	02/16/2024
22-1615	ARCO AMPM SITE PLAN DESIGN REVIEW	XXX 11TH ST E	0420037064	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	12/02/2022	02/12/2024
23-1545	JIFFY SHOPPE FAST FOOD RESTAURANT SITE PLAN REVIEW	823 MERIDIAN AVE E	6575000021	PLANNING	SITE PLAN DESIGN REVIEW	INCOMPLETE	12/13/2023	02/13/2024
STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW								
22-1574	SEPA for PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	0420163076	PLANNING	STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW	APPLICATION	10/28/2022	11/30/2023
22-1574	SEPA for PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	0420163076	PLANNING	STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW	APPLICATION	10/28/2022	11/30/2023
23-1359	SEPA FOR CODE AMENDMENT / SB 5290	CITYWIDE		PLANNING	STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW	APPLICATION	07/10/2023	08/09/2023
24-1035	CODE AMENDMENT / HAZARDOUS TREES	CITYWIDE		PLANNING	STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW	APPLICATION	01/18/2024	01/18/2024
24-1049	SEPA / MIDDLE HOUSING CODE AMENDMENTS			PLANNING	STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW	APPLICATION	01/25/2024	01/25/2024
STREET USE								
23-078	CLINE STREET USE	4417 Chrisella Rd E	0420157013	ENGINEERING	STREET USE	WAITING ON REVISIONS	10/21/2023	01/19/2024
SUBDIVISION - FINAL (7+ LOTS)								
24-1013	WOLF POINT SUBDIVISION FINAL PLAT	9810 36TH ST E	0420165030	PLANNING	SUBDIVISION - FINAL (7+ LOTS)	UNDER REVIEW	01/10/2024	02/29/2024

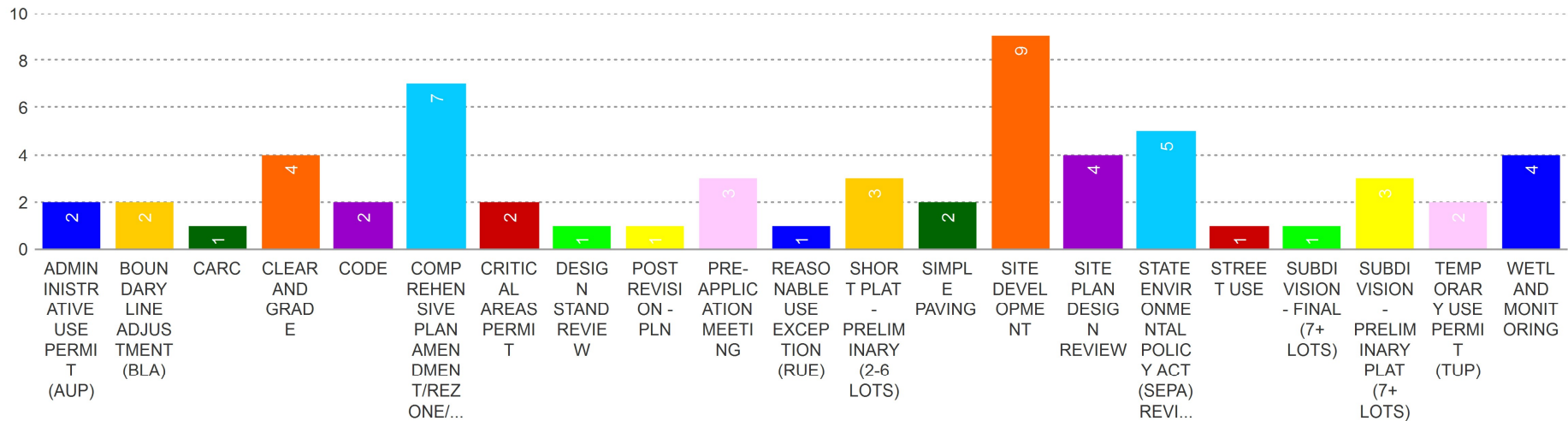
Pending Projects - Planning and Engineering Permits

60 Permits

Exported: 03/01/2024

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
SUBDIVISION - PRELIMINARY PLAT (7+ LOTS)								
23-1228	TYEE RANCH PRELIMINARY PLAT	11617 15TH ST E	0420034702	PLANNING	SUBDIVISION - PRELIMINARY PLAT (7+ LOTS)	WAITING ON REVISIONS	05/11/2023	01/18/2024
23-1299	HOMESTRETCH PRELIMINARY PLAT	2208 116TH AVE E	0420101037	PLANNING	SUBDIVISION - PRELIMINARY PLAT (7+ LOTS)	WAITING ON REVISIONS	07/03/2023	12/18/2023
23-1539	NORTHWOOD ESTATES WEST PHASE II SUBDIVISION	9623 24TH ST E	0420091103	PLANNING	SUBDIVISION - PRELIMINARY PLAT (7+ LOTS)	UNDER REVIEW	12/07/2023	02/22/2024
TEMPORARY USE PERMIT (TUP)								
23-1548	ACORN BREWING TENT TUP	2105 MERIDIAN AVE E	0420102110	PLANNING	TEMPORARY USE PERMIT (TUP)	UNDER REVIEW	12/15/2023	02/26/2024
24-1067	BARTH ESTATES - FALCON RIDGE LOT 2 SALES OFFICE TUP	3606 95TH AVE E	6027810020	PLANNING	TEMPORARY USE PERMIT (TUP)	UNDER REVIEW	02/06/2024	02/26/2024
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
19-1134WM	McCutcheon RUE Wetland Monitoring	10705 36TH ST E	0420152089	PLANNING	WETLAND MONITORING	APPLICATION	12/06/2023	12/06/2023

Permits by Type



Plat Construction Tracking Report- March 2024

Preliminary Plat						Site Development	Final Plat		Buildout	
Submitted	Project	Address	Proposed Lots	Status	Approved	Status	Status	Lots Recorded	Completed Homes #	
2023	HOMESTRETCH 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	READY TO ISSUE				
	AFICHUK SHORT PLAT	1625 112TH AVE E	2	APPROVED	6/15/2023	READY TO ISSUE				
2021	WINDMILL PARK TOWNHOMES	3117 MERIDIAN AVE E	45	APPROVED	5/2/2023	WAITING ON REVISIONS				
	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	8	57%
	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	3	75%
	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	29	83%
	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	EXPIRED	1/10/2019	EXPIRED				
	ABEL SHORT PLAT	12321 16TH ST E	6	APPROVED	9/13/2018	FINALED	APPROVED	6	4	67%
2017	WOLF POINT SUBDIVISION	XXX MERIDIAN AV E	56	APPROVED	3/20/2019	ISSUED	APPLICATION			
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	55	100%
	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	18	95%
2015	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT	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%
	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	284	100%



City Of Edgewood Council Agenda Summary Sheet

Subject: Structure Evaluations and Next Steps	Agenda Item #: 2.C
	For Agenda of: 3/19/2024
	Prepared by: Jeremy Metzler
Attachments (list): 1. Edgewood_Building_Assesment_FINAL_083023	
Approval of Materials: Jeremy Metzler Rachel Pitzel, City Clerk/HR Director 3/13/2024 Dave Gray 3/14/2024 Dave Olson 3/14/2024	Expenditure Required: TBD
	Amount Budgeted: N/A
	Timeline: 03/19/2024 SS 03/26/2024 RCM (tentative)

Summary Statement: The City Council approved Resolution 23-0666 on March 28, 2023, authorizing evaluations of the following structures:

- 11912 18th St E: Nelson Farm Park – Former residence, detached garage, and barn
- 2228 118th Ave E: Nelson Nature Park – Detached garage
- 2224 104th Ave E: City Hall Campus – Historic Barn
- 10105 24th St E (Meridian Ave Frontage) – Landmark Windmill

The evaluations were completed over the summer of 2023, with input and feedback being provided by staff and the Parks and Recreation Advisory Board. The results of the evaluation, including the current status of each structure, can be found on the City's website here: <https://www.cityofedgewood.org/436>.

In preparation for further discussion on this item with Council and funding prioritization, City staff have been coordinating with East Pierce Fire and Rescue (EPFR) staff regarding the ownership status of the Landmark Windmill. In summary, EPFR has offered to sell the Windmill (and the tax parcel it is located on) to the City for \$172,000 based on an appraisal they have completed. Upon review of the County Assessor's value for the land and our understanding of the challenges associated with the Windmill, this appears to be a reasonable value. If the City Council is interested in acquiring the Windmill from EPFR, staff can prepare a resolution for Council's consideration at the upcoming regular meeting.

Finally, following discussion on the Windmill, staff is seeking Council's guidance on prioritization of funding for addressing deficiencies at each of the evaluated structures. Here are a few questions that could be asked to establish an objective score for each structure:

1. Is current use aligned with Comp Plan / PROST goals and objectives?
2. Is there community interest in focusing on the structure?

3. What is the structure's current condition?
4. What is the approximate cost to remediate the structure?

For Council's consideration, the following is a list of Comprehensive Plan Goals and Objectives that pertain to this topic:

- Goal CC.IV – Protect and enhance Edgewood's cultural, scenic, historical and natural attributes.
 1. CC.IV.a – Recognize the heritage of the community by naming parks, streets and other public places after major figures and events.
 2. CC.IV.b – Designate and inventory historic landmark sites and structures.
- Goal PR.III – Develop a parks, recreation and open space system that builds on existing strengths and serves all residents of the community.
 1. PR.III.c - Plan for the following long term priorities:...
 - Create a park maintenance and renovation plan that prioritizes and directs resources to higher-use parks and facilities first.
- Goal PR.IV – Ensure park lands and facilities that are actively used by community members are safe and accessible.
 1. PR.IV.a – Implement the provisions and requirements of the Americans with Disabilities Act (ADA), Crime Prevention through Environmental Design (CPTED) and other design and development standards that will improve park safety and security for users, staff and the public at large.
- Goal CF.V – Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.
 1. CF.V.a – Maintain public spaces and capital facilities and enhance their appearance.
 2. CF.V.b – Use schedules and plans for replacement of capital facilities upon completion of their useful lives.
 3. CF.V.c – Provide capital facilities that minimize operating and maintenance costs of the facility.

Item History:

N/A

Recommended Action:

Hold a discussion and provide staff guidance regarding Structure Evaluations and Next Steps

Fiscal Note/Consideration:

Staff recognizes the need to properly address the operations and maintenance of each of the evaluated structures to ensure their long term viability. Staff expects the result of this conversation will identify what structure(s) to further analyze first, so that additional cost estimates can be prepared and budgets can be appropriated.

CITY OF EDGEWOOD

Building Assessments and Evaluation



IOAI ARCHITECTURE
+ PLANNING
1011 SW Klickitat Way, Ste 208
Seattle, WA 98106

0.0 ATTENTION

Any proposed uses for these buildings have not been reviewed for compliance with the Edgewood Municipal Code land use regulations or Comprehensive Plan goals and policies.

The proposed uses in this report by Osborn Architects Inc. (OAI) are conceptual. This report is intended to be a reconnaissance level, “first look” visual survey where only descriptive information is collected about the buildings.

The City Council will use this report to help inform future budget decisions and further evaluation will be necessary before any action is taken.

1.0 SUMMARY

1.0 SUMMARY

OAI assisted the City of Edgewood (COE) with evaluating certain city-owned buildings, all of which are not occupied by the public or receiving regular maintenance. This effort informs the City of the next steps for these buildings based on their historical and cultural significance and physical condition. The recommendations include but are not limited to guidance for the maintenance, repair, and re-purposing of the structures.

OAI visited each of the building sites and reviewed online documents to obtain the information to make our evaluations.

