CITY OF EDGEWOOD
REGULAR COUNCIL MEETING AGENDA

Tuesday, June 24, 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. **PRESENTATION**
   - **A.** Chief Jon Parkinson - East Pierce Fire & Rescue
3. **AUDIENCE COMMENT**
4. **MAYOR'S REPORT**
5. **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.** June 10, 2025, Regular City Council Meeting Minutes
   - **B.** June 17, 2025, Study Session Meeting Minutes
   - **C.** Review of Board/Commission Minutes
   - **D.** **AB25-069**- a motion approving June 2025 Budgeted Expenditures as follows: Deferred Compensation Program; Payroll Direct Deposit; Department of Retirement Systems; and IRS 941 in the amount of $138,379.85 and Vendor Check Numbers 26507 through 26518, with EFT, and Direct Pay Payments in the amount of $385,009.98 and Void Check #26474 in amount of $(178.24). Total distributions submitted for review and authorization in the amount of $523,211.59.
6. **COUNCIL BUSINESS**
   - **A.** **AB25-070** - Mayoral appointment / Council confirmation to the Planning Commission / Economic Development Advisory Board open positions
   - **B.** **AB25-0682** - Second Reading of Ordinance 25-0682 granting unto Mountain View Edgewood Water Company the right, privilege, authority and nonexclusive franchise agreement
   - **C.** **AB25-0684** - Ordinance 25-0684 Implementing the Requirements of Engrossed Second Substitute Senate Bill (E2SSB) 5258 and Engrossed House Bill (EHB) 1337 for Impact Fees
   - **D.** **AB25-0685** - Ordinance 25-0685 Relating to Amendments to EMC Title 18 and the Current Zoning Map to Ensure Consistency Between the Comp Plan, Land Use Table, and Affected Regulations
   - **E.** **AB25-0778** - Resolution 25-0778 Fee Schedule Update
7. **COUNCIL COMMENTS**
8. **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.

1 CALL TO ORDER

Mayor Olson called the meeting to order at 7:00pm and Khloe Hofer led attendees in the Pledge of Allegiance. **Present:** Mayor Olson, Deputy Mayor Tomyn (virtually via Zoom), Councilmember Pazaruski, Councilmember Ramirez, Councilmember Keith (joined after roll call virtually via Zoom), Councilmember West, Councilmember Buckley, Councilmember Southard

2 AUDIENCE COMMENT

Daryl Eidinger, Mike Stanzel, and Randy Libri spoke.

3 MAYOR'S REPORT

Mayor Olson shared his report with those in attendance.

4 CONSENT AGENDA:

A. May 27, 2025, Regular City Council Meeting Minutes

B. June 3, 2025, Study Session Meeting Minutes

C. **AB25-067**- a motion approving June 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 $205,674.84 and Vendor Check Numbers 26496 through 26506, with EFT and Direct Pay Payments in the amount of $107,731.29. Total distributions submitted for review and authorization in the amount of $313,406.13.

D. **AB25-0773** - Resolution 25-0773 authorizing the Mayor to execute a contract for vegetation management services in the Drainage District 21 to Torres Reforestation

E. **AB25-0774** - Resolution 25-0774 adopting a city surplus disposition policy and Procedures

F. **AB25-0775** - Resolution 25-0775 relating to streets and transportation adopting the 2026-2031 six year Transportation Improvement Plan

Motion: As read **Action:** Approved **Moved by:** Councilmember Keith **Seconded by**: Councilmember West **Motion Passed 7-0**

5 COUNCIL BUSINESS

A. **AB25-068** - AWC Delegate Nominations

Motion: As read **Action:** To Nominate Mayor Olson, Deputy Mayor Tomyn, and Councilmember Keith as voting delegates **Moved by:** Councilmember Pazaruski **Seconded by**: Councilmember West **Motion Passed 7-0**

B. **AB25-0680** - Ordinance 25-0680 implementing the requirements of engrossed substitute house bill 1110 for missing Middle Housing, as amended by E2SHB 2321

Motion: As read **Action:** Approved **Moved by:** Councilmember Ramirez **Seconded by**: Councilmember Southard **Motion Passed 6-1** (CM Pazaruski)

C. **AB25-0681** - Ordinance 25-0681 Repealing Section 2.65 of the EMC regarding Purchasing and Small Works Roster Procedures Repealing Section 2.66 Compost Procurement
Motion: As read **Action:** Approved **Moved by:** Councilmember Southard **Seconded by**: Councilmember Keith **Motion Passed 7-0**

D. **AB25-0776** - Resolution 25-0776 adopting a city Procurement Policy and Procedures
Motion: As read **Action:** Approved **Moved by:** Councilmember Pazaruski **Seconded by**: Councilmember Southard **Motion Passed 7-0**

E. **AB25-0777** - Resolution 25-0777 authorizing the use of a small works roster, consultant services roster, vendor roster
Motion: As read **Action:** Approved **Moved by:** Councilmember Pazaruski **Seconded by**: Councilmember Ramirez **Motion Passed 7-0**

F. **AB25-0682** - First Reading of Ordinance 25-0682 granting unto Mountain View Edgewood Water Company the right, privilege, authority and nonexclusive franchise agreement
Motion: As read **Action:** Approved **Moved by:** Councilmember West **Seconded by**: Councilmember Buckley **Motion Passed 7-0**

G. **AB25-0683** - Ordinance 25-0683, Allowing for Alcohol Use at Certain Events
Motion: As read **Action:** Approved **Moved by:** Councilmember Ramirez **Seconded by**: Councilmember West **Motion Passed 6-1** (CM Buckley)

6 COUNCIL COMMENTS

Mayor Olson spoke.

7 ADJOURN

Mayor Olson adjourned the meeting at 7:54pm.

Dave Olson
Mayor

Jill Schwerzler-Herrera
City Clerk/HR Director

CITY OF EDGEWOOD
STUDY SESSION MEETING AGENDA SUMMARY
Tuesday, June 17, 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 Jason Ramirez led attendees in the Pledge of Allegiance. **Present:** Mayor Olson, Deputy Mayor Tomyn (virtually via Zoom), Councilmember Ramirez, Councilmember Keith (virtually via Zoom), Councilmember West (virtually via Zoom), Councilmember Buckley (arrived after roll call at 7:04pm) Councilmember Southard (virtually via Zoom) **Excused:** Councilmember Pazaruski

2 INTERVIEWS

A. Planning Commission / Economic Development Advisory Board

Carly Lenoir, a current Planning Commissioner, attended the meeting to express her interest in serving an additional term on the commission.

3 COUNCIL BUSINESS

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

Councilmember Southard discussed their earlier sub-committee meeting where they reviewed the City of Edgewood Equity Lens Policy, and discussed the possibility of upcoming listening sessions with Walker High School and local apartment complexes.

B. Economic Development Advisory Board (EDAB) Updates

Community Development Director Metzler provided an overview of the board's monthly developments and activities, highlighting key initiatives and progress.

C. Impact Fee Code Amendments

Community Development Director Metzler initiated a discussion on updating Traffic Impact Fees (TIFs), with further deliberations—including recommendations from the Economic Development Advisory Board (EDAB) regarding non-residential land uses—scheduled for an upcoming study session.

