



**CITY OF EDGEWOOD
REGULAR COUNCIL MEETING AGENDA**

Tuesday, May 27, 2025 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA
Meeting Link: <https://cityofedgewood-org.zoom.us/s/86916509308>

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENT**
- 3. MAYOR'S REPORT**
- 4. CONSENT AGENDA:** *The consent agenda includes items that are routine in nature and are adopted by one motion. Should Council wish to discuss a consent agenda item, the item would be removed from the consent agenda and discussed under Council Business.*
The following items are presented for Council approval:
 - A.** May 13, 2025, Regular Council Meeting Minutes
 - B.** May 20, 2025, Study Session Meeting Minutes
 - C.** Review of Boards/Commission Meeting Minutes
 - D. AB25-066-** a motion approving May 2025 Budgeted Expenditures as follows: Deferred Compensation Program; Payroll Direct Deposit; Department of Retirement Systems; and IRS 941 in the amount of \$141,760.91 and Vendor Check Numbers 26483 through 26495, with EFT and Direct Pay Payments in the amount of \$176,502.42. Total distributions submitted for review and authorization in the amount of \$318,263.33.
- 5. COUNCIL BUSINESS**
 - A. AB25-0679 -** Ordinance 25-0679 Relating to Hazardous Vegetation and Tree Preservation Regulations
- 6. COUNCIL COMMENTS**
- 7. ADJOURN**

This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact City Hall at (253) 952.3299, 24 hours in advance.



CITY OF EDGEWOOD

REGULAR COUNCIL MEETING AGENDA SUMMARY

Tuesday, May 13, 2025 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1 CALL TO ORDER

Mayor Olson called the meeting to order at 7:00pm and Aaron Murillo led attendees in the Pledge of Allegiance. **Present:** Mayor Olson, Deputy Mayor Tomin, Councilmember Pazaruski, Councilmember Ramirez, Councilmember Keith (virtually via Zoom), Councilmember West (virtually via Zoom) **Excused:** Councilmember Buckley, Councilmember Southard

2 PUBLIC HEARING

A. AB25-064 - Interim Zoning Ordinance

Mayor Olson opened the public hearing on AB25-064 at 7:03pm, and Community Development Director Metzler spoke. There was no public comment, and Mayor Olson closed the public hearing at 7:09pm.

3 AUDIENCE COMMENT

Mike Stanzel spoke.

4 MAYOR'S REPORT

Mayor Olson shared his report with those in attendance, and invited the Directors to speak on topics of their choosing.

5 PRESENTATION

A. Middle Housing, ADU, and Residential Parking Code Updates

Planning Manager Josh Kubitza shared a presentation on this topic.

6 CONSENT AGENDA:

A. April 22, 2025, Regular Council Meeting Minutes

B. AB25-065- a motion approving May 2025 Budgeted Expenditures as follows: AWC Employee Benefit Trust; Deferred Compensation Program; Payroll Direct Deposit; Department of Retirement Systems; and IRS 941 in the amount of \$188,803.84 and Vendor Check Numbers 26468 through 26482, with EFT and Direct Pay Payments in the amount of \$483,872.55 and Check Voids in the amount of (\$50.00). Total distributions submitted for review and authorization in the amount of \$672,626.39.

Motion: As read **Action:** Approved **Moved by:** Deputy Mayor Tomin **Seconded by:** Councilmember Keith **Motion Passed 5-0**

7 COUNCIL BUSINESS

A. AB25-0772 - Resolution 25-0772 Kiwanis Plant Sale TUP

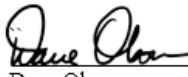
Motion: As read **Action:** Approved **Moved by:** Deputy Mayor Tomin **Seconded by:** Councilmember Pazaruski **Motion Passed 5-0**

8 COUNCIL COMMENTS

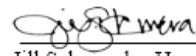
Mayor Olson, Deputy Mayor Tomin, and Councilmember Ramirez spoke.

9 ADJOURN

Mayor Olson adjourned the meeting at 7:47pm.



Dave Olson
Mayor



Jill Schwerzler-Herrera
City Clerk/HR Director



CITY OF EDGEWOOD

STUDY SESSION MEETING AGENDA SUMMARY

Tuesday, May 20, 2025 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1 CALL TO ORDER

Mayor Olson called the meeting to order at 7:00pm and Sawyer Bradley, and Katie Robinson led the attendees in the Pledge of Allegiance. **Present:** Mayor Olson, Deputy Mayor Tomin, Councilmember Pazaruski, Councilmember Ramirez, Councilmember West (virtually via Zoom), Councilmember Southard (virtually via Zoom) **Excused:** Councilmember Keith, Councilmember Buckley

2 Q & A

A. Cub Scouts

Cub Scouts Sawyer Bradley, and Katie Robinson were in attendance and participated in a question-and-answer session with the Councilmembers.

3 COUNCIL BUSINESS

A. Equity, Diversity, and Inclusion Council Sub-Committee Update

Deputy Mayor Tomin announced there was no update as they were working to schedule their next subcommittee meeting.

B. AWC Annual Meeting Delegates

Mayor Olson brought this forward for discussion and Deputy Mayor Tomin volunteered to participate.

C. Economic Development Advisory Board (EDAB) Updates

Community Development Director Metzler discussed this reoccurring agenda topic.

D. Hazardous Vegetation and Tree Preservation Code Amendments

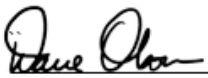
Community Development Director Metzler discussed the draft ordinance and the redline code amendments as recommended by the Planning Commission.

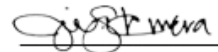
4 OTHER COUNCIL ITEMS

There were no council comments.

5 ADJOURN

Mayor Olson adjourned the meeting at 7pm.


Dave Olson
Mayor


Jill Schwerzler-Herrera
City Clerk/HR Director



**CITY OF EDGEWOOD
ECONOMIC DEVELOPMENT ADVISORY BOARD (EDAB)
MEETING AGENDA SUMMARY**

Monday, March 3, 2025 – 6:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1 CALL TO ORDER

Chair Wiesenfeld called the meeting to order at 6:00pm.

Present: Andrew Wiesenfeld, Steven Weiss, Shawn Olesen, Michael Stacey, Kelsey Morgan (Via Zoom), Michael Pearce, Amanda Weidman (Joined after roll at 6:02pm via Zoom) **Staff Members Present:** Community Development Director Jeremy Metzler, Planning Manager Josh Kubitza

2 CONSENT AGENDA:

A. Meeting Minutes of February 3, 2025

Motion: As Read **Action:** Approve, **Moved by:** Commissioner Weiss **Seconded by:** Commissioner Pearce **Motion Passed 6-0**

3 CITIZEN COMMENT PERIOD:

Aaron Wiesenfeld, and Linda Disney spoke.

4 ITEMS OF BUSINESS

A. Impact Fees

Board members reviewed the provided information for consideration and preparation for a formal recommendation to the City Council regarding reduced impact fees for economic development purposes.

B. Climate Planning Grant Intro

Kara Odegard, and Annie Murai with Measure Meant gave a presentation. Planning Manager Kubitza explained the staff's recommendation was to assign the task of drafting the Economic Overview to one EDAB member to be submitted to city staff by March 17, 2025. This would allow staff time to distribute it to the EDAB for review and approval at the April 7, 2025, meeting.