The Nyholm Windmill
The City Hall Gray Barn
The Nelson Nature Park Garage
The Nelson Farm Park Residence
The Nelson Farm Park Garage
The Nelson Farm Park Red Barn

Based on each building's score, we are able to rank them by their historic and cultural attributes and by their usability and maintenance attributes as well.

Historic Preservation

For the Historic Preservation, we used the scoring categories from the Pierce County Register of Historic Places Nomination Form. The scoring is a matrix where four categories are scored using the listed criteria. Each category can score up to five points each. The four categories are used to score the building's historic and cultural significance.

1. Its association with events that contribute to the broad patterns of local history.
2. Its association with significant persons in the past.
3. The structure embodies the distinctive characteristics of a type, period, or method of construction.
4. The structure has yielded, or may be likely to yield, information important in prehistory or history.

Each category can score up to five points using criteria that applies to it.

- The building is 50 years or older. This is generally accepted minimum age for consideration as a significant building.
- The structure meets the above criteria, plus visual signs of distinctive elements abridge.
- The structure meets the above criteria, plus visual signs of elements that relate to the above criteria.
- The structure meets the above criteria plus documentation of connection to Historic Preservation criteria.
- The structure meets the above criteria, plus the structure is in its original site.

The buildings scoring the highest are the Nyholm windmill, the Nelson Farm Park Red Barn, and the City Hall Gray Barn.

Usability

During the site visits, information was collected at a reconnaissance level to assist in the determination of the buildings' stability, maintaining their existing uses, and whether they can be rehabilitated for future use. The buildings were also evaluated for their potential for public access and the potential as a public attraction.

A reconnaissance level survey is a "first look" visual survey where descriptive information is collected about the buildings. A more detailed inspection is an intensive survey where more detailed information is collected.

Also considered was the building's re-use contrasted with its change of use or occupancy, like changing a building from a residence use to a meeting space. Changing a building's occupancy will involve substantial alterations required by the building code to bring it up to current standards. The alterations, for example, can include updating the building's thermal envelope, heating and ventilation systems, plumbing systems, electrical system, and means of accessibility. Overall, when considering changing a building's use, the costs to do so can be significant.

The buildings scoring highest are the Nyholm Windmill and the City Hall Gray Barn.

Maintenance

The buildings are evaluated by looking at the different building components and systems. Buildings that scored higher would be assumed to have a maintenance demand.

The building elements considered are the exterior envelope, surrounding grounds, and interior components. The exterior elements include the roofing, gutters, and downspouts, chimneys; siding materials; finishes including paint; doors and windows. Interior elements include the basement or crawl space; wood joists and beams; floors; fireplaces; stairs; doors and windows; and cabinets and countertops.

The building systems considered are the mechanical, plumbing, and electrical systems. The mechanical systems include the heating, ventilation, and air conditioning; ducts, and registers; water supply and waste lines; gas supply. Electrical systems include the power system, switches and outlets, and the power supply to the structure.

The building scoring the highest maintenance requirements is the Nelson Farm Park Residence followed by the Windmill, the Gray Barn, and the Red Barn.

Budget Factor

This factor is Rough Order Magnitude (ROM) cost used to compare the different costs to stabilize the structures. Scores that are low reflect that the buildings should retain their current use and

not be repurposed. Buildings with higher scores are proposed to be repurposed or re-used for a different function than they currently serve.

One building that is considered to have a greater potential to be repurposed is the Gray Barn.

Bringing It All Together

The overall combined scores indicate buildings with historic/cultural significance that are best suited for preservation and maintenance include the Nyholm Windmill, the Nelson Farm Park Red Barn, and the City Hall Gray Barn.

The remaining buildings have the lowest historic and cultural attributes. They may also have little to offer as a repurposed building or may be difficult and/or costly to convert them into a usable structure. These buildings are the Nelson Nature Park Garage, the Farm Park Garage, and the Nelson Farm Park Residence.

2.0 INTRODUCTION

2.0 INTRODUCTION

Survey Goals

The purpose of this report is to provide a document evaluating six buildings in the city's inventory to the City of Edgewood. These structures include a windmill tower, two barns, a farmhouse, and two garage buildings.

2.1 Process

2.1.1 Site Visits

Osborn Architects Inc. (OAI) performed multiple site visits to make reconnaissance surveys of the buildings. The site visits allowed OAI to examine the buildings and grounds in enough detail to generalize the types and characteristics of the historic qualities that may be present.

2.1.2 Visual Inspections

Each site was visually inspected by OAI staff and its consultant.

2.1.3 Scoring

Each building was scored using the following categories:

Historic Preservation: Using the scoring matrix outlined from the Pierce County Register of Historic Places Nomination Form, the buildings are evaluated in four categories using five criteria. The maximum a site could earn is twenty points.

Usability: The sites are evaluated to determine first that they are stable, serviceable, and can continue in their current use. Second, they are evaluated for potential uses, public access, and attraction.

Maintenance Factor: Building elements are identified and scored. This scoring is to give the relative severity of maintaining the buildings. A building with more elements identified would take more to maintain and preserve the buildings.

Budget Factor: This factor is a rough-order-of-magnitude number used for comparing the different buildings. It does not reflect any probable cost of construction and is not intended to be used for any capital improvement budgets.

2.1.4 Building Assessment Scoring (See appendix A: Scoring)

Scoring Category	Nyholm Windmill	City Hall Gray Barn	Nelson Nature Park Garage	Nelson Farm Park Residence	Nelson Farm Park Garage	Nelson Farm Park red Barn
Historic Preservation	11	6	3	4	3	8
Usability	5	5	2	2	2	2
Subtotal	16	11	5	6	5	10
Maintenance	1.5	1.5	0.8	3.9	1.0	1.5
Budget Factor	2	2	0	2	2	0
Total	12.5	7.5	4.2	0.1	2.0	8.5

3.0 ASSESSMENT SITES

3.1 THE NYHOLM WINDMILL

10105 24th St E
Edgewood, WA 98371



3.1.1 Description: Four-story timber and lumber framed structure with diagonal board sheathing and wood shingles.

3.1.2 Background: The structure was originally constructed on a nearby site in 1902 by Peter Nyholm. The windmill pumped water to a water tank on the top floor that served the Nyholm's farm and their neighbors. The windmill also powered a woodshop on the second floor.

The windmill was moved to its current site in 1980 by the local volunteer fire department. The windmill has become Edgewood's historical icon and the city's official symbol.

3.1.3 Observations: The windmill is not situated on City of Edgewood property. The property is owned by the Pierce County Fire District 22.

3.1.4 Assessment: The building scored strongly in most of the categories. *(See Appendix A Building Worksheets)*

Historic Preservation: Score of 11

The building's past definitely contributes to the scoring. Some of the factors include its association with one of the early Edgewood settlers, its construction, and the association to the Nyholm ranch and general store.

The windmill has interesting and distinctive architectural features that earns it points – its age, the timber pole structure, the water pump and storage tank, and the wood shingle siding.

Usability: Score of 5

The windmill's structure appears to be sound and in good condition. Any modification or alteration to, or relocation of the structure will require investigation and study by a licensed professional.

The windmill and its structure can be a definite public attraction.

Maintainability: Score of 1.5

There are elements of the windmill that need to be addressed. The front stairs, ramp, and railings are severely weathered. The building is not ADA accessible. There are water issues at the windows and doors. Some of the interior elements include the ships ladders, door and window hardware, and the electrical power and lighting.

Budget: Score of 2

The cost to maintain the structure is estimated to be \$200,00 to \$399,000.

3.1.5 Photographs



Photo 3.1.5.1: The Windmill site is across Meridian Avenue from the Civic Center and not easily accessed by the public.



Photo 3.1.5.2: The exterior siding is wood shingles. Note the weathering of the window sash.



Photo 3.1.5.3: An interior view of the window.



Photo: 3.1.5.4: The primary structure is timber poles and lumber. The sheathing is diagonal boards.



Photo 3.1.5.5: The site can be accessed from below on sloped gravel driveway.



Photo 3.1.5.6: The access to the Windmill from the driveway is a slope gravel path. The access from Meridian is across a drainage swale.

3.2 CITY HALL GRAY BARN

2224 104th Ave E
Edgewood, WA 98371



3.2.1 Description: Located on the same property as City Hall, the barn is an identifiable landmark for the community. The barn is a Dutch gambrel roof type. Its primary structure is a pole structure with sawn lumber secondary members.

3.2.2 Background: The date of construction has not been determined. This barn is not listed on the Washington State Barn Registry.

3.2.3 Observations: The pin-sized holes in the wood pole structure were noticed. These holes indicate possible damage by powder post beetles. An active infestation can be identified by the powdery frass (excrement) that is produced and falls out of the emergence holes. No frass was detected. Further investigation by a pest control professional is recommended. Its current use is a storage building for miscellaneous maintenance items.

3.2.4 Assessment: The following outlines the building's scores. *(See Appendix A Building Worksheets)*

Historic Preservation: Score of 6

The barn has interesting and distinctive architectural features that earns it points –the timber pole and lumber framed construction and the Dutch gambrel roof outline.

Usability: Score of 5

The barn is in good condition and has potential to be a part of a public attraction.

Maintainability: Score of 0 1.5

There are few systems that need regular attention. There is electrical power and lighting. The barn is not connected to the city's water system nor the sewer system.

Budget: Score of 2

Re-use/stabilization budget \$200,000 to \$399,000

3.2.5 Photographs



Photo 3.2.5.1: The front façade of the barn facing 104th Street. Note the hay hood at the roof peak.



Photo 3.2.5.2: The rear façade of the barn



Photo 3.2.5.3: A view of the loft space and the barn's roof structure. Note the log poles for the primary structure and the sawn lumber for the roof joists.



Photo: 3.2.5.4: A view of the loft space



Photo 3.2.5.5: The tiny pin-sized holes are evidence of powder post beetles. Their primary food source is wood. They can damage a building's structure.

3.3 NELSON NATURE PARK GARAGE

2228 118th Avenue E
Edgewood, WA 98372



3.3.1 Description: This structure is a garage with a loft above. It is a wood-framed structure with a concrete slab-on-grade.

3.3.2 Background: According to the Pierce County tax records, the garage was built in 1969. Its footprint is 780 square feet (30' x 26').

3.3.3 Observations: The structure has electrical power. A water hydrant is located adjacent on the exterior. No sewer or septic system is available. There are floor joists that shored. The roof joists in the loft are low and do not provide adequate headroom. They are below 7 feet making this space, by code, unable to be occupied. The roof has a moderate amount of moss growing on it. The shingles have weathered, and granules are starting to come off. The roof will need to be replaced soon. The garage door has a low head height. It is difficult to park the city's service equipment inside. Its current use is a storage building and workshop.

3.3.4 Assessment: The following outlines the building's scores. *(See Appendix A Building Worksheets)*

Historic Preservation: Score of 3

This is the most recent of the buildings in the assessment – just over 50 years old. The garage has little in the way of interesting and distinctive architectural detailing. The beveled siding does give some visual interest.

Usability: Score of 2

The garage supports existing use of the site. The awkward stairs and the low roof joists make the loft difficult to use.

Maintainability: Score of 0.8

The roof has aged and showing signs that it needs to replace soon – heavy moss growth and curling shingles.

Budget: Score of 0

Re-use/stabilization budget \$199,000 or less.