D. Land Use Table Updates

Director Metzler presented this item, detailing that following several months of deliberations and contributions from the Economic Development Advisory Board (EDAB), the Planning Commission unanimously endorsed their recommendation to the City Council during the meeting convened on June 9, 2025.

E. Budget Discussion

Finance Director Goraya provided the City Council with a comprehensive overview of the current fiscal status, highlighting key budgetary developments and financial projections.

4 OTHER COUNCIL ITEMS

Mayor Olson, Deputy Mayor Tomyn, and Councilmember West spoke.

5 ADJOURN

Olson adjourned the meeting at 8:09pm.

Dave Olson
Mayor

Jill Schwerzler-Herrera
City Clerk/HR Director

CITY OF EDGEWOOD
PLANNING COMMISSION MEETING AGENDA SUMMARY
Monday, April 14, 2025 – 6:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1 CALL TO ORDER

a. Pledge of Allegiance and Roll Call

Carly Guillory called the meeting to order at 6pm and led attendees in the Pledge of Allegiance. **Present:** Carly Guillory, JoAnn Overfield (virtually via Zoom) Jan Furey, Carly Lenoir, Sarah Wagner, Leyla Church **Absent:** Tom Greene

2 CONSENT AGENDA:

a. Agenda Approval or Modification

b. Meeting Minutes of March 10, 2025

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

3 CITIZEN COMMENT PERIOD

There were no citizen comments.

4 PUBLIC HEARINGS

a. ADU Code Updates

Commissioner Guillory called the public hearing to order at 6:04pm, followed by a staff presentation on the topic. With no public comment, Commissioner Guillory adjourned the hearing at 6:09pm.

b. Residential Parking Code Updates

Commissioner Guillory opened the public hearing at 6:09pm. Staff gave an overview of the topic, Jason Ramirez spoke, and Commissioner Guillory closed the public hearing at 6:15pm.

c. Middle Housing Code Updates

At 6:15pm, Commissioner Guillory commenced the public hearing. After staff discussion, and with no public comments made, the hearing was closed at 6:28pm.

d. Hazardous Vegetation/Tree Preservation

The public hearing was opened by Commissioner Guillory at 6:28pm. Staff presented the topic, and, as there was no public input, the hearing concluded at 6:31pm.

5 DISCUSSION ITEMS

a. Climate Planning (HB 1181)

Staff explained the city has contracted with Measure Meant to assist with the climate change and resiliency process by initiating the Climate Assessment and Comprehensive Plan Audit draft reports, explaining the draft reports are due to Commerce by June 2025.

b. ADU Code Updates

Code amendments were presented for the Commissioners to review which incorporated the guidance and discussion from their March 2025 meeting.

c. Residential Parking Code Updates

Based on the direction the Commissioners provided at their March 2025 meeting, staff introduced revised code amendments for their review.

d. Middle Housing Code Updates
Staff brought forward code amendments for consideration, informed by the Commissioners' March 2025 meeting discussion and guidance.

e. Hazardous Vegetation/Tree Preservation
The Commissioners reviewed code amendments presented by staff, which incorporated feedback from their March 2025 discussion.

f. Land Use Table Updates
This agenda item was discussed and staff explained pending any feedback provided, they will prepare to schedule a public hearing for their May meeting in order to proceed with the formal code amendment process.

g. Impact Fee Code Updates
Staff invited input from the Planning Commission on the proposed rate structures and requested feedback on the code amendments. It was noted they are pepared to schedule a public hearing for next month's meeting in order to proceed with the formal code amendment process prior to the June 20, 2025 statutory deadline.

h. Introduction - Unit Lot Subdivisions
Staff reviewed this agenda item, then asked several clarifying questions of the Commissioners in order to move forward with recommending a change to the City Council.

6 ADJOURN

Commissioner Guillory adjourned the meeting at 8:41pm.

CITY OF EDGEWOOD
ECONOMIC DEVELOPMENT ADVISORY BOARD (EDAB)
MEETING AGENDA SUMMARY
Monday, April 7, 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, Kelsey Morgan, Amanda Weidman (virtually via Zoom), Michael Stacey **Excused:** Michael Pearce

2 CONSENT AGENDA:

A. Meeting Minutes of March 3, 2025
Motion: As Read **Action**: Approve, **Moved by**: Commissioner Weiss **Seconded by**: Michael Stacey **Motion Passed 6-0**

3 CITIZEN COMMENT PERIOD:

Aaron Wiesenfeld spoke.

4 ITEMS OF BUSINESS

A. Land Use Table Updates
Staff explained that the board members' feedback on this topic will be shared with the Planning Commission at their April 14, 2025, meeting.

B. Impact Fees
Staff asked that the board members review and discuss the attached information and provide staff direction on the highest priority land uses to evaluate for economic impact, and prepare for consideration of a formal recommendation to the Council regarding reduced impact fees for economic development purposes.

C. 2025-2026 Work Plan
Board members reviewed the Work Plan in preparation for further discussion at later meetings.

5 STAFF COMMENTS

Staff gave their updates.

6 BOARD MEMBER UPDATES

Board members spoke on topics of their choosing.

7 ADJOURN

Chair Wiesenfeld adjourned the meeting at 8:01pm.

City Of Edgewood
Council Agenda Summary Sheet

Subject: **AB25-069**- a motion approving June 2025 Budgeted Expenditures as follows: Deferred Compensation Program; Payroll Direct Deposit; Department of Retirement Systems; and IRS 941 in the amount of $138,379.85 and Vendor Check Numbers 26507 through 26518, with EFT, and Direct Pay Payments in the amount of $385,009.98 and Void Check #26474 in amount of $(178.24). Total distributions submitted for review and authorization in the amount of $523,211.59.	**Agenda Item #: 5.D** **For Agenda of: 6/24/2025** **Prepared by: Stephanie Goff, Vicki Lundgren**

Attachments (list):
1. 062425 Claims Register
2. 062425 Voucher Directory

Approval of Materials:		**Expenditure Required:**
Stephanie Goff, Vicki Lundgren		$523,211.59
Rachel Pitzel, Assistant City Administrator	6/18/2025	**Amount Budgeted:** $523,211.59
Dave Olson, Mayor	6/18/2025	**Timeline:**

Summary Statement:
AB24-030 approving June 2025 Budgeted Expenditures as follows: Deferred Compensation Program; Payroll Direct Deposit; Department of Retirement Systems; and IRS 941 in the amount of $138,379.85 and Vendor Check Numbers 26507 through 26518, with EFT, and Direct Pay Payments in the amount of $385,009.98 and Void Check #26474 in amount of $(178.24). Total distributions submitted for review and authorization in the amount of $523,211.59.

Item History:

Recommended Action:
MOTION to adopt AB25-069- a motion approving June 2025 Budgeted Ex as presented under the Consent Agenda.