C. Land Use Table Updates

Staff recommended the EDAB spend the next month reviewing the current zoning map and initial draft amendments to prepare for upcoming conversations on nonresidential issues.

D. 2025-2026 Work Plan Debrief

Board members and staff debriefed on the joint meeting with the Council in order to review the prioritization, and prepare for further discussion at the April EDAB meeting.

5 STAFF COMMENTS

Board members spoke.

6 BOARD MEMBER UPDATES

Staff shared various updates with those in attendance.

7 ADJOURN

Chair Wiesenfeld adjourned the meeting at 7:35pm.



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING AGENDA SUMMARY

Monday, March 10, 2025 – 6:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1 CALL TO ORDER

a. Pledge of Allegiance and Roll Call

Chair Overfeild called the meeting to order at 6pm and led attendees in the Pledge of Allegiance. **Present:** Carly Guillory, JoAnn Overfield, Sarah Wagner, Jan Furey, Carly Lenoir, Tom Greene **Excused:** Leyla Church,

2 CONSENT AGENDA:

a. Agenda Approval or Modification

b. Meeting Minutes of February 10, 2025

Motion: As Read **Action:** Approved, **Moved by:** Commissioner Furey **Seconded by:** Commissioner Lenoir **Motion Passed 6-0**

3 CITIZEN COMMENT PERIOD

There were no citizen comments.

4 DISCUSSION ITEMS

a. Middle Housing

Staff reiterated that Edgewood is required to comply with the middle housing bill within 6 months of its Comprehensive Plan Periodic Update, which was effective January 1, 2025. As such, a middle housing ordinance needs to be adopted by June 30, 2025.

b. Accessory Dwelling Unit Code Updates

Staff brought this item forward requesting guidance on whether or not the Planning Commission wants ADU and detached single-family units to be subject to minor design review and, if yes, if there are any comments or guidance on what those design standards should be.

c. Parking Standards (SSB 6015 / RCW 36.70A.622)

Staff prepared code amendments for the Planning Commission's review which incorporated the guidance received at the February 10, 2025, meeting.

d. Land Uses

Staff noted based on the commissions feedback they will initiate noticing after the meeting and set the public hearing for the next Planning Commission meeting.

e. Hazardous Vegetation / Tree Preservation

Following the conversation with the Planning Commission at last February's meeting and further review by staff in the months following, staff discussed updating the minimum requirement for a "Qualified Tree Professional" and revising or repealing EMC 18.80.080(G)(8) to clarify how standards may differ in the town center, commercial, and mixed use residential, and business park zoning districts.

f. Introduction – Impact Fees & SB 5258

In order to update Impact Fee provisions in Edgewood Municipal Code (EMC) to align

with recent changes in state law, staff provided a summary explanation of the relevant legislation SB 5258 and HB 1337.

5 STAFF COMMENTS

Staff provided various updates.

6 COMMISSIONER UPDATES

Commissioners spoke on topics of their choosing.

7 ADJOURN

Chair Overfield adjourned the meeting at 7:44pm.



City Of Edgewood Council Agenda Summary Sheet

Subject: AB25-066- a motion approving May 2025 Budgeted Expenditures as follows: Deferred Compensation Program; Payroll Direct Deposit; Department of Retirement Systems; and IRS 941 in the amount of \$141,760.91 and Vendor Check Numbers 26483 through 26495, with EFT and Direct Pay Payments in the amount of \$176,502.42. Total distributions submitted for review and authorization in the amount of \$318,263.33.	Agenda Item #: 4.D
	For Agenda of: 5/27/2025
	Prepared by: Stephanie Goff, Vicki Lundgren
Attachments (list): 1. 052725 Voucher Directory 2. 052725 Claims Register	
Approval of Materials: Stephanie Goff, Vicki Lundgren Rachel Pitzel, Assistant City Administrator 5/22/2025 Dave Olson, Mayor 5/22/2025	Expenditure Required: \$318,263.33 Amount Budgeted: \$318,263.33 Timeline:

Summary Statement:

AB24-030 approving May 2025 Budgeted Expenditures as follows: Deferred Compensation Program; Payroll Direct Deposit; Department of Retirement Systems; and IRS 941 in the amount of \$141,760.91 and Vendor Check Numbers 26483 through 26495, with EFT and Direct Pay Payments in the amount of \$176,502.42. Total distributions submitted for review and authorization in the amount of \$318,263.33.

Item History:

Recommended Action:

Fiscal Note/Consideration:



Voucher Directory

Fiscal : 2025 - May
Council Date : 2025 - May - 2nd Council Meeting

Vendor	Number	Reference	Account Number	Description	Amount
AHBL		Direct Pay Payment 5/21/2025 1:06:22 PM - 1	2025 - May - 2nd Council Meeting		
		152115			
			April Svcs-Edgewood Prologis EIS		
			001-058-000-558-60-41-01	Professional Services-Reimbursable	\$18,086.25
				Edgewood Prologis EIS	
		Total 152115			\$18,086.25
		152123			
			April Svcs-Final Document Design Comprehensive Plan		
			001-058-000-558-60-41-23	Professional Serv-GMA	\$4,060.00
				Final Document Design Comprehensive Plan	
		Total 152123			\$4,060.00
		Total Direct Pay Payment 5/21/2025 1:06:22 PM - 1			\$22,146.25
Total AHBL					\$22,146.25
American Shredding		EFT Payment 5/21/2025 1:05:28 PM - 1	2025 - May - 2nd Council Meeting		
		15596051325			
			May-June Svcs		
			001-018-000-518-30-41-01	Professional Services	\$75.00
				Bi Monthly Shredding	
		Total 15596051325			\$75.00
		Total EFT Payment 5/21/2025 1:05:28 PM - 1			\$75.00
Total American Shredding					\$75.00
CDW Government		Direct Pay Payment 5/21/2025 1:06:22 PM - 2	2025 - May - 2nd Council Meeting		
		AE13Z9L			
			PO 2025017		
			001-018-000-594-18-64-02	Cap Exp-Computer Hardware	\$201.35
				Dell Laptop-3Y ProSupport Plus-H.Goraya	
		Total AE13Z9L			\$201.35
		AE1PB6L			
			PO 2025017		
			001-018-000-594-18-64-02	Cap Exp-Computer Hardware	\$2,032.58

Vendor	Number	Reference	Account Number	Description	Amount
				Dell Latitude Intel Core Ultra 7-Laptop-H.Goraya	
		Total AE1PB6L			\$2,032.58
		Total Direct Pay Payment 5/21/2025 1:06:22 PM - 2			\$2,233.93
Total CDW Government					\$2,233.93
Comcast Business					
		EFT Payment 5/21/2025 1:05:28 PM - 2		2025 - May - 2nd Council Meeting	
		2413870765			
			5/15-6/14/25 Svcs		
			001-018-000-518-85-42-01	Cell Phones/Internet/Telecommunications	\$830.09
				City Hall Internet	
		Total 2413870765			\$830.09
		Total EFT Payment 5/21/2025 1:05:28 PM - 2			\$830.09
Total Comcast Business					\$830.09
Crystal Springs					
		EFT Payment 5/21/2025 1:05:28 PM - 3		2025 - May - 2nd Council Meeting	
		15787820 051425			
			May Water Delivery		
			001-018-000-518-20-31-01	Office & Operational Supplies	\$147.87
				Water Delivery	
		Total 15787820 051425			\$147.87
		Total EFT Payment 5/21/2025 1:05:28 PM - 3			\$147.87
Total Crystal Springs					\$147.87
Department of Ecology					
		EFT Payment 5/21/2025 1:05:28 PM - 4		2025 - May - 2nd Council Meeting	
		25-WAR314486-1			
			FY 2025 48th Street E Preservation		
			101-000-000-542-30-41-01	Roadway-Professional Service	\$150.00
				FY 2025 48th Street E Preservation	
		Total 25-WAR314486-1			\$150.00
		Total EFT Payment 5/21/2025 1:05:28 PM - 4			\$150.00
Total Department of Ecology					\$150.00