3.3.5 Photographs



3.3.5.1 The front east elevation. The sectional garage doors are 7-foot high doors.



3.3.5.2 The north elevation with a man-door.



3.3.5.3 The rear west elevation.



3.3.5.4 The water hydrant.



3.3.5.5. The loft – note the low head height.



3.3.5.6. A current use is storage for the Friends of the Park. Note the shoring under of the joists.



3.3.5.6. More storage of the Friends of the Park. Note the shoring under of the joists.

3.4 NELSON FARM PARK FARMHOUSE

11912 18th St E
Edgewood, WA 98371



3.4.1 Description: This is a two-story bungalow style residence with a basement.

3.4.2 Background: The residence was constructed in 1920.

3.4.3 Observations: The residence is on a ten-acre parcel. The existing utilities include electric power and water. The house is on a septic sewer system. It appears that the first-floor structure has been restored. The basement has a number of concrete footings and wood posts installed that are not of the original structure. Groundwater is a problem in the basement. In the wet months, there is water flowing from the basement steps across the floor to a sump.

3.4.4 Assessment: The following outlines the building's scores. *(See Appendix A Building Worksheets)*

Historic Preservation: Score of 4

The residence has typical elements of a bungalow style home - small square footage, single story with an attic, pitched and gabled roof, plenty of windows, dormers, and an open floor plan.

Usability: Score of 2

While there is a potential for Public Access, to convert the residence to another use can be difficult process. The building is not ADA accessible.

Maintainability: Score of 3.9

There are building elements that need to be addressed because weathering and deferred maintenance. There is ground water in the basement. The building is not airtight. By the back door, there is a large gap between the foundation and floor structure. The roof and gutters need to be replaced. The eaves are showing signs of water damage.

Budget: Score of 2

Re-use/stabilization budget \$200,000 to \$399,000

3.4.5 Photographs



3.4.5.1 The east elevation. The exterior facades are in fair condition, showing condition weathering and water damage.



3.4.5.2 The eave at the northeast corner of the building is showing water damage. The gutter appears to be blocked and there are ferns growing in it.



3.4.5.3 The floor structure has rotted out and there is an air gap between above the foundation wall.



3.4.5.4 The walkway to front door would be a barrier to making the building accessible.



3.4.5.5. The interior is strating to show signs of moisture and mildew staining.



3.4.5.6 The bathroom is small and does not allow for wheelchair use.



3.4.5.7 During the wettest months, groundwater seeps into the basement.



3.4.5.8 The first floor structure had to be repaired at some point. Note the new plinths underneath the posts.

3.5 NELSON FARM PARK GARAGE

2228 118th Ave E
Edgewood, WA 98371



3.5.1 Description: This building serves as a detached garage for storing and maintaining farm equipment. It is a wood stick-framed structure on a concrete slab.

3.5.2 Background: It was built approximately the same time as the residence, considering some of the detailing on it.

3.5.3 Observations: The structure is out of plumb. The 1x board sheathing was installed horizontally rather than diagonally and this made the structure susceptible to lateral wind loads.

3.5.4 Assessment: The following outlines the building's scores. *(See Appendix A Building Worksheets)*

Historic Preservation: Score of 3

The garage does not offer a lot to contribute in a historical context other than its association with the residence and the barn.

Usability: Score of 2.0

The building has some structural issues, namely some walls are out of plumb. These are not severe and probably be remedied. The garage can still be used as a garage to support the sheep ranch.

Maintainability: Score of 1.0

As a garage with without a lot of electrical or mechanical systems, the maintenance requirements for the building are low.

Budget: Score of 2.0

Re-use/stabilization budget \$200,000 to \$399,000

3.5.6 Photographs



3.5.6.1 The farm outbuilding. Overall the exterior façade is in fair condition showing signs of weathering and moisture damage.



3.5.6.2 The structure is out of plumb. It is more noticeable at the windows and window frame.



3.5.6.3 Another view showing the building is out of plumb.



3.5.6.4 Paint blistering and peeling on the east facade

3.6 NELSON FARM PARK BARN

11912 18th St E
Edgewood, WA 98371



3.6.1 Description: This structure is still used as a working barn. The barn is classified as a broken gable/high lean-to roof type. The structure is lumber framed on a concrete foundation. The enclosed area of the barn is 912 square feet, and the attached shed is 336 square feet.

3.6.2 Background: According to the Pierce County tax records, the barn was built in 1950. It is on the Washington State Heritage Barn Registry (nominated in 2010).

3.6.3 Observations: The barn supports the local sheep rancher who uses the south portion. The center portion of the barn stores city traffic signs and barrels. The north portion stores hay and farm equipment and supplies.

3.6.4 Assessment: The following outlines the building's scores. *(See Appendix A Building Worksheets)*

Historic Preservation: Score of 8

The barn has been recognized as a historic heritage barn because of its contribution to local history. Its presence continues to reinforce and support the area's agricultural background of the park and gardens.

Usability: Score of 2

Structure supports existing use of the site.

Maintainability: Score of 1.5

The metal roofing and metal flashing is in fair condition.

Budget: Score of 0

Re-use/stabilization budget \$199,000 or less

3.6.6 Photographs



3.6.5.1 The east elevation of the barn.



3.6.5.2 The north and west elevations



3.6.5.3 The north section used for farm storage.



3.6.5.4 The ground level of the center section of the barn is used as storage for city traffic signs and barrels.

APPENDIX A

SCORING

Nyholm Windmill

Historic Preservation		Scoring
Score each category from the scoring criteria below.		
1	The structure is associated with events that have made a significant contribution to the broad patterns of local history.	4
2	The structure is associated with the lives of persons significant in our past.	4
3	The structure embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.	3
4	The structure has yielded or may be likely to yield, information important in prehistory or history, for example archeological sites.	0
Total (Add lines 1 through 4)		11

Scoring criteria for the categories above.		Scoring
●	The structure is fifty years or older. Fifty years is generally accepted as the minimum to be considered, with the exception of significant structures that meet the above criteria.	1 pt
●	The structure meets the above criteria plus - visual signs of distinctive elements.	1 pt
●	The structure meets the above criteria plus - visual signs of elements that relate to above criteria	1 pt
●	The structure meets the above criteria plus documentation of connection to Historic Preservation criteria	1 pt
●	The structure meets the above criteria plus; structure is in original site.	1 pt
Scoring categories are taken from Pierce County Register of Historic Places Nomination Form. In general terms if a structure is associated with multiple categories and can be documented as such, the higher likelihood of being nominated to the county or national register.		

Usability		Scoring
Meeting one of the criteria		
5	The structure is structurally stable.	1
6	The structure supports existing use of the site.	2
7	The structure supports future multi-use .	3
8	There is potential for public access.	4
9	There is potential for public attraction.	5

Nyholm Windmill, continued

Maintenance Factor			Scoring
List each individual building element/item and score each with a 1/10th point. While this is not particularly accurate but does indicate a relative scale of severity. A building with more elements is more difficult to maintain.			
10	Exterior Elements - Roofing including flashing, gutters and downspouts, chimneys; siding materials; finishes including paint and decorative elements; doors and windows; and surrounding grounds. Framing/structure, siding, windmill, top floor safety rails, 3 windows, 2 doors, and ADA ramp	QTY 9	0.9
11	Interior Elements - Basement or crawl space; wood joists and beams; floors; fireplaces; stairs; doors and trim; windows and trim; cabinets and counters; Ship ladder, window hardware door hardware, electrical panel, electrical lighting	QTY 4	0.4
12	Mechanical - Heating, ventilation, and air conditioning including furnaces, ducts and registers; water supply and waste lines; gas supply.	QTY	
13	Electrical - Adequate power supply; switches and outlets; overhead/underground supply. Electrical panel, electrical lighting	QTY 2	0.2
Total (Add lines 10 through 13)			1.5

Budget Factor		Scoring
Meeting one of the criteria		
14	Stabilization Budget: \$199,000 or less	0
15	Stabilization Budget: \$200,000 to \$399,000	2
16	Stabilization Budget: \$400,000 to \$599,000	4
17	Stabilization Budget: \$600,000 to \$799,000	6
18	Stabilization Budget: \$800,000 to \$999,000	8
19	Stabilization Budget: \$1,000,000 or more	10

Scoring Total		
20	Enter the total for Historic Preservation and Usability	16
21	Enter the total Maintenance Factor and Budget Factor	2.15
22	Subtract line 21 from line 20.	13.85

City Hall Gray Barn

Historic Preservation		Scoring
Score each category. One is low, 5 is high		
1	The structure is associated with events that have made a significant contribution to the broad patterns of local history.	2
2	The structure is associated with the lives of persons significant in our past.	2
3	The structure embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.	2
4	The structure has yielded or may be likely to yield, information important in prehistory or history, for example archeological sites.	0
Total (Add lines 1 through 4)		6

Architectural		Scoring
Meeting one of the criteria		
●	The structure is fifty years or older. Fifty years is generally accepted as the minimum to be considered, with the exception of significant structures that meet the above criteria.	1
●	The structure meets the above criteria plus - visual signs of distinctive elements.	2
●	The structure meets the above criteria plus - visual signs of elements that relate to above criteria	3
●	The structure meets the above criteria plus documentation of connection to Historic Preservation criteria	4
●	The structure meets the above criteria plus; structure is in original site.	5
Scoring categories are taken from Pierce County Register of Historic Places Nomination Form. In general terms if a structure is associated with multiple categories and can be documented as such, the higher likelihood of being nominated to the county or national register.		

Usability		Scoring
Meeting one of the criteria		
5	The structure is structurally stable.	1
6	The structure supports existing use of the site.	2
7	The structure supports future multi-use .	3
8	There is potential for public access.	4
9	There is potential for public attraction.	5

City Hall Gray Barn, continued

Maintenance Factor			Scoring
List each individual building element/item and score each with a 1/10th point. While this is not particularly accurate but does indicate a relative scale of severity. A building with more elements is more difficult to maintain.			
10	Exterior Elements - Roofing including flashing, gutters and downspouts, chimneys; siding materials; finishes including paint and decorative elements; doors and windows; and surrounding grounds. Roof shingles, flashing, siding, painting, doors, sliding doors, windows	QTY 9	0.9
11	Interior Elements - Basement or crawl space; wood joists and beams; floors; fireplaces; stairs; doors and trim; windows and trim; cabinets and counters; Stairs, doors and trim	QTY 6	0.6
12	Mechanical - Heating, ventilation, and air conditioning including furnaces, ducts and registers; water supply and waste lines; gas supply.	QTY	
13	Electrical - Adequate power supply; switches and outlets; overhead/underground supply. Electrical panel, lighting, power	QTY 3	0.3
Total (Add lines 10 through 13)			1.5
Budget Factor			Scoring
Meeting one of the criteria			
14	Stabilization Budget: \$199,000 or less		0
15	Stabilization Budget: \$200,000 to \$399,000		2
16	Stabilization Budget: \$400,000 to \$599,000		4
17	Stabilization Budget: \$600,000 to \$799,000		6
18	Stabilization Budget: \$800,000 to \$999,000		8
19	Stabilization Budget: \$1,000,000 or more		10
Scoring Total			
20	Enter the total for Historic Preservation and Usability		11
21	Add Maintenance Factor and Budget Factor		3.5
22	Subtract line 21 from line 20.		7.5

Nelson Nature Park Garage

Historic Preservation		Scoring
Score each category. One is low, five is high		
1	The structure is associated with events that have made a significant contribution to the broad patterns of local history.	1
2	The structure is associated with the lives of persons significant in our past.	1
3	The structure embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.	1
4	The structure has yielded or may be likely to yield, information important in prehistory or history, for example archeological sites.	0
Total (Add lines 1 through 4)		3

Architectural		Scoring
Meeting one of the criteria		
●	The structure is fifty years or older. Fifty years is generally accepted as the minimum to be considered, with the exception of significant structures that meet the above criteria.	1
●	The structure meets the above criteria plus - visual signs of distinctive elements.	2
●	The structure meets the above criteria plus - visual signs of elements that relate to above criteria	3
●	The structure meets the above criteria plus documentation of connection to Historic Preservation criteria	4
●	The structure meets the above criteria plus; structure is in original site.	5
Scoring categories are taken from Pierce County Register of Historic Places Nomination Form. In general terms if a structure is associated with multiple categories and can be documented as such, the higher likelihood of being nominated to the county or national register.		