Fiscal Note/Consideration:

City of Edgewood 2025

June 24th, 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**			
DCP EFT 6/13/25	Deferred Compensation Program	6/13/2025		$18,181.44
Direct Deposit Run -	Payroll Vendor	6/13/2025		$86,872.93
DRS EFT 6/13/25	Dept of Retirement Systems	6/13/2025		$18,100.61
IRS 941 EFT 6/13/25	IRS 941	6/13/2025		$15,224.87
			Total	**$138,379.85**

Number	Name	Print Date	Amount
	CLAIM VOUCHER ACCOUNT DISTRIBUTION		
26506	**Last Number Issued Previous Authorization**		
26507	City of Sumner	6/24/2025	$9,386.67
26508	Drain-Pro	6/24/2025	$917.00
26509	Fife Milton Edgewood Chamber of Commerce	6/24/2025	$35.00
26510	Measure Meant, SPC	6/24/2025	$29,000.00
26511	Menke Jackson Beyer, LLP	6/24/2025	$3,513.60
26512	PCRCD, LLC	6/24/2025	$178.24
26513	Pierce County Auditor's Office	6/24/2025	$304.50
26514	Pierce County Budget & Finance Jail	6/24/2025	$1,072.80
26515	Pierce County Budget & Finance PW	6/24/2025	$14,136.43
26516	Pierce County Budget & Finance Sheriff	6/24/2025	$273,595.83
26517	Tumelson, James G	6/24/2025	$145.00
26518	Western Equipment	6/24/2025	$63.20
Direct Pay Payment	AHBL	6/24/2025	$9,833.75
Direct Pay Payment	ARG Industrial	6/24/2025	$779.95
Direct Pay Payment	CDW Government	6/24/2025	$13,362.42
Direct Pay Payment	Inslee, Best, Doezie & Ryder, P.S.	6/24/2025	$16,381.77
Direct Pay Payment	McKinstry Co, LLC	6/24/2025	$1,590.00
Direct Pay Payment	SCJ Alliance	6/24/2025	$1,382.25
Direct Pay Payment	TK Elevator	6/24/2025	$1,368.87
EFT Payment 6/18/2025	Comcast Business	6/24/2025	$830.09
EFT Payment 6/18/2025	Crystal Springs	6/24/2025	$147.88
EFT Payment 6/18/2025	ESI Security	6/24/2025	$42.94
EFT Payment 6/18/2025	Mt. View-Edgewood Water Co.	6/24/2025	$365.55
EFT Payment 6/18/2025	Office Depot	6/24/2025	$309.69
EFT Payment 6/18/2025	Shell	6/24/2025	$3,114.39
EFT Payment 6/18/2025	US Bank Corporate Payment System	6/24/2025	$3,128.16
EFT Payment 6/18/2025	US Bank ACH/EFT	6/24/2025	$24.00
Total Claims Voucher Distribution			**$385,009.98**

Total Distribution Submitted for Review & Authorization	$	523,389.83
Authorization Adjustments: VOID CK #26474 & RE-ISSUE - NOT RECEIVED BY VENDOR	**$**	**(178.24)**
Total Distribution Net of Prior Authorized Adjustments	**$**	**523,211.59**

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

Voucher Directory

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

Vendor	Number	Reference	Account Number	Description	Amount
AHBL					
	Direct Pay Payment 6/18/2025 9:40:27 AM - 1		**2025 - June - 2nd Council Meeting**		
		152367			
			May Svcs-Edgewood Prologis EIS		
			001-058-000-558-60-41-01	Professional Services-Reimbursable	$9,833.75
				Edgewood Prologis EIS	
		Total 152367			**$9,833.75**
	Total Direct Pay Payment 6/18/2025 9:40:27 AM - 1				**$9,833.75**
Total AHBL					**$9,833.75**
ARG Industrial					
	Direct Pay Payment 6/18/2025 9:40:27 AM - 2		**2025 - June - 2nd Council Meeting**		
		T076039			
			June Purchases		
			001-022-000-548-30-32-02	Supplies/Parts-Vehicles & Equipment	$29.68
				CAPS-Brush Cutter	
			410-000-000-531-38-32-02	Supplies/Parts-Vehicles & Equipment	$9.89
				CAPS-Brush Cutter	
		Total T076039			**$39.57**
		T076050			
			June Purchases		
			001-022-000-548-30-32-02	Supplies/Parts-Vehicles & Equipment	$67.68
				Parts-Brush Cutter	
			410-000-000-531-38-32-02	Supplies/Parts-Vehicles & Equipment	$22.56
				Parts-Brush Cutter	
		Total T076050			**$90.24**
		T076050-01			
			June Purchases		
			001-022-000-548-30-32-02	Supplies/Parts-Vehicles & Equipment	$487.61
				Parts-Brush Cutter	
			410-000-000-531-38-32-02	Supplies/Parts-Vehicles & Equipment	$162.53
				Parts-Brush Cutter	
		Total T076050-01			**$650.14**
	Total Direct Pay Payment 6/18/2025 9:40:27 AM - 2				**$779.95**
Total ARG Industrial					**$779.95**

Vendor	Number	Reference	Account Number	Description	Amount
CDW Government					
	Direct Pay Payment 6/18/2025 9:40:27 AM - 3		**2025 - June - 2nd Council Meeting**		
		AE46G4R			
			PO 2025023		
			001-018-000-518-85-49-03	Computer Subscriptions	$13,362.42
				Antivirus-Sentinel One	
		Total AE46G4R			**$13,362.42**
	Total Direct Pay Payment 6/18/2025 9:40:27 AM - 3				**$13,362.42**
Total CDW Government					**$13,362.42**
City of Sumner					
	26507		**2025 - June - 2nd Council Meeting**		
		1321			
			June 2025 Metro Animal Svcs		
			001-019-000-554-30-41-01	Animal Control Services	$9,386.67
				Animal Control Svs. for June	
		Total 1321			**$9,386.67**
	Total 26507				**$9,386.67**
Total City of Sumner					**$9,386.67**
Comcast Business					
	EFT Payment 6/18/2025 9:08:40 AM - 1		**2025 - June - 2nd Council Meeting**		
		243894232			
			6/15-7/14/25 Svcs		
			001-018-000-518-85-42-01	Cell Phones/Internet/Telecommunications	$830.09
				City Hall Internet	
		Total 243894232			**$830.09**
	Total EFT Payment 6/18/2025 9:08:40 AM - 1				**$830.09**
Total Comcast Business					**$830.09**
Crystal Springs					
	EFT Payment 6/18/2025 9:08:40 AM - 2		**2025 - June - 2nd Council Meeting**		
		15787820 061125			
			June Water Delivery		
			001-018-000-518-20-31-01	Office & Operational Supplies	$147.88
				June Water Delivery	
		Total 15787820 061125			**$147.88**
	Total EFT Payment 6/18/2025 9:08:40 AM - 2				**$147.88**
Total Crystal Springs					**$147.88**
Drain-Pro					
	26508		**2025 - June - 2nd Council Meeting**		
		143818			
			6/8-7/5/25 Svcs Edgemont Park		
			001-076-000-576-80-45-03	Operating Rentals	$144.50