Vendor	Number	Reference	Account Number	Description	Amount
Dog Waste Depot					
		EFT Payment 5/21/2025 1:05:28 PM - 5	2025 - May - 2nd Council Meeting		
		761796			
			May Purchases		
			001-076-000-576-80-31-01	Operational Supplies	\$662.31
				Dog Waste Bags-(Qty 3 Cases)	
		Total 761796			\$662.31
		Total EFT Payment 5/21/2025 1:05:28 PM - 5			\$662.31
		Total Dog Waste Depot			\$662.31
Drain-Pro					
	26483		2025 - May - 2nd Council Meeting		
		142748			
			5/11-6/7/25 Svcs Edgemont Park		
			001-076-000-576-80-45-03	Operating Rentals	\$144.50
				Edgemont Park	
		Total 142748			\$144.50
		142749			
			5/11-6/7/25 Svcs Nelson Nature Park		
			001-076-000-576-80-45-03	Operating Rentals	\$259.00
				Nelson Nature Park	
		Total 142749			\$259.00
		142750			
			5/11-6/7/25 Svcs Nelson Farm Park		
			001-076-000-576-80-45-03	Operating Rentals	\$144.50
				Nelson Farm Park	
		Total 142750			\$144.50
		142751			
			5/11-6/7/25 Svcs Trailhead Park		
			001-076-000-576-80-45-03	Operating Rentals	\$224.50
				Trailhead Park	
		Total 142751			\$224.50
		142752			
			5/11-6/7/25 Svcs PW Yard		
			001-076-000-576-80-45-03	Operating Rentals	\$144.50
				PW Yard	
		Total 142752			\$144.50
	Total 26483				\$917.00
	Total Drain-Pro				\$917.00
Fife Milton Edgewood Chamber of Commerce					
	26484		2025 - May - 2nd Council Meeting		
		051425-FMEC			
			May Statement		
			001-011-000-511-60-31-30	Meals & Refreshments	\$105.00

Vendor	Number	Reference	Account Number	Description	Amount
				May Chamber Luncheons-D.Olson w/J.West,J.Parzaruski,Mayor Sherrell (Milton)	
		Total 051425-FMEC			\$105.00
	Total 26484				\$105.00
Total Fife Milton Edgewood Chamber of Commerce					\$105.00
Inslee, Best, Doezie & Ryder, P.S.					
	Direct Pay Payment 5/21/2025 1:06:22 PM - 3			2025 - May - 2nd Council Meeting	
	437150				
		April Services			
		001-018-000-515-41-41-01		Legal Services-External	\$1,982.50
				MTVE Water Franchise Agreement	
		001-018-000-515-41-41-01		Legal Services-External	\$390.00
				Suelo Marina	
		001-018-000-515-41-41-01		Legal Services-External	\$1,971.00
				Prologis Development	
		001-018-000-515-41-41-01		Legal Services-External	\$4,750.50
				April Services	
	Total 437150				\$9,094.00
	Total Direct Pay Payment 5/21/2025 1:06:22 PM - 3				\$9,094.00
Total Inslee, Best, Doezie & Ryder, P.S.					\$9,094.00
Lakehaven Water & Sewer District					
	EFT Payment 5/21/2025 1:05:28 PM - 6			2025 - May - 2nd Council Meeting	
	3575901 3/3-5/1/25				
		3/3-5/1/25 Svcs 22 114th Ave E			
		001-018-000-518-30-47-04		Sewer Charges	\$34.66
				22 114th Ave E	
	Total 3575901 3/3-5/1/25				\$34.66
	Total EFT Payment 5/21/2025 1:05:28 PM - 6				\$34.66
Total Lakehaven Water & Sewer District					\$34.66
Les Schwab Tire Center					
	EFT Payment 5/21/2025 1:05:28 PM - 7			2025 - May - 2nd Council Meeting	
	42700446725				
		April Services			
		001-022-000-548-30-48-06		Maintenance/Repairs-Equipment	\$23.11
				Flat Tire Repair-Toro Lawnmower	
	Total 42700446725				\$23.11
	42700447817				
		May Services			
		001-022-000-548-30-48-07		Maintenance/Repairs-Vehicles	\$851.16
				Calipers/Rotors-Vehicle #12	

Vendor	Number	Reference	Account Number	Description	Amount
			410-000-000-531-38-48-07	Maintenance & Repairs-Vehicles	\$283.72
				Calipers/Rotors-Vehicle #12	
		Total 42700447817			\$1,134.88
		Total EFT Payment 5/21/2025 1:05:28 PM - 7			\$1,157.99
Total Les Schwab Tire Center					\$1,157.99
McKinstry Co, LLC					
	Direct Pay Payment 5/21/2025 1:06:22 PM - 4		2025 - May - 2nd Council Meeting		
		10286692			
			April Services WO #9969569		
			001-076-000-576-80-41-01	Professional Services	\$380.00
				Missed Backflow Tests-Parks	
		Total 10286692			\$380.00
		Total Direct Pay Payment 5/21/2025 1:06:22 PM - 4			\$380.00
Total McKinstry Co, LLC					\$380.00
Measure Meant, SPC					
	26485		2025 - May - 2nd Council Meeting		
		25030			
			April Services		
			001-058-000-558-60-41-23	Professional Serv-GMA	\$14,000.00
				Climate Assessment and Gap Analysis	
		Total 25030			\$14,000.00
	Total 26485				\$14,000.00
Total Measure Meant, SPC					\$14,000.00
Menke Jackson Beyer, LLP					
	26486		2025 - May - 2nd Council Meeting		
		043025-MJBLLP			
			April Services		
			001-018-000-515-41-41-01	Legal Services-External	\$148.80
				Edgewood-re Suelo Marina, LLC	
		Total 043025-MJBLLP			\$148.80
	Total 26486				\$148.80
Total Menke Jackson Beyer, LLP					\$148.80
Motion Picture Licensing Corporation					
	Direct Pay Payment 5/21/2025 1:06:22 PM - 5		2025 - May - 2nd Council Meeting		
		504457255			
			2025 MPLC Umbrella License		
			001-076-000-576-80-31-02	Recreation Activities & Events	\$882.89
				2025 MPLC Umbrella License-(7/1/25-6/30/2026)	
		Total 504457255			\$882.89
		Total Direct Pay Payment 5/21/2025 1:06:22 PM - 5			\$882.89
Total Motion Picture Licensing Corporation					\$882.89