Usability		Scoring
Meeting one of the criteria		
5	The structure is structurally stable.	1
6	The structure supports existing use of the site.	2
7	The structure supports future multi-use .	3
8	There is potential for public access.	4
9	There is potential for public attraction.	5

Nelson Nature Park Garage, continued

Maintenance Factor		Scoring	
List each individual building element/item and score each with a 1/10th point. While this is not particularly accurate but does indicate a relative scale of severity. A building with more elements is more difficult to maintain.			
10	Exterior Elements - Roofing including flashing, gutters and downspouts, chimneys; siding materials; finishes including paint and decorative elements; doors and windows; and surrounding grounds. Roofing, flashing, paint, door, windows	QTY 3	0.3
11	Interior Elements - Basement or crawl space; wood joists and beams; floors; fireplaces; stairs; doors and trim; windows and trim; cabinets and counters; Floor joists, stairs,	QTY 1	0.1
12	Mechanical - Heating, ventilation, and air conditioning including furnaces, ducts and registers; water supply and waste lines; gas supply. Water supply	QTY 1	0.1
13	Electrical - Adequate power supply; switches and outlets; overhead/underground supply. Electrical lighting, electrical panel, power	QTY 2	0.3
Total (Add lines 10 through 13)			0.8

Budget Factor		Scoring
Meeting one of the criteria		
14	Stabilization Budget: \$199,000 or less	0
15	Stabilization Budget: \$200,000 to \$399,000	2
16	Stabilization Budget: \$400,000 to \$599,000	4
17	Stabilization Budget: \$600,000 to \$799,000	6
18	Stabilization Budget: \$800,000 to \$999,000	8
19	Stabilization Budget: \$1,000,000 or more	10

Scoring Total		
20	Enter the total for Historic Preservation and Usability	5
21	Add Maintenance Factor and Budget Factor	.8
22	Subtract line 21 from line 20.	4.2

Nelson Farm Park Residence

Historic Preservation		Scoring
Score each category. One is low, five is high		
1	The structure is associated with events that have made a significant contribution to the broad patterns of local history.	1
2	The structure is associated with the lives of persons significant in our past.	1
3	The structure embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.	2
4	The structure has yielded or may be likely to yield, information important in prehistory or history, for example archeological sites.	0
Total (Add lines 1 through 4)		4

Architectural		Scoring
Meeting one of the criteria		
●	The structure is fifty years or older. Fifty years is generally accepted as the minimum to be considered, with the exception of significant structures that meet the above criteria.	1
●	The structure meets the above criteria plus - visual signs of distinctive elements.	2
●	The structure meets the above criteria plus - visual signs of elements that relate to above criteria	3
●	The structure meets the above criteria plus documentation of connection to Historic Preservation criteria	4
●	The structure meets the above criteria plus; structure is in original site.	5
Scoring categories are taken from Pierce County Register of Historic Places Nomination Form. In general terms if a structure is associated with multiple categories and can be documented as such, the higher likelihood of being nominated to the county or national register.		

Usability		Scoring
Meeting one of the criteria		
5	The structure is structurally stable.	1
6	The structure supports existing use of the site.	2
7	The structure supports future multi-use .	3
8	There is potential for public access.	4
9	There is potential for public attraction.	5

Nelson Farm Park Residence, continued

Maintenance Factor			Scoring
List each individual building element/item and score each with a 1/10th point. While this is not particularly accurate but does indicate a relative scale of severity. A building with more elements is more difficult to maintain.			
10	Exterior Elements - Roofing including flashing, gutters and downspouts, chimneys; siding materials; finishes including paint and decorative elements; doors and windows; and surrounding grounds.		
	Roofing, flashing, gutter and downspouts, siding painting, doors, windows, Bushes and landscaping	QTY 10	1
11	Interior Elements - Basement or crawl space; wood joists and beams; floors; fireplaces; stairs; doors and trim; windows and trim; cabinets and counters;		
	Basement, furnace, kitchen, floors, stairs, doors, windows, cabinets, counters	QTY 9	.9
12	Mechanical - Heating, ventilation, and air conditioning including furnaces, ducts and registers; water supply and waste lines; gas supply.		
	Furnace, water supply, septic system	QTY 3	1
13	Electrical - Adequate power supply; switches and outlets; overhead/underground supply.		
	Electrical panel, lighting, power	QTY 3	1
Total (Add lines 10 through 13)			3.9
Budget Factor			Scoring
Meeting one of the criteria			
14	Stabilization Budget: \$199,000 or less		0
15	Stabilization Budget: \$200,000 to \$399,000		2
16	Stabilization Budget: \$400,000 to \$599,000		4
17	Stabilization Budget: \$600,000 to \$799,000		6
18	Stabilization Budget: \$800,000 to \$999,000		8
19	Stabilization Budget: \$1,000,000 or more		10
Scoring Total			
20	Enter the total for Historic Preservation and Usability		6.0
21	Add Maintenance Factor and Budget Factor		5.9
22	Subtract line 21 from line 20.		0.1

Nelson Farm Park Garage

Historic Preservation		Scoring
Score each category. One is low, five is high		
1	The structure is associated with events that have made a significant contribution to the broad patterns of local history.	1
2	The structure is associated with the lives of persons significant in our past.	1
3	The structure embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.	1
4	The structure has yielded or may be likely to yield, information important in prehistory or history, for example archeological sites.	0
Total (Add lines 1 through 4)		3

Architectural		Scoring
Meeting one of the criteria		
●	The structure is fifty years or older. Fifty years is generally accepted as the minimum to be considered, with the exception of significant structures that meet the above criteria.	1
●	The structure meets the above criteria plus - visual signs of distinctive elements.	2
●	The structure meets the above criteria plus - visual signs of elements that relate to above criteria	3
●	The structure meets the above criteria plus documentation of connection to Historic Preservation criteria	4
●	The structure meets the above criteria plus; structure is in original site.	5
Scoring categories are taken from Pierce County Register of Historic Places Nomination Form. In general terms if a structure is associated with multiple categories and can be documented as such, the higher likelihood of being nominated to the county or national register.		

Usability		Scoring
Meeting one of the criteria		
5	The structure is structurally stable.	1
6	The structure supports existing use of the site.	2
7	The structure supports future multi-use .	3
8	There is potential for public access.	4
9	There is potential for public attraction.	5

Nelson Farm Park Garage, continued

Maintenance Factor		Scoring	
List each individual building element/item and score each with a 1/10th point. While this is not particularly accurate but does indicate a relative scale of severity. A building with more elements is more difficult to maintain.			
10	Exterior Elements - Roofing including flashing, gutters and downspouts, chimneys; siding materials; finishes including paint and decorative elements; doors and windows; and surrounding grounds. Roofing, flashing, gutters, siding, painting, windows, doors,	QTY 6	0.6
11	Interior Elements - Basement or crawl space; wood joists and beams; floors; fireplaces; stairs; doors and trim; windows and trim; cabinets and counters; Wood framed	QTY 1	.1
12	Mechanical - Heating, ventilation, and air conditioning including furnaces, ducts and registers; water supply and waste lines; gas supply.	QTY	
13	Electrical - Adequate power supply; switches and outlets; overhead/underground supply. Electrical panel, lighting, power	QTY 3	.3
Total (Add lines 10 through 13)			1.0

Budget Factor		Scoring
Meeting one of the criteria		
14	Stabilization Budget: \$199,000 or less	0
15	Stabilization Budget: \$200,000 to \$399,000	2
16	Stabilization Budget: \$400,000 to \$599,000	4
17	Stabilization Budget: \$600,000 to \$799,000	6
18	Stabilization Budget: \$800,000 to \$999,000	8
19	Stabilization Budget: \$1,000,000 or more	10

Scoring Total		
20	Enter the total for Historic Preservation and Usability	5
21	Add Maintenance Factor and Budget Factor	3
22	Subtract line 21 from line 20.	2

Nelson Farm Park Red Barn

Historic Preservation		Scoring
Score each category. One is low, five is high		
1	The structure is associated with events that have made a significant contribution to the broad patterns of local history.	2
2	The structure is associated with the lives of persons significant in our past.	2
3	The structure embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.	4
4	The structure has yielded or may be likely to yield, information important in prehistory or history, for example archeological sites.	0
Total (Add lines 1 through 4)		8

Architectural		Scoring
Meeting one of the criteria		
●	The structure is fifty years or older. Fifty years is generally accepted as the minimum to be considered, with the exception of significant structures that meet the above criteria.	1
●	The structure meets the above criteria plus - visual signs of distinctive elements.	2
●	The structure meets the above criteria plus - visual signs of elements that relate to above criteria	3
●	The structure meets the above criteria plus documentation of connection to Historic Preservation criteria	4
●	The structure meets the above criteria plus; structure is in original site.	5
Scoring categories are taken from Pierce County Register of Historic Places Nomination Form. In general terms if a structure is associated with multiple categories and can be documented as such, the higher likelihood of being nominated to the county or national register.		

Usability		Scoring
Meeting one of the criteria		
5	The structure is structurally stable.	1
6	The structure supports existing use of the site.	2
7	The structure supports future multi-use .	3
8	There is potential for public access.	4
9	There is potential for public attraction.	5

Nelson Farm Park Red Barn, continued

Maintenance Factor		Scoring	
List each individual building element/item and score each with a 1/10th point. While this is not particularly accurate but does indicate a relative scale of severity. A building with more elements is more difficult to maintain.			
10	Exterior Elements - Roofing including flashing, gutters and downspouts, chimneys; siding materials; finishes including paint and decorative elements; doors and windows; and surrounding grounds. Roofing, flashings, siding, doors and windows	QTY 9	0.9
11	Interior Elements - Basement or crawl space; wood joists and beams; floors; fireplaces; stairs; doors and trim; windows and trim; cabinets and counters; Doors and trim	QTY 6	0.6
12	Mechanical - Heating, ventilation, and air conditioning including furnaces, ducts and registers; water supply and waste lines; gas supply.	QTY	
13	Electrical - Adequate power supply; switches and outlets; overhead/underground supply.	QTY	
Total (Add lines 10 through 13)			1.5

Budget Factor		Scoring	
Meeting one of the criteria			
14	Stabilization Budget: \$199,000 or less		0
15	Stabilization Budget: \$200,000 to \$399,000		2
16	Stabilization Budget: \$400,000 to \$599,000		4
17	Stabilization Budget: \$600,000 to \$799,000		6
18	Stabilization Budget: \$800,000 to \$999,000		8
19	Stabilization Budget: \$1,000,000 or more		10
Scoring Total			
20	Enter the total for Historic Preservation and Usability		10
21	Add Maintenance Factor and Budget Factor		1.5
22	Subtract line 21 from line 20.		8.5

APPENDIX B

Pierce County Register of Historic Places Nomination Form



PIERCE COUNTY REGISTER OF HISTORIC PLACES NOMINATION FORM

DATE _____

DATE RECEIVED _____

This form is required to nominate properties to the Pierce County Register of Historic Places per Pierce County Code 2.88.020. Type all entries and complete all applicable sections. Contact Pierce County Planning and Public Works with any questions at (253) 798-3683.