Vendor	Number	Reference	Account Number	Description	Amount
			Edgemont Park		
		Total 143818			**$144.50**
		143819			
			6/8-7/5/25 Svcs Nelson Nature Park		
			001-076-000-576-80-45-03	Operating Rentals	$259.00
			Nelson Nature Park		
		Total 143819			**$259.00**
		143820			
			6/8-7/5/25 Svcs Nelson Farm Park		
			001-076-000-576-80-45-03	Operating Rentals	$144.50
			Nelson Farm Park		
		Total 143820			**$144.50**
		143821			
			6/8-7/5/25 Svcs Trailhead Park		
			001-076-000-576-80-45-03	Operating Rentals	$224.50
			Trailhead Park		
		Total 143821			**$224.50**
		143822			
			6/8-7/5/25 Svcs PW Yard		
			001-076-000-576-80-45-03	Operating Rentals	$144.50
			PW Yard		
		Total 143822			**$144.50**
	Total 26508				**$917.00**
Total Drain-Pro					**$917.00**
ESI Security					
	EFT Payment 6/18/2025 9:08:40 AM - 3		**2025 - June - 2nd Council Meeting**		
		002374			
			June Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	$42.94
			Spare Keys-Flag Pole-City Hall		
		Total 002374			**$42.94**
	Total EFT Payment 6/18/2025 9:08:40 AM - 3				**$42.94**
Total ESI Security					**$42.94**
Fife Milton Edgewood Chamber of Commerce					
	26509		**2025 - June - 2nd Council Meeting**		
		4345			
			June Chamber Luncheon		
			001-011-000-511-60-31-30	Meals & Refreshments	$35.00
			June Chamber Luncheon-J.Pazaruski		
		Total 4345			**$35.00**
	Total 26509				**$35.00**
Total Fife Milton Edgewood Chamber of Commerce					**$35.00**

Vendor	Number	Reference	Account Number	Description	Amount
Inslee, Best, Doezie & Ryder, P.S.					
	Direct Pay Payment 6/18/2025 9:40:27 AM - 4		**2025 - June - 2nd Council Meeting**		
		439995			
			May Statement		
			001-018-000-515-41-41-01	Legal Services-External	$2,659.77
			Prologis Development		
			001-018-000-515-41-41-01	Legal Services-External	$3,640.00
			Collections for Bereznyov CE-0047		
			001-018-000-515-41-41-01	Legal Services-External	$1,755.00
			Ziply Franchise Agreement		
			001-018-000-515-41-41-01	Legal Services-External	$7,254.50
			May Services		
			202-000-000-515-41-41-02	Legal Services	$65.00
			Suelo Marina LID Foreclosure		
			202-000-000-515-41-41-02	Legal Services	$1,007.50
			Winstead LID Foreclosure		
		Total 439995			**$16,381.77**
	Total Direct Pay Payment 6/18/2025 9:40:27 AM - 4				**$16,381.77**
Total Inslee, Best, Doezie & Ryder, P.S.					**$16,381.77**
McKinstry Co, LLC					
	Direct Pay Payment 6/18/2025 9:40:27 AM - 5		**2025 - June - 2nd Council Meeting**		
		10287935			
			June Services-WO #9967487		
			001-018-000-518-30-48-03	Maintenance/Repairs - Buildings	$1,590.00
			2025 Annual Fire Sprinkler Testing		
		Total 10287935			**$1,590.00**
	Total Direct Pay Payment 6/18/2025 9:40:27 AM - 5				**$1,590.00**
Total McKinstry Co, LLC					**$1,590.00**
Measure Meant, SPC					
	26510		**2025 - June - 2nd Council Meeting**		
		25037			
			May-June Svcs		
			001-058-000-558-60-41-23	Professional Serv-GMA	$29,000.00
			Climate Assessment and Gap Analysis		
		Total 25037			**$29,000.00**
	Total 26510				**$29,000.00**
Total Measure Meant, SPC					**$29,000.00**
Menke Jackson Beyer, LLP					
	26511		**2025 - June - 2nd Council Meeting**		
		053125-MJBLLP			
			May Services		
			001-018-000-515-41-41-01	Legal Services-External	$3,513.60

Vendor	Number	Reference	Account Number	Description	Amount
				Edgewood-re Suelo Marina, LLC	
		Total 053125-MJBLLP			**$3,513.60**
	Total 26511				**$3,513.60**
Total Menke Jackson Beyer, LLP					**$3,513.60**
Mt. View-Edgewood Water Co.					
	EFT Payment 6/18/2025 9:08:40 AM - 4			**2025 - June - 2nd Council Meeting**	
		3401-15690 4/8-6/9/25			
			4/8-6/9/25 11912 18th St E		
			001-018-000-518-30-47-02	Water	$111.27
				Nelson Farm Park	
		Total 3401-15690 4/8-6/9/25			**$111.27**
		3401-15865 4/8-6/9/25			
			4/8-6/9/25 10105 24th St E		
			001-018-000-518-30-47-02	Water	$43.61
				Windmill	
		Total 3401-15865 4/8-6/9/25			**$43.61**
		3401-19143 4/8-6/9/25			
			4/8-6/9/25 118th Ave E		
			001-018-000-518-30-47-02	Water	$56.66
				Nelson Nature Park	
		Total 3401-19143 4/8-6/9/25			**$56.66**
		3401-2 4/8-6/9/25			
			4/8-6/9/25 11001 24th St E		
			001-018-000-518-30-47-02	Water	$154.01
				Edgemont Park	
		Total 3401-2 4/8-6/9/25			**$154.01**
	Total EFT Payment 6/18/2025 9:08:40 AM - 4				**$365.55**
Total Mt. View-Edgewood Water Co.					**$365.55**
Office Depot					
	EFT Payment 6/18/2025 9:08:40 AM - 5			**2025 - June - 2nd Council Meeting**	
		425008122001			
			June Purchases		
			001-076-000-576-80-31-01	Operational Supplies	$309.69
				Toilet Paper-Qty 4 Cases-Parks	
		Total 425008122001			**$309.69**
	Total EFT Payment 6/18/2025 9:08:40 AM - 5				**$309.69**
Total Office Depot					**$309.69**

Vendor	Number	Reference	Account Number	Description	Amount
PCRCD, LLC					
	26512		**2025 - June - 2nd Council Meeting**		
		43271B19OH			
			April Services		
			001-022-000-544-20-47-03	Waste Disposal	$178.24
			April Services-Reissue of chk 26474 not rec'd by vendor		
		Total 43271B19OH			**$178.24**
	Total 26512				**$178.24**
Total PCRCD, LLC					**$178.24**
Pierce County Auditor's Office					
	26513		**2025 - June - 2nd Council Meeting**		
		CI-370336			
			Auditor Recording Fees Acct #5049		
			001-058-010-558-50-41-01	Professional Services	$304.50
			Recording Fees #CE-20-001		
		Total CI-370336			**$304.50**
	Total 26513				**$304.50**
Total Pierce County Auditor's Office					**$304.50**
Pierce County Budget & Finance Jail					
	26514		**2025 - June - 2nd Council Meeting**		
		CI-370484			
			May Services		
			001-021-000-523-60-41-01	Jail Services	$1,072.80
			May Services		
		Total CI-370484			**$1,072.80**
	Total 26514				**$1,072.80**
Total Pierce County Budget & Finance Jail					**$1,072.80**
Pierce County Budget & Finance PW					
	26515		**2025 - June - 2nd Council Meeting**		
		CI-370319			
			Mar-Apr M&O Services		
			101-000-000-542-38-41-02	Roadway-Road Maint (Intergov contract)	$654.76
			April Svcs		
			101-000-000-542-66-41-03	Snow & Ice Control-Prof Svcs	$110.77
			February Svcs (Undercharged)		
			101-000-000-542-66-41-03	Snow & Ice Control-Prof Svcs	($6,362.51)
			January Credit (Overcharged)		
			101-000-000-542-66-41-03	Snow & Ice Control-Prof Svcs	$77.44
			January Svcs (Undercharged)		
			101-000-000-542-70-41-04	Roadside-ROW Veg Maint (Intergov)	$5,609.17
			April Svcs		
			410-000-000-531-38-41-07	Storm Drainage-Polution Control	$434.68
			March Svcs		