Vendor	Number	Reference	Account Number	Description	Amount
Mt. View-Edgewood Water Co.					
		EFT Payment 5/21/2025 1:05:28 PM - 8	2025 - May - 2nd Council Meeting		
		3401-100385 3/7-5/8/25			
		3/7-5/8/25 10301 36th St E			
		001-018-000-518-30-47-02	Water		\$87.57
			Edgewood Community Park		
		Total 3401-100385 3/7-5/8/25			\$87.57
		3401-2746 3/7-5/8/25			
		3/7-5/8/25 2224 104th Ave E			
		001-018-000-518-30-47-02	Water		\$309.57
			City Hall		
		Total 3401-2746 3/7-5/8/25			\$309.57
		3401-2823 3/7-5/8/25			
		3/7-5/8/25 10311 22nd St E			
		001-018-000-518-30-47-02	Water		\$56.47
			PW Garage		
		Total 3401-2823 3/7-5/8/25			\$56.47
		3401-2961 3/7-5/8/25			
		3/7-5/8/25 1800 Meridian Ave E			
		001-018-000-518-30-47-02	Water		\$96.49
			1800 Meridian Ave E		
		Total 3401-2961 3/7-5/8/25			\$96.49
		3401-3796 3/7-5/8/25			
		3/7-5/8/25 1200 Meridian Ave E			
		001-018-000-518-30-47-02	Water		\$120.03
			1200 Meridian Ave E		
		Total 3401-3796 3/7-5/8/25			\$120.03
		Total EFT Payment 5/21/2025 1:05:28 PM - 8			\$670.13
Total Mt. View-Edgewood Water Co.					\$670.13
National Barricade Co., LLC					
	26487		2025 - May - 2nd Council Meeting		
		317678			
		April Purchases			
		101-000-000-542-64-31-01	Traffic Control Devices-Office & Operational		\$123.54
			Supplies		
			Reflective Sleeves-Stop Sign Posts (Qty 2)		
		Total 317678			\$123.54
	Total 26487				\$123.54
Total National Barricade Co., LLC					\$123.54

Vendor	Number	Reference	Account Number	Description	Amount
Office Depot					
	EFT Payment 5/21/2025 1:05:28 PM - 9		2025 - May - 2nd Council Meeting		
	423223161001				
		May Purchases			
		001-018-000-518-20-31-01	Office & Operational Supplies	\$36.85	
			Copy Paper; Paper Clips		
	Total 423223161001				
	423225868001				
		May Purchases			
		001-018-000-518-20-31-01	Office & Operational Supplies	\$77.82	
			Toilet Paper (Qty 1 Case/80 Rolls)-City Hall		
	Total 423225868001				
			\$77.82		
	Total EFT Payment 5/21/2025 1:05:28 PM - 9				
			\$114.67		
Total Office Depot					\$114.67
Pape Machinery Inc.					
	Direct Pay Payment 5/21/2025 1:06:22 PM - 6		2025 - May - 2nd Council Meeting		
	16087592				
		May Purchases			
		001-022-000-548-30-32-02	Supplies/Parts-Vehicles & Equipment	\$219.24	
			Heads & Line-Power Tools/Trimmers		
		410-000-000-531-38-32-02	Supplies/Parts-Vehicles & Equipment	\$73.08	
			Heads & Line-Power Tools/Trimmers		
	Total 16087592				
			\$292.32		
	Total Direct Pay Payment 5/21/2025 1:06:22 PM - 6				
			\$292.32		
Total Pape Machinery Inc.					\$292.32
Pierce County Budget & Finance 2% Dist					
	26488		2025 - May - 2nd Council Meeting		
		CI-369052			
		1st Qtr 2025 Liquor Profit and Excise Taxes			
		001-021-000-521-10-42-01	Intergov Chemical Dependency	\$1,004.46	
			1st Qtr 2025 Liquor Profit and Excise Taxes		
	Total CI-369052				
			\$1,004.46		
	Total 26488				
			\$1,004.46		
Total Pierce County Budget & Finance 2% Dist					\$1,004.46
Pierce County Budget & Finance PW					
	26489		2025 - May - 2nd Council Meeting		
		CI-369256			
		April Services			
		101-000-000-542-64-41-02	Traffic Control Devices-Traffic Operations (Contract)	\$1,539.92	

Vendor	Number	Reference	Account Number	Description	Amount
				April Services-Signs	
		Total CI-369256			\$1,539.92
	Total 26489				\$1,539.92
Total Pierce County Budget & Finance PW					\$1,539.92
Psomas					
	26490			2025 - May - 2nd Council Meeting	
		221348			
			April Services		
			310-000-000-594-76-63-05	Improvements - Cap Park Projects	\$69,629.90
				P-1 Interurban Trail Ph 3 Design/Construction	
				Interurban Trail Phase III	
		Total 221348			\$69,629.90
	Total 26490				\$69,629.90
Total Psomas					\$69,629.90
Raedeke Associates, Inc.					
	Direct Pay Payment 5/21/2025 1:06:22 PM - 7			2025 - May - 2nd Council Meeting	
	61912				
			Prj 2018-097 April Services		
			001-058-000-558-60-41-01	Professional Services-Reimbursable	\$820.00
				214-b1 24-1528-Pasquier-Buffer Averaging Plan	
			001-058-000-558-60-41-01	Professional Services-Reimbursable	\$2,637.50
				120a-2-Prologis Park-EIS Support 2nd & 3rd Review	
			001-058-000-558-60-41-01	Professional Services-Reimbursable	\$1,042.90
				206-3 24-1281-Demchuk-WDOE Site Visit	
		Total 61912			\$4,500.40
	Total Direct Pay Payment 5/21/2025 1:06:22 PM - 7				\$4,500.40
Total Raedeke Associates, Inc.					\$4,500.40
Refunds/Reimbursements Vendor					
	26491			2025 - May - 2nd Council Meeting	
		041625-J.Tumelson		James Tumelson	
			Mileage Reimbursement		
			001-058-000-558-50-43-01	Travel	\$200.20
				Mileage Reimbursement-WABO Annual Business Mtg-J.Tumelson	
		Total 041625-J.Tumelson			\$200.20
	Total 26491				\$200.20

Vendor	Number	Reference	Account Number	Description	Amount
	26492		2025 - May - 2nd Council Meeting		
		052725-KC		Kalina Consulting	
			Assign. of Funds Partial Release		
			006-000-000-582-10-00-02	Refunds-Assignment of Funds	\$26,924.04
				Assign of Funds Partial Release-#25-1094 Frantsevich Site Develop.	
		Total 052725-KC			\$26,924.04
	Total 26492				\$26,924.04
Total Refunds/Reimbursements Vendor					\$27,124.24
Shell					
	EFT Payment 5/21/2025 1:05:28 PM - 10		2025 - May - 2nd Council Meeting		
	104665680				
		April Statement			
		001-022-000-548-30-32-01	Fuel		\$1,806.27
		410-000-000-531-38-32-01	Fuel		\$622.42
		Total 104665680			\$2,428.69
	Total EFT Payment 5/21/2025 1:05:28 PM - 10				\$2,428.69
Total Shell					\$2,428.69
Sound Electronics					
	26493		2025 - May - 2nd Council Meeting		
		518373			
		Annual Fire Alarm Monitoring			
		001-018-000-518-30-46-01	Alarm Monitoring		\$409.57
			Annual Fire Alarm Monitoring (6/1/25-5/31/26)		
		Total 518373			\$409.57
	Total 26493				\$409.57
Total Sound Electronics					\$409.57
SS Landscaping Services					
	Direct Pay Payment 5/21/2025 1:06:22 PM - 8		2025 - May - 2nd Council Meeting		
	62367				
		May Services			
		101-000-000-542-70-48-04	Roadside- ROW Veg Maint Contractor		\$2,593.21
			Landscape Maintenance Services for May		
		Total 62367			\$2,593.21
	62397				
		May Services			
		001-076-000-576-80-41-10	Parks Maintenance		\$1,548.23
			Landscape Maintenance Services for May-City Hall		
		Total 62397			\$1,548.23
	Total Direct Pay Payment 5/21/2025 1:06:22 PM - 8				\$4,141.44
Total SS Landscaping Services					\$4,141.44