PART 1: PROPERTY INFORMATION

Property Name			
Historic		Common	
Location			
Street Address		Zip	
Parcel No(s).	Legal Description and Plat or Addition:		

Nominated Elements			
Please indicate below significant elements of the property that are included in the nomination by checking the appropriate box(es) below. Describe these elements specifically in the narrative section of this form.			
Principal Structure		Site	
Historic Additions		Historic Landscaping, Fencing, Walkways, etc.	
Ancillary Buildings/Outbuildings		Interior Spaces/Other (inventory in narrative)	
Owner of Property			
Name			
Address		City	State Zip
Is the owner the sponsor of this nomination?		Yes	No
Form Preparer			
Name/Title		Company/Organization	
Address		City	State Zip
Email		Phone	
Nomination Checklist — Attachments			
Site Map (REQUIRED)		Continuation Forms	
Photographs (REQUIRED): please see photo guide for additional details		Other (please indicate):	
Last Deed of Title (REQUIRED): this document can usually be obtained for little or no cost from a titling company			
		FOR OFFICE USE	
		Date Received _____	

Nominations to the Pierce County Register of Historic Places are processed according to the procedures and standards described in Pierce County Code 2.88.020. Submittal of a nomination form does not obligate the County to place a property on the Register or to extend financial incentives to a property owner. Documents submitted become public record. Additional requirements may be imposed by other County, state or federal regulations.

PIERCE COUNTY REGISTER OF HISTORIC PLACES

Nomination to the Pierce County Register of Historic Places Page ___ of ___

PART 2: PHYSICAL DESCRIPTION, FUNCTIONS, USES and MATERIALS

Summarize the changes to plan, original cladding, windows, interior, and other significant elements by selecting the choices below. If the property has been previously documented, these may be indicated on the Washington State Historic Property Inventory Form. These changes should be described specifically in the narrative section of this form.

	Original Materials Intact?			Original Materials Intact?	
Plan (i.e.: no additions to footprint, relocation of walls or roof plan)	Yes	No	Interior (woodwork, finishes, flooring, fixtures)	Yes	No
Original cladding	Yes	No	Other elements	Yes	No
Windows (no replacement windows or replacement sashes)	Yes	No			

Physical Description Narrative

Describe in detail the present and then the original (if known) physical appearance, current appearance and architectural characteristics (use continuation sheets if necessary).

PIERCE COUNTY REGISTER OF HISTORIC PLACES

Nomination to the Pierce County Register of Historic Places Page ___ of ___

PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE

Criteria for Designation

Pierce County Code recognizes four criteria of eligibility for inclusion on the Register of Historic Places. Please select any that apply to this property, for which there is **documentary evidence** included in this nomination form.

- A Is associated with events that have made a significant contribution to the broad patterns of our history; or
- B Is associated with the lives of persons significant in our past; or
- C Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D Has yielded or may be likely to yield, information important in prehistory or history. i.e. archeological sites

Historical Data (if known)

Date(s) of Construction

Other Date(s) of Significance

Architect (s)

Builder

Engineer

Statement of Significance

Describe in detail the chronological history of the property and how it meets the criteria for the Register of Historic Places. Please provide a summary in the first paragraph (use continuation sheets if necessary). If using a Multiple Property Nomination that is already on record, or another historical context narrative, please reference it by name and source. Please provide a bibliography for books and other materials accessed.

Historic Preservation Program

Nomination to the Pierce County Register of Historic Places Page ___ of ___

Narrative Continuation

This page may be edited or copied as needed.

Continued from page 2



City Of Edgewood Council Agenda Summary Sheet

Subject: SW Utility Equipment Purchase	Agenda Item #: 2.D
	For Agenda of: 3/19/2024
	Prepared by: Jeremy Metzler
Attachments (list): 1. Jennings 2. Freeway Trailer	
Approval of Materials: Jeremy Metzler Rachel Pitzel, City Clerk/HR Director 3/14/2024 Dave Gray 3/14/2024 Dave Olson 3/14/2024	Expenditure Required: \$97,088.70 (tax included) Amount Budgeted: \$115,000 (SW Utility, Equipment) Timeline: 03/19/2024 SS 03/26/2024 RCM

Summary Statement: The Surface Water Utility is seeking to purchase a mini-excavator and trailer to perform regular maintenance of several city-owned surface water detention ponds without having to rely on individual contracts. Regular maintenance is required by the City's Municipal Stormwater Permit and may include, but is not limited to, vegetation trimming and/or removal, (re)placement of rock at inlets and outfalls, maintenance adjustments to structures and pipes, and removal of accumulated sediment and debris.

Staff sought out three bids for the new equipment and recommends authorization of the following purchases:

- Jennings Equipment, Inc. - Kubota mini excavator with buckets and flail mower, \$85,946.21
- Freeway Trailer - Summit Model DPSTB720-4TA5 Heavy Duty tilt trailer, \$11,142.49

Pending tonight's discussion, staff can have two purchase orders ready for Council's consideration at next week's regular meeting.

Item History:

N/A

Recommended Action:

Hold a discussion and provide staff guidance regarding SW Utility Equipment Purchase

Fiscal Note/Consideration:

The appropriated budget for Equipment in the Surface Water Utility Fund is \$115,000. This purchase will be fully reimbursed by the Department of Ecology through the Surface Water Capacity Grant program.



Jennings Equipment Inc.

QUOTE

for Washington State contracts
05218

TO: City of Edgewood
2224 104th Ave e.
Edgewood, WA. 98372-1513
Jermy Privett

DATE: 2/26/2024

FROM: Andy Harris

CELL: 253-606-5642

andyh@jenningsequipment.com



QTY	Model#	DESCRIPTION	MSRP	QTY TOTAL	DISCOUNT	LINE TOTAL
1	KX040-4R3TP	New Kubota 10,200LB mini excavator, rubber tracks, enclosed cab, 6 way hydraulic blade and 2 port remote hydraulics.	\$ 78,841.00	\$ 78,841.00	23.00%	\$ 60,707.57
1	K7870A	OEM Kubota quick coupler.	\$ 1,400.00	\$ 1,400.00	23.00%	\$ 1,078.00
1	K7910A	OEM Kubota hydraulic thumb.	\$ 3,963.00	\$ 3,963.00	23.00%	\$ 3,051.51
1	K7877	OEM Kubota 36" clean out bucket with bolt on edge.	\$ 1,993.00	\$ 1,993.00	23.00%	\$ 1,534.61
1	K7875	OEM Kubota 24" bucket.	\$ 1,937.00	\$ 1,937.00	23.00%	\$ 1,491.49
1	K7479	Cab mirror kit.	\$ 267.00	\$ 267.00	23.00%	\$ 205.59
1	K7927	Travel alarm kit.	\$ 134.00	\$ 134.00	23.00%	\$ 103.18
1	30EX	Brush Hound 30" flail mower. Includes KX040 mount bracket, hoses and flat face couplers.	\$ 10,750.00	\$ 10,750.00	12.00%	\$ 9,460.00
SET -UP /TEST RUN						\$ 430.00
DELIVERY						\$ -
SUBTOTAL						\$ 78,061.95
2710 TAX RATE						10.10%
SALES TAX						\$ 7,884.26
TOTAL						\$ 85,946.21

Jennings Equipment Inc.
1030 River Rd.
Puyallup, WA 98371
253-845-8801 FAX 253-845-9087

6202 South Tacoma Way Tacoma WA 98409
253-922-0771 / 1-800-992-5644 / Fax 253-922-2981
www.freewaytrailer.com

QUOTE

Estimated Due Date

Name	JEREMY PRIVETT		
Company	CITY OF EDGEWOOD		
Address	City	State	Zip
Phone	253-329-7867	Cell	Fax
E-Mail			

MAKE	SUMMIT	YEAR	2024	NEW	X	GVW	14K
MODEL	DPSTB720-4TA5	AXLES	2	USED			
SIZE	7X20	BRAKES	ELEC	STOCK	X		
VIN#	15116			ORDER			

[illegible]

Options total	\$0.00

Trailer Base Price	\$9,995.00
Options	\$0.00
Freight	FOB TACOMA
Subtotal	\$9,995.00
TRADE IN	
Net Total	\$9,995.00
Sales Tax	\$1,029.49
TRANSIT PERMIT	\$33.00
Documentary	
Service Fee	\$85.00
Net Quote	\$11,142.49
Down Payment	
Balance Due	\$11,142.49
Check #	
Purchase Order #	

Special Instructions

BUYER ACKNOWLEDGES THAT THE DEPOSIT REQUIRED TO ORDER THIS TRAILER IS NON-REFUNDABLE.

DISCOUNTED CASH OR CHECK PRICE ON QUOTE. ADD 3% FOR CREDIT/DEBIT CARD/SHEFFIELD FINANCIAL.

Customer Signature

6202 South Tacoma Way Tacoma WA 98409
253-922-0771 / 1-800-992-5644 / Fax 253-922-2981
www.freewaytrailer.com

Date 03/04/24 Estimated Due Date

6202 South Tacoma Way Tacoma WA 98409
253-922-0771 / 1-800-992-5644 / Fax 253-922-2981
www.freewaytrailer.com

Date	03/04/24		Estimated Due Date	
Name	JEREMY PRIVETT			
Company	CITY OF EDGEWOOD			
Address	City	State	Zip	
Phone	253-329-7867	Cell	Fax	
E-Mail				

[illegible]

Trailer Base Price	\$7,825.00
Options	\$0.00
Freight	FOB TACOMA
Subtotal	\$7,825.00
TRADE IN	
Net Total	\$7,825.00
Sales Tax	\$805.98
TRANSIT PERMIT	\$33.00
Documentary	
Service Fee	\$85.00
Net Quote	\$8,748.98
Down Payment	
Balance Due	\$8,748.98
Check #	
Purchase Order #	

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City Of Edgewood Council Agenda Summary Sheet

Subject: Right-of-Way (ROW) Use Agreement - Cingular Wireless PCS, LLC	Agenda Item #: 2.E
	For Agenda of: 3/19/2024
	Prepared by: Jeremy Metzler
Attachments (list): 1. Draft AT&T ROW Ordinance Renewal 20240226 2. Exhibits A and A-1	
Approval of Materials: Jeremy Metzler Rachel Pitzel, City Clerk/HR Director 3/13/2024 Dave Gray 3/14/2024 Dave Olson 3/14/2024	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: 03/12/2024 RCM 03/19/2024 SS 03/26/2024 RCM

Summary Statement:

Originally approved in 2011 and renewed in 2016, AT&T is seeking renewal of their franchise agreement for a facility located at 2222 Meridian Avenue East. AT&T has applied for a new Wireless Facility Permit and Administrative Use Permit, looking to replace the antennas, cables, power trunks, and perform other work within the base station (located on private property). This franchise agreement covers any work within the public right-of-way, between the private property and the utility pole their facility is located on, which is owned by Puget Sound Energy.

The attached draft ordinance has been reviewed and accepted by both parties' legal counsel and is presented herewith for the City Council's consideration. The second reading and potential action by Council is scheduled for next week's regular meeting.