Vendor	Number	Reference	Account Number	Description	Amount
			410-000-000-531-38-41-12	Storm Drainage-Drain Maint	$9,830.00
			April Svcs		
			410-000-000-531-38-41-12	Storm Drainage-Drain Maint	$167.78
			January Svcs (Undgercharged)		
			410-000-000-531-38-41-12	Storm Drainage-Drain Maint	$1,383.10
			March Svcs		
			410-000-000-531-38-41-13	Storm Drainage-Structure Maint	$2,231.24
			March Svcs		
		Total CI-370319			**$14,136.43**
	Total 26515				**$14,136.43**
Total Pierce County Budget & Finance PW					**$14,136.43**
Pierce County Budget & Finance Sheriff					
	26516		**2025 - June - 2nd Council Meeting**		
		CI-370362			
			May Services		
			001-021-000-521-20-41-01	Police Services	$273,595.83
			May Services		
		Total CI-370362			**$273,595.83**
	Total 26516				**$273,595.83**
Total Pierce County Budget & Finance Sheriff					**$273,595.83**
Refunds/Reimbursements Vendor					
	26517		**2025 - June - 2nd Council Meeting**		
		051325-JT		**James G Tumelson**	
			Reimbursement-Mileage & Meals		
			001-058-000-558-50-43-01	Travel	$105.00
			Mileage Reimbursement-Fire Marshall Training-J.Tumelson		
			001-058-000-558-50-43-02	Lodging & Meals	$40.00
			Meal Reimbursement-Fire Marshall Training-J.Tumelson		
		Total 051325-JT			**$145.00**
	Total 26517				**$145.00**
Total Refunds/Reimbursements Vendor					**$145.00**
SCJ Alliance					
	Direct Pay Payment 6/18/2025 9:40:27 AM - 6		**2025 - June - 2nd Council Meeting**		
		81272			
			Prj 25-000102 West Valley Hwy Land Use Study		
			001-058-000-558-60-41-03	Professional Services-Non-reimbursable	$1,382.25
			West Valley Hwy Land Use Study		
		Total 81272			**$1,382.25**
	Total Direct Pay Payment 6/18/2025 9:40:27 AM - 6				**$1,382.25**
Total SCJ Alliance					**$1,382.25**

Vendor	Number	Reference	Account Number	Description	Amount
Shell					
	EFT Payment 6/18/2025 9:08:40 AM - 6		**2025 - June - 2nd Council Meeting**		
		105336913			
			May Statement		
			001-022-000-548-30-32-01	Fuel	$2,292.36
			Fuel		
			001-022-000-548-30-48-07	Maintenance/Repairs-Vehicles	$110.85
			Oil Change-Vehicle #12		
			410-000-000-531-38-32-01	Fuel	$674.23
			Fuel		
			410-000-000-531-38-48-07	Maintenance & Repairs-Vehicles	$36.95
			Oil Change-Vehicle #12		
		Total 105336913			**$3,114.39**
	Total EFT Payment 6/18/2025 9:08:40 AM - 6				**$3,114.39**
Total Shell					**$3,114.39**
TK Elevator					
	Direct Pay Payment 6/18/2025 9:40:27 AM - 7		**2025 - June - 2nd Council Meeting**		
		3008604554			
			Elevator Maintenance Contract		
			001-018-000-518-30-48-03	Maintenance/Repairs - Buildings	$1,368.87
			6/1-8/31/25 Elevator Maintenance Contract		
		Total 3008604554			**$1,368.87**
	Total Direct Pay Payment 6/18/2025 9:40:27 AM - 7				**$1,368.87**
Total TK Elevator					**$1,368.87**
US Bank ACH/EFT					
	EFT Payment 6/18/2025 9:40:10 AM - 1		**2025 - June - 2nd Council Meeting**		
		Invoice - 6/16/2025 1:32:02 PM			
			May Safekeeping Fees		
			001-018-000-514-20-42-05	Bank & Bond Fees	$24.00
			May Safekeeping Fees		
		Total Invoice - 6/16/2025 1:32:02 PM			**$24.00**
	Total EFT Payment 6/18/2025 9:40:10 AM - 1				**$24.00**
Total US Bank ACH/EFT					**$24.00**
US Bank Corporate Payment System					
	EFT Payment 6/18/2025 9:08:40 AM - 7		**2025 - June - 2nd Council Meeting**		
		052625-USB			
			May Statement		
			001-013-000-513-10-49-01	Memberships & Subscriptions	$100.00
			R.Pitzel-WMCA-Membership Dues		
			001-018-000-518-20-31-01	Office & Operational Supplies	$88.89
			J.Bartelson-Costco-Paper Towels, Plates, Napkins		
			001-018-000-518-20-31-08	Wellness Supplies	$16.52
			J.Bartelson-Costco-Outdoor Blanket-Team Edge-Be Well Walking Challenge		