Vendor	Number	Reference	Account Number	Description	Amount
US Bank ACH/EFT					
	EFT Payment 5/21/2025 1:06:12 PM - 1		2025 - May - 2nd Council Meeting		
	Invoice - 5/12/2025 1:54:50 PM				
	April Safekeeping Fees				
	001-018-000-514-20-42-05	Bank & Bond Fees			\$24.00
	April Safekeeping Fees				
	Total Invoice - 5/12/2025 1:54:50 PM				\$24.00
	Total EFT Payment 5/21/2025 1:06:12 PM - 1				\$24.00
Total US Bank ACH/EFT					\$24.00
US Bank Corporate Payment System					
	EFT Payment 5/21/2025 1:05:28 PM - 11		2025 - May - 2nd Council Meeting		
	042525-USB				
	April Statement				
	001-011-000-511-60-31-01	Office & Operational Supplies			\$25.75
	J.Bartelson-MVCC-4K4 Kids Registration for COE-Councilmember Ramirez				
	001-014-000-514-20-49-01	Memberships & Subscriptions			\$190.00
	S.Goff-GFOA-Annual Membership-H.Goraya				
	001-014-000-514-30-49-01	Memberships & Subscriptions			\$135.00
	R.Pitzel-MRSC-Vendor Roster Contract Renewal				
	001-018-000-518-20-31-01	Office & Operational Supplies			\$97.29
	J.Bartelson-Walmart/Costco-Cleaning Supplies; Paper Towels-City Hall				
	001-018-000-518-20-31-08	Wellness Supplies			\$632.48
	J.Bartelson-Lodo Chair Massage/Costco/Chick-Fil-A-Chair Massages; Staff Training				
	Lunches				
	001-018-000-518-20-39-11	Teambuilding-Supplies			\$33.98
	J.Bartelson-Crumble Cookies-Monthly Staff Birthday Treat				
	001-018-000-518-85-35-01	IT Small Tools/Minor Equipment			\$326.90
	M.Ray-Netool.IO.Store-Repair Tool; Console Cable				
	001-018-000-518-85-43-01	Travel			\$730.20
	M.Ray-Davenport Grand-Lodging-Association of County/City Info Systems Conference				
	001-018-000-518-85-49-03	Computer Subscriptions			\$84.16
	M.Ray-Name Cheap/Dmarcly(Netflare)-Website Registration; Email Security				
	001-019-020-518-90-43-02	Lodging & Meals			(\$169.63)
	J.Bartelson-Hilton Garden Inn-Hotel Credit (In error)				
	001-019-030-514-20-49-03	Registration & Training			\$65.00
	J.S-Herrera-WAPRO-Spring Conference				
	001-021-000-521-20-31-01	Office & Operational Supplies			\$33.17
	J.Bartelson-Costco-Water Shred Event; Water & Cookies-Community Academy-PD				
	001-022-000-544-20-31-54	Work Clothing/Uniforms			\$82.64
	J.Privett-Kohls-Clothing Allowance-Jeans (Qty 2)-J.Privett				
	001-022-000-544-20-41-01	Professional Services			\$50.00
	J.S-Herrera-AWC-Job Posting-PW				
	001-022-000-548-30-31-01	Operating Supplies			\$116.93
	B.Whitman-Williams Oil Filter-Wire Wrap Protection-PW Stock				

Vendor	Number	Reference	Account Number	Description	Amount
			001-022-000-548-30-32-02	Supplies/Parts-Vehicles & Equipment	\$68.84
				B.Whitman-McLendons-Wire & Shrink Tube-Sweeper	
			001-022-000-548-30-35-01	Small Tools/Minor Equipment	\$16.40
				B.Whitman-Home Depot-Pressure Gauge-PW Shop	
			001-058-000-558-50-43-02	Lodging & Meals	\$345.40
				J.Tumelson-Baren Haus/Icicle Village Resort-Meals & Lodging-WABO Business Meeting	
			001-058-000-558-50-49-01	Memberships & Subscriptions	\$143.12
				J.Tumelson-NFPA Nat'l Fire Protect.-Annual Membership	
			001-076-000-576-80-31-01	Operational Supplies	\$114.69
				J.Bartelson-Costco-Paper Towels-Parks	
			001-076-000-576-80-31-01	Operational Supplies	\$637.77
				J.Privett-Ace Hardware/Home Depot/Ferguson Ent-Irrigation and Plumbing Parts-Jovita	
				Park Restrooms	
			001-076-000-576-80-31-01	Operational Supplies	\$248.75
				B.Whitman-Costco-Trash Bags/Shelf for Trailhead Park	
			410-000-000-531-38-31-54	Work Clothing/Uniforms	\$27.54
				J.Privett-Kohls-Clothing Allowance-Jeans (Qty 2)-J.Privett	
		Total 042525-USB			\$4,036.38
		Total EFT Payment 5/21/2025 1:05:28 PM - 11			\$4,036.38
Total US Bank Corporate Payment System					\$4,036.38
Western Equipment					
	26494		2025 - May - 2nd Council Meeting		
		INV088570			
			May Purchases		
			001-022-000-548-30-32-02	Supplies/Parts-Vehicles & Equipment	\$511.97
				Belts-Toro Lawnmower	
			Total INV088570		\$511.97
			Total 26494		\$511.97
Total Western Equipment					\$511.97
Witherspoon Brajcich McPhee, PLLC					
	26495		2025 - May - 2nd Council Meeting		
		100003-006M-St #1			
			April Services		
			001-018-000-515-41-41-14	Hearing Examiner Legal Fees	\$6,985.00
				Tyee Ranch	
			Total 100003-006M-St #1		\$6,985.00
			Total 26495		\$6,985.00
Total Witherspoon Brajcich McPhee, PLLC					\$6,985.00
Grand Total		Vendor Count	32		\$176,502.42

City of Edgewood 2025

May 27th, 2025 Council Meeting Check & EFT Payment Distribution Review & Authorization

Number	Name	Print Date	Amount
US Bank PAYROLL ACCOUNT DISTRIBUTION			
10611 Last Number Issued Previous Authorization			
<u>DCP EFT 5/15/25</u>	Deferred Compensation Program	5/15/2025	\$18,689.02
<u>Direct Deposit Run - 5/14/2025</u>	Payroll Vendor	5/15/2025	\$88,692.36
<u>DRS EFT 5/15/25</u>	Dept of Retirement Systems	5/15/2025	\$18,828.40
<u>IRS 941 EFT 5/15/25</u>	IRS 941	5/15/2025	\$15,551.13
Total			\$141,760.91