Item History:

N/A

Recommended Action:

Hold a discussion and provide staff guidance regarding Right-of-Way (ROW) Use Agreement - Cingular Wireless PCS, LLC

Fiscal Note/Consideration:

N/A

ORDINANCE NO. 24-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, GRANTING A RIGHT-OF-WAY USE AGREEMENT TO NEW CINGULAR WIRELESS PCS, LLC, TO CONSTRUCT, OPERATE AND MAINTAIN A SINGLE PRIVATE WIRELESS COMMUNICATIONS FACILITY, TO BE CO-LOCATED ON A PUGET SOUND ENERGY TRANSMISSION POLE WITHIN CERTAIN PUBLIC RIGHTS-OF-WAY IN THE CITY; SETTING FORTH TERMS AND CONDITIONS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the public rights-of-way within the City are constructed and maintained at public expense for the use of the general public, the primary purpose of which is public travel, and must be managed and controlled consistent with that intent; and

WHEREAS, in 2016, the City granted New Cingular Wireless PCS, LLC (“AT&T”) an initial non-exclusive right-of-way use agreement to construct, install, maintain, repair and operate a single private wireless communications facility, to be co-located on a Puget Sound Energy transmission pole within in the City’s right-of-way, for the purpose of providing wireless communications within the City of Edgewood; and

WHEREAS, this initial right-of-way use agreement is now expired; and

WHEREAS, AT&T represents that it is a telecommunications company within the meaning of Title 80 RCW and that it may provide telecommunications services within the meaning of Title 80 RCW; and

WHEREAS, based on representations and information provided by AT&T, and in response to its request for the grant of a right-of-way use agreement, the City Council has determined that the renewal of a right-of-way use agreement, on the terms and conditions herein and subject to applicable law, is consistent with the public interest; and

WHEREAS, the City is authorized by applicable law to grant such right-of-way use agreements within the boundaries of the City; and

WHEREAS, AT&T and the City wish to enter into a renewal right-of-way agreement with respect to the facility.

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

Section 1. Authority Granted; Term; Reservation of RCW 35.21.860 Rights. The City of Edgewood (“the City”) hereby grants to AT&T, its heirs, successors, legal representatives and assigns, subject to the terms and conditions hereinafter set forth, the right to construct, operate, maintain, repair, replace and use all necessary equipment and facilities thereto for a single wireless telecommunications system (“AT&T’s Facilities” or “the Facilities”), within the public right-of-way in the general location shown on Exhibit A, and in the general configuration shown on Exhibit A-1, subject to further revision pursuant to the City’s land use approval processes. Provided, that the precise location of the Facilities installed pursuant hereto shall be approved by the City in accordance with the City’s permitting processes.

Subject to Section 26, this ordinance shall be construed as a binding agreement (“the Agreement”) between the Parties upon mutual execution hereof and shall remain in effect for fifteen (15) years from the date of mutual execution unless sooner terminated as provided below. Grantee hereby certifies that its Facilities do not qualify for a site-specific charge pursuant to RCW 35.21.860. Should Grantee in the future install facilities which qualify for a site-specific charge pursuant to RCW 35.21.860(1)(e), Grantee shall not install such facilities without negotiating a mutually acceptable amendment to this right-of-way agreement which makes adequate provision for site-specific charge(s).

Section 2. Non-Exclusive Grant. This Agreement shall not in any manner prevent the City from entering into other similar agreements or granting other or further permits and/or franchises in, under, on, across or over said right-of-way. This Agreement shall further not prevent or prohibit the City from using any of said right-of-way or affect its jurisdiction over the same, and the City shall retain power to make all necessary changes, relocations, repairs, maintenance, establishment, improvement, dedication of same as the City may deem fit, including without limitation the dedication, establishment, maintenance, and improvement of all new rights-of-way, thoroughfares and other public properties of every type and description.

Section 3. Existing Franchise Rights Unaffected; Warranty of Authorization. AT&T and the City (collectively, “the Parties”) acknowledge and agree that the Facilities will be co-located and installed upon a transmission pole owned and operated by Puget Sound Energy (PSE). AT&T represents and warrants that PSE has authorized said co-location and installation. Nothing herein shall be construed as expanding, abridging or otherwise modifying the existing franchise agreement between the City and PSE.

Section 4. Relocation of Facilities. A. AT&T shall, upon 120 days written notice and at its sole cost and expense, protect, support, relocate and/or remove the Facilities or any part thereof when reasonably required due to: (i) traffic or public safety conditions; (ii) the creation and/or improvement of new rights-of-way; (iii) the widening and/or improvement of existing rights-of-way; (iv) the change or establishment of street grade; or (v) the construction of any public improvement by any governmental agency acting in a governmental capacity. Provided, that AT&T shall in all such cases have the privilege to temporarily bypass, upon reasonable approval by the City, any section of cable or any other facility required to be temporarily disconnected or removed. Upon request of the City, AT&T shall, within 30 days and at its sole cost and expense, locate and if reasonably necessary, excavate and expose the Facilities for inspection so that the location of the same may be taken into account in the improvement design.

B. AT&T will indemnify, hold harmless, and pay the costs of defending the City against any and all claims, suits, actions, damages or liabilities for delays on any public works projects caused by or arising out of the failure of AT&T to relocate its facilities in a timely manner; provided, that AT&T shall not be responsible for damages due to delays caused solely by the City. The provisions of this subsection shall survive the expiration, revocation or termination of this Agreement.

Section 5. AT&T's Maps and Records. After construction and installation of the Facilities is complete, AT&T shall provide to City at no cost, accurate copies of as-built plans for the Facilities.

Section 6. Work in the Right-of-Way. The Facilities shall be constructed, installed, and maintained in accordance with City of Edgewood approved plans and in compliance with the Edgewood Municipal Code and all relevant portions of State, federal, and/or local laws and regulations. During any period of installation, operation, maintenance, repair, relocation or removal, AT&T shall at all times use the right-of-way so as to reasonably minimize any interference with the passage of vehicular and

pedestrian traffic. AT&T shall post and maintain proper barricades and comply with all applicable safety regulations during any period of construction as required by applicable state and local regulations, including without limitation the City of Edgewood Public Works Construction Standards. Whenever AT&T desires to work in the right-of-way, it shall apply for and receive from the City a permit authorizing such work. AT&T shall pay all duly established permit and inspection fees associated with the processing of said permit. In no case shall any work commence within any public right-of-way without a permit except as otherwise provided in this Agreement.

Section 7. Restoration after Construction. AT&T shall, after performing any work within the right-of-way, reasonably restore the right-of-way to at least the condition extant immediately prior to any such work. The City's Public Works Director shall have final approval of the condition of such right-of-way after restoration. AT&T agrees to promptly complete all restoration work and to promptly repair any damage caused by such work to the right-of-way or other affected area at its sole cost and expense.

Separate from and in addition to the foregoing, the Parties expressly acknowledge that the underlying Meridian Avenue/State Route 161 corridor right-of-way is part of the state highway system ("State Highways") and is governed by the provisions of Chapter 47.24 RCW and applicable Washington State Department of Transportation (WSDOT) requirements in addition to local ordinances and other regulations. Without limitation of the other provision of this section, AT&T agrees that:

- (1) any pavement trenching and restoration performed by AT&T within State Highways shall meet or exceed applicable WSDOT requirements;
- (2) any portion of a State Highway damaged or injured by AT&T shall be restored, repaired and/or replaced by AT&T to a condition that meets or exceeds applicable WSDOT requirements; and
- (3) without prejudice to any right or privilege of AT&T, WSDOT is authorized to enforce in an action brought in the name of the State of Washington any condition of this Agreement with respect to any portion of a State Highway.

Section 8. Legal Compliance. AT&T shall comply fully with all applicable permit conditions, licensing requirements, construction codes, laws, ordinances, and regulations now in effect or enacted hereafter. Without limitation of the foregoing, AT&T shall comply fully with the requirements and conditions set forth in any land use approval issued by the City now or in the future, which are incorporated herein by reference. If any provision of this Agreement irreconcilably conflicts with any provision of a City issued land use approval, the more restrictive provision shall apply.

Section 9. Emergency Work; Permit Waiver. In the event of any emergency in which the Facilities pose an immediate danger to property, life, health or safety of any individual, AT&T shall immediately take the proper emergency measures to repair the same without first applying for and obtaining a permit as otherwise required by this Agreement. However, this shall not relieve AT&T from the requirement of notifying the City of the emergency work and obtaining any permits necessary for this purpose as soon as practical thereafter. Without limitation of the foregoing, the City may in its sole discretion secure, move to a safe location, cut, modify and/or otherwise relocate the Facility where necessary to address an immediate public health or safety emergency and shall not be responsible to AT&T in any manner therefore except to the extent of the City's sole negligence.

Section 10. Dangerous Conditions, Authority for City to Abate. Whenever work under this Agreement causes a condition that appears to substantially impair the lateral support of adjoining property,

the City's Public Works Director may direct AT&T, at AT&T's own expense, to take action to protect such adjoining property within a prescribed time. In the event that AT&T fails or refuses to promptly take the actions directed by the City, or if emergency conditions exist which require immediate action, the City may enter upon the property and take such actions as are necessary safety precautions and AT&T shall be liable to City for all costs thereof. The provisions of this section shall survive any termination of this Agreement.

Section 11. Recovery of Costs. AT&T shall remit to the City a one-time administrative fee in the amount of Twenty Five Hundred Dollars (\$2,500) to cover the City's costs in drafting and processing this Agreement and all work related thereto. The fee shall be paid within 45 days after the date AT&T and the City execute this Agreement. AT&T shall further be subject to all permit fees associated with activities undertaken through the authority granted in this Agreement or under applicable regulations.

Section 12. Indemnification. AT&T hereby releases, covenants not to bring suit and agrees to fully indemnify, protect, defend and hold harmless the City, its officers, employees, agents and representatives from and against any and all claims, costs, judgments, awards or liability to any person (collectively, "Claims"), including attorneys' fees, arising out of or in connection with the Facilities and/or any activities or operations performed by AT&T or its agents, servants, officers or employees. The forgoing specifically includes without limitation any Claims involving injury, sickness or death of any person or damage to property of which the negligent or wrongful acts or omissions of AT&T, its agents, servants, officers or employees are a proximate cause. The provisions of this section, however, are not be construed to require AT&T to hold harmless, defend or indemnify the City as to any Claims arising out of the sole negligence or wrongdoing of the City. In the event that this contract is subject to the provisions of RCW 4.24.115, the indemnity provisions hereunder shall be deemed amended to conform to said statute and liability shall be allocated as provided therein. It is further specifically and expressly understood that the indemnification provided herein constitutes the Permittee's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

Section 13. Insurance. AT&T shall carry and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the exercise of the rights, privileges and authority granted hereunder to AT&T, its agents, representatives or employees. AT&T shall provide an insurance certificate, together with an endorsement including the City, its officers, elected officials, agents, employees, representatives, engineers, consultants and volunteers as additional insureds, as respects this agreement and such insurance certificate shall evidence:

A. Automobile Liability insurance with limits of \$2,000,000 Combined Single Limit per accident for bodily injury and property damage. Such Automobile Liability insurance shall cover all owned, non-owned, hired and leased vehicles. Coverage shall be at least as broad as Insurance Services Office (ISO) form CA 00 01; and

B. Commercial General Liability insurance, written on an occurrence basis with limits of \$2,000,000 combined single limit per occurrence and \$2,000,000 general aggregate and a \$200,000,000 products-completed operations aggregate limit. Such Commercial General Liability insurance shall be at least as broad as Insurance Services Office (ISO) occurrence form CG 00 01 and shall cover liability arising from operations, products-completed operations, and stop-gap liability. There shall be no exclusion for liability arising from explosion, collapse or underground property damage. The City shall

be included as an additional insured under the Permittee's Commercial General Liability insurance policy using ISO Additional Insured-State or Political Subdivisions-Permits CG 20 12 or a substitute endorsement providing at least as broad coverage; and

C. Comprehensive form premises-operations, explosions and collapse hazard, underground hazard and products completed operation hazard policies with limits of \$2,000,000.

Insurance is to be placed with insurers with a current A.M. Best rating of not less than A-:VII. AT&T's insurance shall be primary insurance as respects the City, its officers, officials, employees and volunteers. Any insurance maintained by the City, its officers, officials, employees or volunteers shall be in excess of AT&T's insurance and shall not contribute with it. AT&T will provide at least 30 days written notice to City of cancellation or non-renewal of any required coverage that is not replaced. Within 60 days of any such notice, and in no event later than 15 days prior to the effective date of any cancellation of its existing insurance, AT&T shall obtain and furnish to the City proof of replacement insurance policies evidenced on Certificate of Insurance satisfying the requirements of this section.