Vendor	Number	Reference	Account Number	Description	Amount
			001-018-000-518-20-39-11	Teambuilding-Supplies	$20.93
				S.Goff-Panera Bread-Bday Treats-Team Building	
			001-018-000-518-85-49-03	Computer Subscriptions	$69.00
				M.Ray-Dmarcly(Netflare)-Software Subscription(Email Security)	
			001-019-010-518-10-49-02	Background Checks	$11.00
				J.S-Herrera-WSP Background Checks-C.Clifton	
			001-019-010-518-10-49-03	Registration & Training	$492.81
				J.S-Herrera-LaQuinta-Lodging-AWC Labor Relations Conference	
			001-019-020-518-90-49-03	Registration & Training	$169.63
				J.Bartelson-Hilton Garden Inn-Lodging Error Correction on Part of Hotel	
			001-021-000-521-20-31-01	Office & Operational Supplies	$158.72
				J.Bartelson-Costco/Special Olympics-Water & Cookies-Community Academy-Torch Run-PD	
			001-022-000-548-30-31-01	Operating Supplies	$127.83
				B.Whitman-Costco-Water & Sports Drinks	
			001-022-000-548-30-32-02	Supplies/Parts-Vehicles & Equipment	$38.46
				B.Whitman-Milton Ace-Blades-Grinder	
			001-058-000-558-50-43-02	Lodging & Meals	$332.86
				J.Tumelson-Angel of the Winds-Lodging & Meal-Fire Marshall Training	
			001-058-000-558-50-49-01	Memberships & Subscriptions	$135.00
				G.Mehr-Int'l Code Council Inc-Certificate Renewal	
			001-058-000-558-50-49-01	Memberships & Subscriptions	$170.00
				J.Tumelson-Int'l Code Council-Membership	
			001-076-000-576-80-31-01	Operational Supplies	$205.27
				J.Privett-Milton Ace/HD Fowler Pacific-PVC Parts & ICV Valve-Failed Irrigation-ECP	
			001-076-000-576-80-31-01	Operational Supplies	$114.58
				J.Bartelson-Costco-Paper Towels-Parks	
			001-076-000-576-80-31-01	Operational Supplies	$489.96
				B.Whitman-Costco/Drainage Solutions-Trash Bags-Parks; Drain Grates-Jovita Station	
			101-000-000-542-64-31-01	Traffic Control Devices-Office & Operational Supplies	$135.62
				B.Whitman-Industrial Safety-Mounting Bracket-Radar Sign	
			410-000-000-531-38-43-04	Lodging & Meals	$251.08
				J.Blaine-Comfort Inn-Lodging WA Municipal SW Conference	
		Total 052625-USB			**$3,128.16**
	Total EFT Payment 6/18/2025 9:08:40 AM - 7				**$3,128.16**
Total US Bank Corporate Payment System					**$3,128.16**
Western Equipment					
	26518			**2025 - June - 2nd Council Meeting**	
		INV094453			
			June Purchases		
			001-022-000-548-30-32-02	Supplies/Parts-Vehicles & Equipment	$63.20

Vendor	Number	Reference	Account Number	Description	Amount
				Blade-Toro 72"	
		Total INV094453			**$63.20**
	Total 26518				**$63.20**
Total Western Equipment					**$63.20**
Grand Total		**Vendor Count**	**27**		**$385,009.98**

City Of Edgewood
Council Agenda Summary Sheet

Subject: **AB25-070** - Mayoral appointment / Council confirmation to the Planning Commission / Economic Development Advisory Board open positions	**Agenda Item #: 6.A** **For Agenda of: 6/24/2025** **Prepared by: Jeremy Metzler**

Attachments (list):
1. PC Public Roster_PROPOSED 20250701
2. EDAB Public Roster_PROPOSED_20250701

Approval of Materials:		**Expenditure Required:**
Jeremy Metzler		N/A
Rachel Pitzel, Assistant City Administrator	6/18/2025	**Amount Budgeted:** N/A
Dave Olson, Mayor	6/18/2025	**Timeline:** ~~06/03/2025 SS~~ ~~06/17/2025 SS~~ 06/24/2025 RCM

Summary Statement:
In accordance with Sections 2.30.020 and 2.32.020 of the Edgewood Municipal Code (EMC), appointments and re-appointments to the Planning Commission (PC) and Economic Development Advisory Board (EDAB) shall follow the City Council Rules of Procedures, which require applications and interviews for each applicant. The Mayor shall appoint the applicants, and the Council shall confirm or deny the appointments proposed by the Mayor.

For the PC, Positions 4, 5, 6, and 7 are set to expire on June 30, 2025. Three of the commissioners with expiring terms have reapplied for their positions, and one has notified staff of their intent to vacate their position at the end of their term, leaving one vacant position open for any other interested applicants.

For the EDAB, Positions 1, 2, and 3 are set to expire on June 30, 2025. Two of the board members with expiring terms have reapplied for their positions, leaving one vacant position open for any other interested applicants.

The city actively promotes these vacancies through social media and its website, with weekly posts to encourage applications.

Item History:
N/A

Recommended Action: MOTION confirming the following Mayoral Appointments with terms ending June 30, 2027:

- PC - Jan Furey, Position 5; Leyla Church, Position 6; Carly Lenoir, Position 7
- EDAB - Andrew Wiesenfeld, Position 1; Michael Stacey, Position 3

Fiscal Note/Consideration:
N/A

PLANNING COMMISSION

Public Roster

Position	Title	First Name	Last Name	Term Expires
1	Vice Chair	Carly	Guillory	6/30/2026
2	Chair	JoAnn	Overfield	6/30/2026
3		Tom	Greene	6/30/2026
4		VACANT		6/30/2027
5		Jan	Furey	6/30/2027
6		Leyla	Church	6/30/2027
7		Carly	Lenoir	6/30/2027

EDGEWOOD
Washington

ECONOMIC DEVELOPMENT ADVISORY BOARD

Public Roster

Position	Title	First Name	Last Name	Term Expires
1		Andrew	Wiesenfeld	6/30/2027
2		VACANT		6/30/2027
3		Michael	Stacey	6/30/2027
4		Steven	Weiss	6/30/2026
5		Shawn	Olesen	6/30/2026
6		Michael	Pearce	6/30/2026
7		Kelsey	Morgan	6/30/2026

EDGEWOOD
Washington

City Of Edgewood
Council Agenda Summary Sheet

Subject: **AB25-0682** - Second Reading of Ordinance 25-0682 granting unto Mountain View Edgewood Water Company the right, privilege, authority and nonexclusive franchise agreement	**Agenda Item #: 6.B** **For Agenda of: 6/24/2025** **Prepared by: Chuck Hendricksen**

Attachments (list):

1. ORDINANCE 25.0682 GRANTING UNTO MOUNTAIN VIEW EDGEWOOD WATER COMPANY THE RIGHT PRIVILEGE AUTHORITY AND NON EXCLUSIVE FRANCHISE TO THE PUBLIC RIGHT AWA

Approval of Materials:		**Expenditure Required:**
Chuck Hendricksen		N/A
Rachel Pitzel, Assistant City Administrator	6/16/2025	**Amount Budgeted:** N/A
Dave Olson, Mayor	6/16/2025	**Timeline:**

Summary Statement:
As per EMC 12.06.020, a franchise agreement is required for utilities located in City of Edgewood Right of Way. This agreement is for Mountain View Edgewood Water Company to use City of Edgewood Right of Way to provide water services. This is the second of two readings as required by RCW 35A.47.040.

Item History:

Recommended Action:
Motion to accept the **Second Reading and adoption** of Ordinance No. 25-0682, Mountain View Edgewood Water Company franchise agreement.