Number	Name	Print Date	Amount
CLAIM VOUCHER ACCOUNT DISTRIBUTION			
26482 Last Number Issued Previous Authorization			
<u>26483</u>	Drain-Pro	5/27/2025	\$917.00
<u>26484</u>	Fife Milton Edgewood Chamber of Commerce	5/27/2025	\$105.00
<u>26485</u>	Measure Meant, SPC	5/27/2025	\$14,000.00
<u>26486</u>	Menke Jackson Beyer, LLP	5/27/2025	\$148.80
<u>26487</u>	National Barricade Co., LLC	5/27/2025	\$123.54
<u>26488</u>	Pierce County Budget & Finance 2% Dist	5/27/2025	\$1,004.46
<u>26489</u>	Pierce County Budget & Finance PW	5/27/2025	\$1,539.92
<u>26490</u>	Psomas	5/27/2025	\$69,629.90
<u>26491</u>	Tumelson, James	5/27/2025	\$200.20
<u>26492</u>	Kalina Consulting,	5/27/2025	\$26,924.04
<u>26493</u>	Sound Electronics	5/27/2025	\$409.57
<u>26494</u>	Western Equipment	5/27/2025	\$511.97
<u>26495</u>	Witherspoon Brajcich McPhee, PLLC	5/27/2025	\$6,985.00
<u>Direct Pay Payment</u>	AHBL	5/27/2025	\$22,146.25
<u>Direct Pay Payment</u>	CDW Government	5/27/2025	\$2,233.93
<u>Direct Pay Payment</u>	Inslee, Best, Doezie & Ryder, P.S.	5/27/2025	\$9,094.00
<u>Direct Pay Payment</u>	McKinstry Co, LLC	5/27/2025	\$380.00
<u>Direct Pay Payment</u>	Motion Picture Licensing Corporation	5/27/2025	\$882.89
<u>Direct Pay Payment</u>	Pape Machinery Inc.	5/27/2025	\$292.32
<u>Direct Pay Payment</u>	Raedeke Associates, Inc.	5/27/2025	\$4,500.40
<u>Direct Pay Payment</u>	SS Landscaping Services	5/27/2025	\$4,141.44
<u>EFT Payment 5/21/2025</u>	American Shredding	5/27/2025	\$75.00
<u>EFT Payment 5/21/2025</u>	Shell	5/27/2025	\$2,428.69
<u>EFT Payment 5/21/2025</u>	US Bank Corporate Payment System	5/27/2025	\$4,036.38
<u>EFT Payment 5/21/2025</u>	Comcast Business	5/27/2025	\$830.09
<u>EFT Payment 5/21/2025</u>	Crystal Springs	5/27/2025	\$147.87
<u>EFT Payment 5/21/2025</u>	Department of Ecology	5/27/2025	\$150.00
<u>EFT Payment 5/21/2025</u>	Dog Waste Depot	5/27/2025	\$662.31
<u>EFT Payment 5/21/2025</u>	Lakehaven Water & Sewer District	5/27/2025	\$34.66
<u>EFT Payment 5/21/2025</u>	Les Schwab Tire Center	5/27/2025	\$1,157.99
<u>EFT Payment 5/21/2025</u>	Mt. View-Edgewood Water Co.	5/27/2025	\$670.13
<u>EFT Payment 5/21/2025</u>	US Bank ACH/EFT	5/27/2025	\$24.00
<u>EFT Payment 5/21/2025</u>	Office Depot	5/27/2025	\$114.67
Total Claims Voucher Distribution			\$176,502.42

Total Distribution Submitted for Review & Authorization \$ 318,263.33

Authorization Adjustments:

Total Distribution Net of Prior Authorized Adjustments \$ 318,263.33

Claims Voucher Approval: I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Edgewood, and that I am authorized to authenticate and certify to said claim.

Accounting Manager, Stephanie Goff

Mayor, Dave Olson

Council Member



City Of Edgewood Council Agenda Summary Sheet

Subject: AB25-0679 - Ordinance 25-0679 Relating to Hazardous Vegetation and Tree Preservation Regulations	Agenda Item #: 5.A
	For Agenda of: 5/27/2025
	Prepared by: Jeremy Metzler
Attachments (list): 1. Ordinance 25-0679 HazVeg-TreePres 2. Exhibit A - EMC 8.15.020 Clean 3. Exhibit B - EMC 18.20.200 Clean 4. Exhibit C - EMC 18.90.180 Clean	
Approval of Materials: Jeremy Metzler Rachel Pitzel, Assistant City Administrator 5/22/2025 Dave Olson, Mayor 5/22/2025	Expenditure Required: N/A Amount Budgeted: N/A Timeline: 05/20/2025-SS 05/27/2025 RCM

Summary Statement: Edgewood Municipal Code (EMC) currently includes provisions for trees under two separate sections:

- EMC Chapter 8.15, Removal of Obstructing, Overhanging, Dead or Hazardous Vegetation and Debris, as adopted by Ordinance 16-0466; and
- EMC Section 18.90.180, Development Standards – Citywide Applicability, Tree preservation, as adopted by Ordinance 21-0604.

In the course of implementing these regulations, staff has identified areas that would benefit from clarification and refinement to facilitate effective enforcement. As codified, it is not clear how a “condition violating EMC 8.15.020” is determined, or what staff are qualified to make said determination. Also, trees on private property that are deemed to be in violation of EMC 8.15.020 may still be subject to EMC 18.90.180, depending on their size and location, which adds costs and delay to addressing any hazard to the public health, safety or welfare. Please see the Planning Commission meeting materials (see Item History, below) and [last week's study session materials](#) for more information.

A Notice of Public Hearing and SEPA DNS were issued on March 21, 2025 informing the public of the proposed drafts amendments, with a public comment period held from March 21, 2025 through April 14, 2025. Public notice was submitted to SEPA agencies, tribes and public through the Tacoma News Tribune, the city’s website, email, posting on the Statewide SEPA Register, and posting at the City Hall notice board. As of the April 14, 2025, no public comments were received. The Planning Commission unanimously approved their recommendation to the City Council at their May 12, 2025 meeting.

Following conversation at the May 20, 2025 City Council Study Session, staff has made the following revisions to EMC 18.90.180(C)(6) regarding emergency tree removal exemptions:

- Replacing the "including the presence of a target" clause with "and immediate danger includes disease, decay, weather, or other natural phenomenon",
- Clarifying item b to ensure visual documentation of the subject tree(s) includes "enough information for determination of significance per subsection E below", and
- Removing the requirement for the felled tree to remain on site for City inspection.

Attached for the Council's consideration are an adopting ordinance and subject code amendments, as recommended by the Planning Commission and amended as described above.