AT&T's maintenance of insurance as required by this section shall not be construed as limiting the liability of AT&T to the coverage provided by such insurance, or as otherwise limiting the City's recourse to any remedy available at law or in equity.

Failure on the part of AT&T to maintain the insurance as required shall constitute a material breach of this Agreement, upon which the City may, after giving five business days' notice to AT&T to correct the breach, immediately terminate this Agreement or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand.

If AT&T maintains higher insurance limits than the minimums shown above, the City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by AT&T, irrespective of whether such limits maintained by AT&T are greater than those required by this Agreement or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by AT&T.

Section 14. Abandonment and Removal of AT&T's Facility. No Facilities may be abandoned within the right-of-way without the express written consent of the City. Any plan for abandonment of AT&T's facilities must be first approved by the City's Public Works Director, and any necessary permits must first be obtained before such abandonment. The provisions of this section shall survive the expiration, revocation or termination of this Agreement.

Section 15. Default. If AT&T breaches or otherwise fails to comply with any of the material provisions of this Agreement within forty five (45) days after written notice and opportunity to cure, then AT&T shall, at the election of the Edgewood City Council, forfeit all rights conferred hereunder and this Agreement may be terminated.

Section 16. Remedies to Enforce Compliance. In addition to any other remedy provided herein, City reserves the right to pursue any remedy available at law or in equity.

Section 17. Police Powers. Nothing herein shall be construed as a waiver, abridgment or limitation of the City's regulatory authority and police power, which the City hereby expressly reserves in full. Without limitation of the foregoing, nothing herein shall be deemed to direct or restrict City's

ability to adopt and enforce all necessary and appropriate ordinances regarding the police powers of the City in the interest of public safety and for the welfare of the public.

Section 18. Assignment. This Agreement may not be assigned or transferred without the written approval of City, which approval shall not be unreasonably withheld or delayed, except AT&T may freely assign this Agreement in whole or in part to a parent, subsidiary, or affiliated corporation or as part of any corporate financing, reorganization or refinancing.

Section 19. Notice. Any notice or information required or permitted to be given to the parties under this Agreement may be sent to the following addresses unless otherwise specified:

Mayor
City of Edgewood
2224 104th Ave. East
Edgewood, WA 98372

New Cingular Wireless PCS, LLC
Attn: Network Real Estate Administration
Re: Cell Site: WA6406; Surprise Lake (WA)
Fixed Asset #: 10037547
1025 Lenox Park Blvd NE, 3rd Floor
Atlanta, GA 30319

With a copy to:

Ann Marie J. Soto
Edgewood City Attorney
14205 SE 36th Street
Suite 100, PMB 440
Bellevue, Washington 98006

With a Copy to:

New Cingular Wireless PCS, LLC
Attn: Legal Department—Network Operations
Re: Cell Site: WA6406; Surprise Lake (WA)
Fixed Asset #: 10037547
208 S. Akard Street
Dallas, TX 75202-4206

Section 20. No Third-Party Beneficiaries. This Agreement is executed for the exclusive benefit of the signatory Parties and may be enforced only by the same. Except as otherwise expressly provided herein, nothing in this Agreement is or was intended to confer third-party beneficiary status on any person or any member of the public.

Section 21. Governing Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington and the ordinances of the City of Edgewood. Any action brought relative to enforcement of this Agreement, or seeking a declaration of rights, duties or obligations herein, shall be initiated in Pierce County Superior Court, and shall not be removed to a federal court, except as to claims over which such Superior Court has no jurisdiction. Any removal to federal court shall be to the Federal Court of the Western District of Washington. The prevailing party in any action arising under this Agreement shall be entitled to an award of its reasonable attorneys' fees and costs.

Section 22. Nonwaiver. No failure by either party to insist upon the performance of any of the terms of this Agreement, to insist upon the compliance with any applicable ordinance, code, statute or regulation, or to exercise any right or remedy consequent upon a breach thereof, shall constitute a waiver of any such breach, compliance or of any of the terms of this Agreement. None of the terms of this Agreement to be kept, observed or performed by either party, or no breach thereof, shall be waived, altered or modified except by a written instrument executed by the injured party. No waiver of any breach shall affect or alter this Agreement, but each of the terms of this Agreement shall continue in full force and effect with respect to any other then existing or subsequent breach thereof. No waiver of any default of

the defaulting party hereunder shall be implied from any omission by the injured party to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and then only for the time and to the extent therein stated. One or more waivers by the injured party shall not be construed as a waiver of a subsequent breach of the same covenant, term or conditions.

Section 23. Integration. This Agreement constitutes the entire understanding and agreement between the Parties as to the subject matter herein and supersedes all prior oral negotiations and written agreements between the Parties.

Section 24. Independent Review; Signatory Warranty. The Parties each acknowledge that they have had opportunity to receive independent legal advice in entering into this Agreement and that both the City and AT&T understand and fully agree to each and every provision of this Agreement. Each signatory below represents and warrants that he/she is authorized to execute this document on behalf of the party for whom he/she is signing.

CITY OF EDGEWOOD

By: Mayor

Signature

Mayor Dave Olson

Name

Mayor

Title

Date

NEW CINGULAR WIRELESS PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
a Delaware corporation
Its: Manager

Signature

Name

Title

Date

Section 25. Severability/Savings. If any section, sentence, clause, or phrase of this ordinance or Agreement 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 26. 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 publication.

Presented to Council for its Second Reading on March 26, 2024.

ADOPTED BY THE CITY COUNCIL ON THE 26TH DAY OF MARCH, 2024

CITY OF EDGEWOOD

By: _____
Dave Olson, Mayor

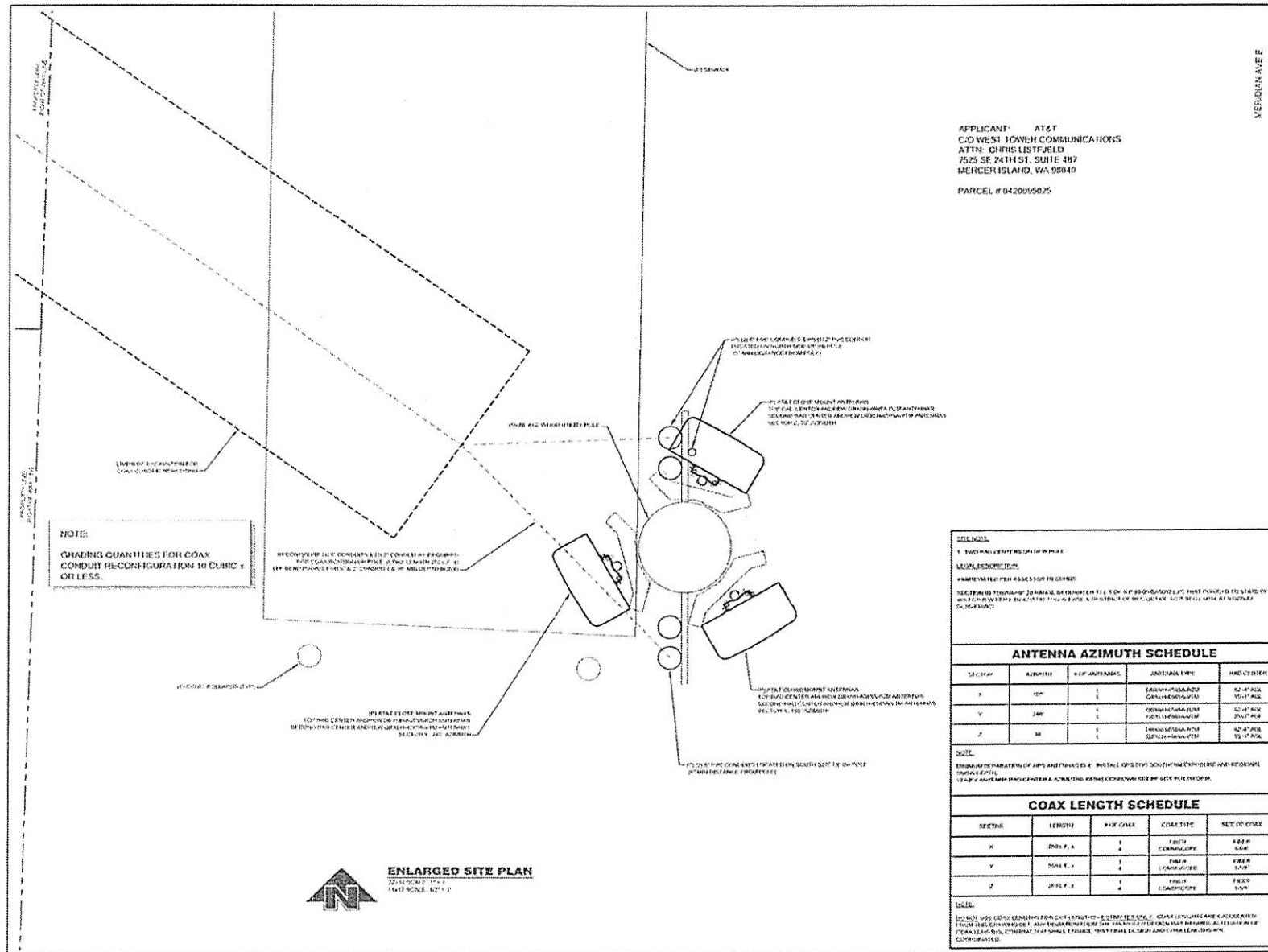
ATTEST/AUTHENTICATED:

Rachel Pitzel, City Clerk

APPROVED AS TO FORM:

Ann Marie J. Soto, City Attorney

Date of Publication: March 28, 2024
Effective Date: April 2, 2024



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PROJECT INFORMATION:																																							
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**SURPRISE LAKE
TA3167**

BUILDING PERMIT

A	3/29/2013	CONDUCTED FLOOD W/ POLE. REVIEW STRIPES.	BUT	OK	
A	4/8/2013	REVIEWED HIS COMMENTS.	DAT	OK	
A	4/22/2013	ACE POLE PLANS	BUT	OK	
A	4/22/2013	ISSUED DESIGN REVIEW	(BUT	OK	