Fiscal Note/Consideration:

ORDINANCE NO. 25-0682

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, GRANTING UNTO MOUNTAIN VIEW-EDGEWOOD WATER COMPANY, A NONPROFIT CORPORATION OF THE STATE OF WASHINGTON, ITS SUCCESSORS AND ASSIGNS, THE RIGHT, PRIVILEGE, AUTHORITY AND NONEXCLUSIVE FRANCHISE, TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE AND REPAIR WATER SYSTEM INFRASTRUCTURE, IN, ACROSS, OVER, ALONG, UNDER, THROUGH AND BELOW THE PUBLIC RIGHTS-OF-WAY OF THE CITY OF EDGEWOOD, WASHINGTON FOR A PERIOD OF FIVE YEARS RENEWABLE AS SET FORTH BELOW; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Mountain View-Edgewood Water Company, (hereinafter referred to as "MTVE") has requested that the City Council grant it a nonexclusive franchise for water infrastructure; and

WHEREAS, MTVE has authority to contract with municipal corporations, and to construct, add to, maintain and supply water works; and

WHEREAS, the City Council has the authority to grant franchises for the use of its streets and other public properties pursuant to RCW 35A.47.040; and

WHEREAS, MTVE provides public drinking water and water for fire protection to customers located within the City of Edgewood, as a privately owned nonprofit mutual water corporation regulated by the Washington State Department of Health; and

WHEREAS, MTVE's public water system infrastructure and facilities are identified as critical infrastructure and its staff is classified as first responders by the Federal Government; and

WHEREAS, this Ordinance was introduced to the Edgewood Council for first reading on June 3, 2025, and was passed by a majority of the full council at second reading on June 10, 2025, which is more than five days after first reading and was a regularly scheduled council meeting as required by RCW 35A.47.040; **NOW, THEREFORE,**

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

Section 1. Franchise Granted; Term. Pursuant to RCW 35A.47.040, the City of Edgewood, a Washington municipal corporation (hereinafter the "City"), hereby grants to MTVE, a non-profit public utility owned by City water customers and organized under the laws of the state of Washington, its heirs, successors, legal representatives and assigns, subject to the terms and conditions hereinafter set forth and all applicable City codes and regulations, a

nonexclusive franchise beginning on the effective date set forth in Section 23 herein. The initial term of the franchise shall be five (5) years and shall automatically renew under the same terms for an additional five (5) year period, for a total of ten (10) years, and at the end of the subsequent five (5) year period, unless either the City or MTVE gives notice of nonrenewal at least one (1) year before the end of such five (5) year period. The initial term shall be deemed to commence on the date of passage of this Ordinance. Additionally, this agreement is supplemented by the regulations outlined in Edgewood Municipal Code ("EMC") Chapter 12.06.

This franchise shall grant MTVE the right, privilege and authority to construct, operate, maintain, replace, and repair all necessary facilities for water delivery, in, under, on, across, over, through, along or below the public rights-of-way located in the City of Edgewood("the Franchise Area"), as approved under City permits issued pursuant to this franchise. "Rights-of-way" as used herein means all public streets, roads, alleys and highways of the City as now or hereafter laid out, platted, dedicated or improved

Section 2. Non-Exclusive Franchise Grant. This franchise is granted upon the express condition that it shall not in any manner prevent the City from granting other or further franchises in, along, over, through, under, below or across any of said rights-of-way. Such franchise shall in no way prevent or prohibit the City and/or the public from using any of said roads, streets or other public properties or affect its jurisdiction over them or any part of them, 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 the dedication, vacation, establishment, maintenance, and improvement of all new rights-of-way, thoroughfares and other public properties of every type and description

Section 3. Relocation of Water System Facilities.

3.1 MTVE agrees and covenants to, at MTVE's sole expense, protect, support, temporarily disconnect, relocate or remove from any rights-of-way any of MTVE's facilities when so required by the City by reason of traffic conditions, public safety, dedications of new rights-of-way and the establishment and improvement thereof, widening, rechannelization, and/or improvement of existing rights-of-way, street vacations, road, bicycle. and walkway construction, change or establishment of street grade, and/or the construction of any public improvement or structure by any governmental agency acting in a governmental capacity (a "governmental project").

3.2 Any condition or requirement imposed by the City upon any person or entity (including without limitation any condition or requirement imposed pursuant to any contract or in conjunction with approvals for permit for zoning, land use, construction or development) which reasonably necessitates the relocation of MTVE's Facilities within the franchise area shall be a required relocation for purposes of subsection 3.1 above.

3.3 If the City determines that a government project or other event or condition, as defined in subsections 3.1 and 3.2, necessitates the relocation of MTVE's Facilities, the City shall, to the extent reasonably practicable:

A. Notify MTVE during the planning phase to ensure collaborative effort is made to reduce project expense (to the City and MTVE), allow budgeting for the project and facilitate joint applications for grants and low-interest funding by the parties. The City will provide written notification requiring relocation of MTVE's Facilities of at least ninety (90) days or longer, approved by the mayor or his/her designee prior to the commencement of the government project or other event or condition necessitating the relocation.
B. Provide MTVE with copies of pertinent portions of the plans and specifications for such project and where possible propose an alternative location for MTVE's Facilities so that MTVE may relocate its facilities within the current right-of-way or to other rights-of-way.
C. After receipt of such notice and such plans and specifications, MTVE shall complete relocation of its facilities at least ten (10) days prior to commencement of the government project at no charge or expense to the City. Relocation shall be accomplished in such a manner as to accommodate the project, event or condition necessitating the relocation; provided, however, that the timeline for commencing and completing the relocation shall also depend on MTVE's ability to obtain adequate labor and materials that meet MTVE's Development Standards

3.4 MTVE may, after receipt of written notice requesting relocation of its facilities, submit to the City written alternatives to such relocation. The City shall evaluate such alternatives in good faith and advise MTVE in writing if one or more of the alternatives are suitable to accommodate the work which would otherwise necessitate relocation of MTVE's Facilities. If requested by the City, MTVE shall submit additional information to assist the City in making such evaluation. The City shall give each alternative proposed by MTVE full and fair consideration. In the event the City in its sole discretion ultimately determines that there is no other reasonable or feasible alternative, MTVE shall relocate its facilities as otherwise provided in this Section.

3.5 Without limitation of the foregoing, MTVE shall specifically indemnify the City, its officers, employees, agents and representatives, for any damages, claims, additional costs or expenses assessed against, or payable by, the City related to, arising out of, or resulting, directly or indirectly, from MTVE's failure to timely remove, adjust or relocate any of its facilities in accordance with any requirement hereunder.

The provisions of this subsection shall survive the expiration or termination of this franchise.

3.6 The provisions of this Section shall in no manner preclude or restrict MTVE from making any arrangements it may deem appropriate when responding to a request for relocation of its facilities by any person or entity other than the City or another governmental entity, where the facilities to be constructed by said person or entity are not or will not become governmentally-owned, operated or maintained facilities, provided that such arrangements do not unduly delay a governmental project.

Section 4. Maps and Records. After construction of any new facilities in the City rights-of-way, and as a condition of this franchise, MTVE shall make available to the City upon request and at no cost, a copy of all as-built plans, maps and records revealing the final location and condition of MTVE's facilities within the public rights-of-way. Said plans will be maintained at MTVE per Department of Homeland Security and the Environmental Protection Agency measures.

Section 5. Excavations. All construction work performed by MTVE or its contractors under or in relation to this franchise, specifically including without limitation any relocation, construction or maintenance of MTVE's facilities, shall be accomplished in a safe and workmanlike manner, so to minimize interference with the free passage of traffic and the free use of adjoining property, whether public or private, and shall comply with all applicable laws and regulations. MTVE shall at all times post and maintain proper barricades and comply with all applicable safety regulations during such period of construction as required by the ordinances of the City or the laws of the state of Washington, including RCW 39.04.180 for the construction of trench safety systems.