Item History:

Planning Commission - [February 2024](#), [February 2025](#), [March 2025](#), [April 2025](#), [May 2025](#)

Recommended Action:

MOTION to adopt **AB25-0679** - Ordinance 25-0679 Relating to Hazardous Vegetation and Tree Preservation Regulations

Fiscal Note/Consideration:

N/A

ORDINANCE NO. 25-0679

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, RELATING TO HAZARDOUS VEGETATION AND TREE PRESERVATION REGULATIONS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Edgewood has established regulations for the removal of obstructing, overhanging, dead or hazardous vegetation and debris under Edgewood Municipal Code (EMC) Chapter 8.15; and

WHEREAS, the City of Edgewood has also established development regulations for tree preservation under EMC Section 18.90.180; and

WHEREAS, in the course of implementing these regulations, staff has identified areas that would benefit from clarification and refinement to facilitate effective enforcement; and

WHEREAS, the Planning Commission met to review suggested amendments to EMC Chapter 8.15 and Section 18.90.180 on February 12, 2024, February 10, 2025, March 10, 2025, April 14, 2025, and May 12, 2025; and

WHEREAS, the procedures for amendments to development regulations as provided in EMC 18.60 were followed as documented in the Planning Commission staff report dated May 12, 2025; and

WHEREAS, this Ordinance was submitted to the Department of Commerce for 60-day expedited review on March 21, 2025; and

WHEREAS, in accordance with the State Environmental Policy Act (SEPA), the City issued a Determination of Nonsignificance (DNS) on March 21, 2025 under File No. 24-001-CODE with a public comment period ending on April 14, 2025 and appeal period ending on April 29, 2025, where no appeals were received; and

WHEREAS, in accordance with EMC 18.60.070, on March 21, 2025 the City issued a Notice of a Public Hearing on the proposed code amendments, setting the Planning Commission public hearing for April 14, 2025 at 6:00 PM; and

WHEREAS, on May 12, 2025, the Planning Commission voted unanimously to recommend adoption to the City Council of the proposed amendments to EMC Chapter 8.15 and Section 18.90.180 relating to hazardous vegetation and tree preservation; and

WHEREAS, the City Council reviewed the proposed code amendments at their study session held on May 20, 2025; and

WHEREAS, the City Council considered the amendments at their regular meeting held on May 27, 2025;

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

Section 1. EMC 8.15.020 Repealed and Replaced. EMC Section 8.15.020 relating to hazardous vegetation, authorized officials, and determination of hazardous conditions is hereby repealed and replaced with Exhibit A, attached hereto and incorporated by reference.

Section 2. EMC 18.20.200 Amended. Amendments to EMC Section 18.20.200 relating to the definition of a “qualified tree professional” are attached hereto as Exhibit B, incorporated by reference.

Section 3. EMC 18.90.180 Amended. Amendments to EMC Section 18.90.180 relating to tree preservation regulations are attached hereto as Exhibit C, incorporated by reference.

Section 4. Corrections. Upon the approval of the city attorney and/or the city clerk, the code publisher is authorized to make any necessary technical corrections to this ordinance, including but not limited to the correction of scrivener’s/clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

Section 5. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 6. 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 publication as provided by law.

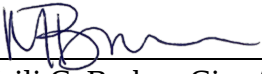
PASSED BY THE CITY COUNCIL ON THE 27TH DAY OF MAY, 2025

Dave Olson, Mayor

ATTEST/AUTHENTICATED:

Jill Schwerzler-Herrera, CMC
City Clerk

APPROVED AS TO FORM:



Maili C. Barber, City Attorney

Date of Publication: May 30, 2025
Effective Date: June 4, 2025

8.15.020 Landowner responsibility for removing and destroying obstructing, overhanging, dead or hazardous vegetation and debris.

A. All landowners within the city shall maintain their property in a manner that does not pose a hazard to the public health, safety or welfare. Without prejudice to the foregoing, landowners shall be responsible for the following:

1. Removing or destroying all trees, plants, shrubs or vegetation, or parts thereof, located upon their property which overhang any public sidewalk or street or which are growing thereon in such manner as to obstruct or impair the free and full use of the sidewalk or street by the public.
2. Removing or destroying all dead grass, weeds, shrubs, bushes, trees or vegetation located upon their property which constitutes a fire hazard or a menace to public health, safety or welfare.
3. Removing or destroying all debris located upon their property which constitutes a fire hazard or a menace to public health, safety or welfare.

B. With regard to the conditions listed under subsection A, above, the Fire Code Official shall be responsible for determining whether or not a fire hazard exists, and the Public Works Director shall be responsible for determining whether or not there is a menace to public's health, safety or welfare.

C. Trees that are dead, dying and/or diseased may qualify as a fire hazard and/or menace to public health, safety or welfare, to be determined based on photographic evidence demonstrating at least one of the following applies:

1. Dead Trees. The tree is dead or has been damaged beyond repair or where not enough live tissue, green leaves, limbs, roots or branches exist to sustain life; and/or
2. Dying Trees. The tree is in an advanced stage of decline due to disease, insect infestation, or rotting and cannot be saved by reasonable treatment or pruning, or must be removed to prevent the spread of a disease/pest that would cause catastrophic decline in tree health and failure.

18.20.200 Q definitions.

...

“Qualified tree professional” means an individual with a minimum of three years of experience in tree evaluation and meets at least one of the following qualifiers:

1. American Society of Consulting Arborists (ASCA) registered consulting arborist;
2. International Society of Arboriculture (ISA) certified arborist; or
3. Washington State registered landscape architect with demonstrated experience specific to trees.

...

18.90.180 Tree preservation.

A. Purpose. The purpose of this section is to establish the significant tree preservation requirements necessary when conducting any development or development activity within the city of Edgewood. Specifically, the regulations contained in this section are intended to accomplish the following 10 goals and objectives:

1. Promote the public health, safety and general welfare of the residents of Edgewood;
2. Implement the purposes of the State Growth Management Act relating to conservation of natural resources;
3. Support and implement the city of Edgewood's Comprehensive Plan, specifically the natural environment, land use, and community character elements;
4. Implement the goals of the State Environmental Policy Act (SEPA);
5. Improve the aesthetic quality of the built environment by reducing impacts on critical areas and the natural environment;
6. Minimize erosion, siltation, water pollution, and surface and ground water runoff by the preservation of significant trees;
7. Provide for the reasonable development of property, reasonable preservation or enhancement of property values, and for increases in privacy for residential sites;
8. Promote building and site planning practices that are consistent with the city's natural topography, soils, and vegetation features;
9. Provide an appropriate amount and quality of tree retention related to future land uses; and
10. Provide for increased areas of permeable surfaces that allow for infiltration of surface water into ground water resources, reduction in the quantity of storm water discharge, and improvement in the quality of storm water discharge.

B. Applicability. In addition to the requirements under Title 14, Critical Areas, and unless otherwise specified in this section, the preservation of certain trees is required for any development or development activity in all zoning districts and shall be provided in accordance with each individual zoning district and the provisions of this section. In the event a permit is not required, the standards of this section still apply.

C. Exemptions. The following uses and/or activities related to tree preservation are exempt from this section:

1. Routine maintenance and pruning.
2. Existing residential uses on a lot of record that is no greater than 0.5 acres in area, unless the subject tree(s) are otherwise designated for preservation under a prior tree preservation action.
3. Trees that constitute a fire hazard or a menace to public health, safety or welfare as determined under EMC Chapter 8.15.
4. Any tree deemed hazardous by a qualified tree professional due to natural causes and not by adjacent development activity or other human causes, with replacement at a 1:1 tree ratio (not diameter-inches).
5. Removal of the following tree species, regardless of size:
 - a. Black Cottonwood (*Populus trichocarpa*)
 - b. Red Alder (*Alnus rubra*)
 - c. Poplar (*Populus*)

d. Non-native and invasive tree species to the Puget Sound Region, including but may not be limited to:

1. English (or cherry) laurel (*Prunus laurocerasus*);
2. English holly (*Ilex aquifolium*);
3. European hawthorn or one-seed hawthorn (*Crataegus monogyna*);
4. European mountain ash (*Sorbus aucuparia*);
5. Portugal laurel (*Prunus lusitanica*);
6. Horse chestnut (*Aesculus hippocastanum*);
7. Other tree species identified by a qualified tree professional that are non-native and invasive to the Puget Sound Region

6. Emergency Removal. Any number of hazardous protected and nonprotected trees may be removed under emergency conditions. Emergency conditions include immediate danger to life or dwellings or similar stationary and valuable property, and immediate danger includes disease, decay, weather, or other natural phenomenon. Emergency removal may occur without permit approval if all the following conditions are met:

- a. The City is notified the following business day of the unpermitted action.
- b. Visual documentation (i.e., photographs, video, etc.) of the subject tree(s) prior to removal is provided to the city, including enough information for determination of significance per subsection E below.
- c. Should the City determine that the tree(s) did not pose an emergency condition, the owner shall be cited for a violation of the terms of this section.