B. J. THOMAS, P.E.
7607 80TH AVE NE
MARYSVILLE, WA 98270
206-851-1106

AAL	BJ	BS
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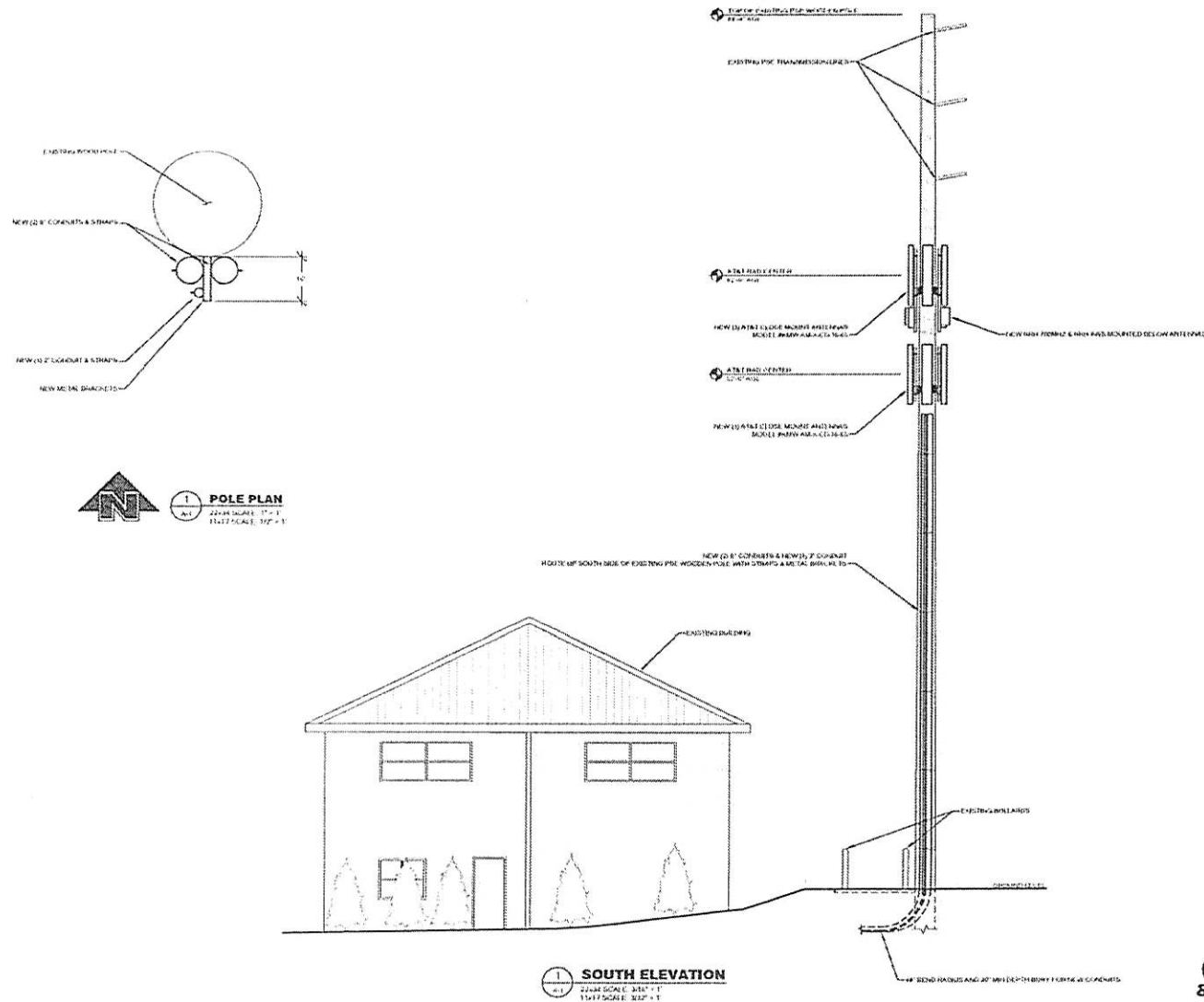
ELEVATION CHANGES

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY DISCREPANCIES. ALL PREVIOUS EDITIONS OF THIS DRAWING ARE SUPERSEDED BY THE LATEST EDITION. THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY IN NATURE. ANY USE OR DISCLOSURE OTHER THAN WHAT IS RELATED TO NAMED CLIENT IS STRICTLY PROHIBITED.

SITE ELEVATION

DRAWING NUMBER:

A-1



**(2) 6" CONDUITS
& (1) 2" CONDUIT**



**SURPRISE LAKE
TA3167**

2222 MERIDIAN AVE E
EDGEWOOD, WA 98371

BUILDING PERMIT[illegible]

B. J. THOMAS, P.E.
7607 80TH AVE NE
MARYSVILLE, WA 98270
206-851-1106

AAL	EJ	ES
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ELEVATION DRAWINGS

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS AND OMISSIONS. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH IS RELATED TO NAMED CLIENT IS STRICTLY PROHIBITED.

SITE ELEVATION

A-2



**City Of Edgewood
Council Agenda Summary Sheet**

Subject: City of Edgewood Information Resource Presentation	Agenda Item #: 2.F
	For Agenda of: 3/19/2024
	Prepared by: Dave Gray
Attachments (list): 1. CITY OF EDGEWOOD RESOURCE LOCATOR POWERPOINT	
Approval of Materials: Dave Gray Rachel Pitzel, City Clerk/HR Director 3/14/2024 Dave Gray 3/14/2024 Dave Olson 3/14/2024	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: N/A

Summary Statement:

A walk through where to find various city information using the web site. The power point will be published and posted on the web site for future use by the public.

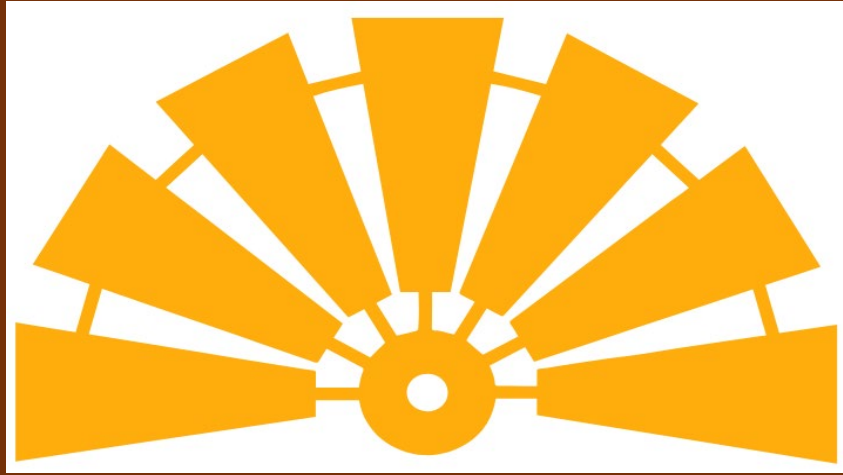
Item History:

Recommended Action:

Review and give advice for usability and councilmember perspective prior to a final product that will be published on the web site.

Fiscal Note/Consideration:

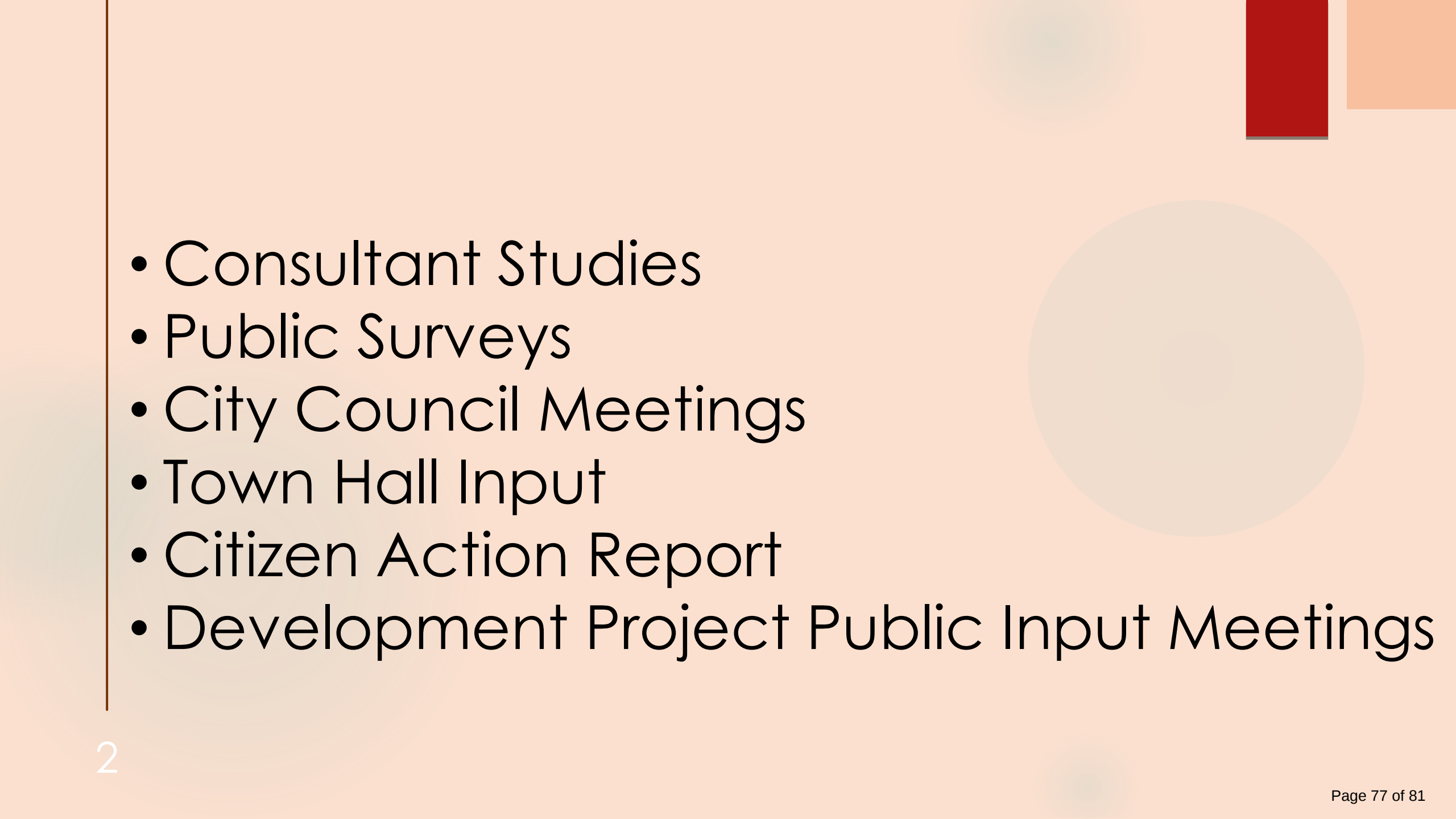
N/A



CITY OF EDGEWOOD

INFORMATIONAL RESOURCE LOCATOR

AND THE SURVEY SAYS....

- 
- Consultant Studies
 - Public Surveys
 - City Council Meetings
 - Town Hall Input
 - Citizen Action Report
 - Development Project Public Input Meetings

• Consultant Studies...

Hyperlink:

List of Historic Studies and Reports: <https://www.cityofedgewood.org/320/Local-and-Regional-Planning-Resources>

Web Page Navigation:

Home, Government, Community and Economic Development, Planning & Land Use, Local and Regional Planning Resources

Looks Like:

The screenshot shows the City of Edgewood Washington website. The navigation bar includes links for Government, City Services, For Residents, For Business, and I Want To..., along with a search bar. The main banner features a scenic view of a lake with houses and the Edgewood Washington logo. A left sidebar contains links such as Contact Us, Apply Online, Comprehensive Plan, Development Review, Local and Regional Planning Resources, Permit Portal, and Planning Commission. The main content area displays the breadcrumb trail: Home > Government > Community and Economic Development > Planning & Land Use > Local and Regional Planning Resources. Below this is the heading 'Local and Regional Planning Resources' and a brief description of the list's purpose. A table titled 'Summary of Documents' lists two documents: the Interim Comprehensive Plan (1996) and the Town Center Community Character and Land Use Study (1999).

Title	Year	Document Description
Interim Comprehensive Plan	1996	North Hill Community Plan adopted by Pierce County for the area that is now the City of Edgewood.
Town Center Community Character and Land Use Study	1999	Provided land use planning and design direction for the Meridian corridor.

- Public Surveys
- City Council Meetings
- Town Hall Input

- 
- Citizen Action Report
 - Development Project Public Input Meetings

Resource Location Assistance:

Call City Hall: (253) 952-3299

Email City Hall: cityhall@cityofedgewood.org

Go to the City of Edgewood Web Page: www.cityofedgewood.org

Thank you for your interest...

- Mayor Olson
- Councilmember Pazaruski
- Councilmember Ramirez
- Councilmember Keith
- Deputy Mayor Tomyn
- Councilmember West
- Councilmember Buckley
- Councilmember Southard