D. Process and Standards. Review and approval for any significant tree removal(s) shall be conducted with the underlying development permit application. If no other development permit is required, a Tree Removal Permit must be obtained.

1. Tree Preservation Requirements. Any development or development activity shall retain and replace significant trees in accordance with the following requirements:

- a. Perimeter Trees. All significant trees within 15 feet of the lot perimeter shall be preserved.
 - i. At the discretion of the community development director or designee, significant trees may be removed for required site access, buildings, roads, utilities, sidewalks, trails, or storm drainage improvements. Any removed tree must be replaced in accordance with subsection (C)(4) of this section.
- b. Interior Trees. A percentage of all significant trees within the interior of a lot, excluding Perimeter Trees, shall be retained as required per the following standards:
 - i. In residential zoning districts, mixed residential zoning districts, and the public zoning district, 50 percent of the significant trees located within the interior landscaping area of the lot shall be retained.
 - ii. In the industrial zoning district, 10 percent of the significant trees located within the interior landscaping area of the lot shall be retained.
 - iii. In the town center, commercial, mixed use residential, and business park zoning districts, 10 percent of the significant trees located within the interior landscaping area of the lot shall be retained. In addition, EMC 18.80.080(G)(8), Tree Preservation and Protection Standards, applies to any development or development activity in these zones.
 - iv. At the discretion of the community development director or designee, interior significant trees may be removed in excess of the above percentages for required site access, roads, utilities, sidewalks, or trails. Any tree removed under this subsection must be replaced in accordance with subsection (C)(4) of this section.

2. Tree Retention Plan. A tree retention plan shall be submitted to the city for any development or development activity subject to this section. The plans shall be submitted with the required project permit and shall be prepared in accordance with the requirements outlined in this subsection.

a. Tree Survey. The tree retention plan shall include a tree survey that identifies all significant trees on the subject site.

i. The tree survey shall be performed by a qualified tree professional.

ii. While sampling may be used to perform the overall tree inventory, the survey must show the location, number, size, height, species, and condition of each significant tree.

iii. If physical conditions do not warrant the identification of each significant tree, then the sampling results of the plot with the highest number of significant tree diameter inches shall be used as the representative sample.

iv. Inventory sampling shall be performed in accordance with the following plot to acre ratios.

Acres	Minimum number of plots
10 or less	3
11–20	6
21–40	10
41–150	15
>150	1 plot/10 acres

b. Identification of Significant Trees. The tree retention plan shall identify each significant tree that is proposed to be retained, designated to be removed, or requested to qualify for the interior significant tree retention incentive.

c. Significant Interior Tree Retention Incentive. Significant Interior Trees that are retained may be credited as two trees for complying with the retention requirements in subsection (C)(1) of this section, provided it meets the following criteria:

i. The tree exceeds 60 feet in height, or 24 inches in diameter for evergreen trees, or 30 inches in diameter for deciduous trees; and

ii. The tree is located in a grouping of two or more with canopies that touch or overlap, determined to be viable for retention by a qualified tree professional, and the grouping does not intersect existing or proposed lot boundaries.

iii. If a tree using this incentive dies or is removed, replacement for such tree shall be provided in accordance with (C)(4) of this section. If the tree died as a result of construction, improper tree protection, lack of maintenance, or negligence, then the tree must be replaced at the standard replacement rate without this incentive benefit.

d. Tree Protection Techniques. The tree retention plan shall demonstrate the tree protection techniques intended to be utilized during land alteration and construction in order to provide for the continual healthy life of retained significant trees. The proposed tree protection techniques will be reviewed by the city to ensure compliance with the provisions of this section.

e. If any significant tree that has been specifically designated to be retained in the tree preservation plan dies within five years of the development of the site, and a qualified tree professional determines it has

died due to unnatural causes, then the significant tree shall be replaced with new tree diameter-inches at a rate of 3:1.

3. Tree Protection Measures. Tree protection measures have been established to reduce the impacts of development action on existing significant trees. The protection measures are as follows:

- a. If a tree retention, landscape plan, or both are required, no clearing shall be allowed on site until approval of each such plan.
- b. An area free of disturbance, corresponding to the dripline of the significant tree's canopy shall be identified and protected during the construction stage with a temporary three-foot-high chainlink or plastic net fence. Fencing shall be in place prior to any site disturbing and construction related activity. No impervious surfaces, fill, excavation, storage of construction materials, operations or parking of vehicles shall be permitted within the area defined by such fencing. For trees 20 DBH inches or more, tree protection fencing shall be provided corresponding to the protection zone diameter, meaning that a 20 DBH inch tree requires a 20 foot diameter protection, including the trunk.
- c. The Director or Designee may approve use of alternate tree protection techniques if the trees will be protected to an equal or greater degree than by the techniques listed above. Alternative techniques must be approved by a registered landscape architect, certified nursery professional or certified arborist, with review and concurrence by the City.
- d. Tree Topping is prohibited.

4. Tree Replacement. Any significant tree removed that is otherwise required to be retained subject to this section shall be replaced in accordance with the following standards.

a. On-Site Replacement

- i. Significant trees shall be replaced at a rate of 1.5 times to one (1.5:1) of the total tree diameter inches of all the significant trees that were removed.
- ii. Replacement trees shall be no smaller than two inches DBH for deciduous trees and seven feet in height for evergreen trees.
- iii. Preserved healthy trees, which are not designated as at-risk on a tree risk assessment, between two and 12 inches in tree diameter, may be counted towards the on-site 1.5:1 replacement requirement by subtracting their respective DBH inches from the total replacement count.
- iv. Replacement trees shall be native to Washington State and shall be classified as noninvasive species.
- v. Tree replacement plans shall be prepared by a qualified tree professional.

b. Off-Site Replacement

- i. Payment in lieu of replacement may be made to the City for planting of trees in other areas of the City. The payment of an amount equivalent to the estimated cost of buying and planting the trees that would otherwise have been required to be planted on site, as determined by the City's fee schedule. Payment in lieu of planting trees on site shall be made at the time of the issuance of any building permit for the property or completion of the project permit requiring the tree replacement, whichever occurs first. This option will be available once the City creates a tree fund and approves tree replacement fee in the City's fee schedule.

E. Determining Significant Trees.

1. To be identified as a significant tree, an existing tree must not be exempt from this section and meet at least one of the following criteria:

- a. When measured at breast height, must have a minimum diameter of 12 inches;
- b. The community development director or designee designated the tree as significant due to any one of the following:
 - i. The uniqueness of the tree species;
 - ii. The tree is not a hazardous tree and provides important wildlife habitat; or
 - iii. The tree's unique historical, ecological, or aesthetic value constitutes an important community resource.

F. State Environmental Policy Act Requirements. Additional or specific tree retention may be required as SEPA mitigation in addition to the requirements of this section.