Excavation in City-owned rights-of-way shall be governed by the provisions of the EMC Chapter 12.06 - "Right-of-Way Franchises and Permits for Public and Private Utilities". Prior to commencing any work, MTVE, at its own expense, shall secure any applicable permits required for excavating in any public right-of-way and shall give the City at least five (5) working days notice of its intent to commence work in the public right-of-way. In no case shall any work commence on City-owned and maintained public road surfaces, without the required permit(s).

If either the City or MTVE shall at any time plan to make excavations in any area covered by this franchise and as described in this Section, the party planning such excavation shall afford the other, upon receipt of a written request to do so, a reasonable opportunity to share such excavation, PROVIDED THAT:

A. Such joint use shall not unreasonably delay the work of the party causing the excavation to be made; and
B. Such joint use shall be arranged and accomplished on terms and conditions satisfactory to both parties; and
C. Either party may deny such request for safety reasons. The provisions of this Section shall survive the expiration or termination of this franchise.

The City reserves the right to not allow open trenching within any City of Edgewood street within five (5) years following a street overlay or improvement project; however, MTVE may open trench provided it grinds and overlays a minimum distance of fifty (50) feet each side of the excavation. MTVE will be given written notice at least one hundred eighty (180) days prior to the commencement of any street overlay or improvement project.

Section 6. Restoration after Construction. MTVE shall, after abandonment, installation, construction, relocation, maintenance or repair of its facilities within the Franchise Area, restore the surface of the right-of-way to at least the same condition in which the property existed immediately prior to any such installation, construction, relocation, maintenance or repair. The

City's Public Works Director shall have final approval of the condition of such rights-of-way after restoration. All concrete encased monuments which have been disturbed or displaced by such work shall be restored pursuant to all federal, state and local standards and specifications. MTVE agrees to promptly complete all such restoration work and to promptly repair any damage caused by such work at its sole cost and expense. The provisions of this Section shall survive the expiration, revocation or termination by other means of this franchise.

Section 7. WSDOT Standards. The parties expressly acknowledge that some rights-of-way within the franchise area, specifically including without limitation the Meridian Avenue / State Route 161 corridor, are part of the state highway system ("State Highways") and are governed by the provisions of RCW Chapter 47.24 and applicable Washington State Department of Transportation (WSDOT) requirements in addition to local ordinances and other regulations. Without limitation of any other provision of this franchise, MTVE agrees that:

(1) any pavement trenching and restoration performed by MTVE within State Highways shall meet or exceed applicable WSDOT requirements;

(2) any portion of a State Highway damaged or injured by MTVE shall be restored, repaired and/or replaced by MTVE to a condition that meets or exceeds applicable WSDOT requirements; and

(3) without prejudice to any right or privilege of the City, WSDOT is authorized to enforce in an action brought in the name of the State of Washington any condition of this franchise with respect to any portion of a State Highway.

Section 8. Emergency Work; Permit Waiver. In the event of any emergency in which any of MTVE's Facilities located in or under any right-of-way breaks, becomes damaged, or if MTVE's construction area is otherwise in such a condition as to immediately endanger the property, life, health or safety of any individual, MTVE shall immediately take the proper emergency measures to repair its facilities, and to cure or remedy the dangerous condition(s) for the protection of property, life, health or safety of individuals without first applying for and obtaining a permit as required by this franchise. However, this shall not relieve MTVE from the requirement of obtaining any permits necessary for this purpose, and MTVE shall apply for all such permits not later than the next succeeding day during which the Edgewood City Hall is open for business.

Section 9. Dangerous Conditions; Authority for City to Abate. Whenever the construction, installation or excavation of facilities authorized by this franchise has caused or contributed to a condition that appears to substantially impair the lateral support of the adjoining street or public place, or otherwise endangers the public, an adjoining public place, street utilities or City property, the mayor may direct MTVE, at MTVE's own expense, to take actions to protect the public, adjacent public places, City property or street utilities, and such action may include compliance within a prescribed time.

In the event that MTVE fails or refuses to promptly take the actions directed by the City, or fails to fully comply with such directions, or if emergency conditions exist which require immediate action, before the City can timely contact MTVE to request MTVE affect the immediate repair, the City may enter upon the property and take such actions as are necessary to protect the public, the adjacent streets, or street utilities, or to maintain the lateral support thereof, or actions regarded as

necessary safety precautions. The provisions of this Section shall survive the expiration, revocation or termination of this franchise.

Section 10. Indemnification; Hold Harmless. MTVE hereby released, covenants not to bring suit and agrees to defend, indemnify, and hold harmless the City, its officers, employees, agents, representatives, and volunteers from any and all claims, costs, judgments, awards, suits, actions, or liabilities for injury or death of any person, or liability to any person including attorneys' fees and including claims by MTVE's own employees for that MTVE might otherwise be immune under Title 51 RCW, for injury or death of any person or damage or for loss to property caused by or arising, in whole or in part out of MTVE's acts, errors or omissions, or from the conduct of MTVE's business,, or from its agents, contractors, subcontractors, servants, officers, or employees in or from any activity, work or thing done, permitted, from the performance of this franchise agreement, and any rights granted hereunder.

Inspection or acceptance by the City of any work performed by MTVE at the time of completion of construction shall not be grounds for avoidance by MTVE of any of its obligations under this Section. Said indemnification obligations shall extend to claims which are not reduced to a suit and any claims which may be compromised prior to the culmination of any litigation or the institution of any litigation.

In the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of MTVE and the City, its officers, officials, employees, and volunteers, MTVE's liability hereunder shall be only to the extent of MTVE's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes MTVE'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 11. Insurance Term. MTVE shall procure and maintain for the duration of the franchise agreement and as long as MTVE has facilities in the rights-of-way, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the franchise agreement and use of the right-of-way, the following liability insurance policies, insuring both MTVE and naming the City, and its elected and appointed officer's, official, agents, representatives, and employees as additional insured:

No Limitation. MTVE maintenance of insurance as required by the franchise agreement shall not be construed to limit the liability of MTVE to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

Minimum Scope of Insurance. MTVE shall obtain insurance of the types and coverage described below:

A. Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop gap liability, independent contractors, products-completed operations, personal injury and advertising injury, and liability assumed under an insured contract. There shall be no exclusion for liability arising from explosion, collapse or underground property damage. The City shall be

named as an additional insured under the Grantee's Commercial General Liability insurance policy with respect this Franchise Agreement using ISO endorsement CG 20 37 10 01 or substitute endorsement providing at least as broad of coverage.

B. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be at least as broad as Insurance Services Office (ISO) form CA 00 01.

C. Contractors Pollution Liability insurance shall be in effect throughout the entire Franchise Agreement covering losses caused by pollution conditions that arise from the operations of MTVE. Contractors Pollution Liability shall cover bodily injury, property damage, cleanup costs and defense, including costs and expenses incurred in the investigation, defense, or settlement of claims.

D. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.

E. Excess or Umbrella Liability insurance shall be excess over and at least as broad in coverage as the Grantee's Commercial General Liability and Automobile Liability insurance. The City shall be named as an additional insured on MTVE's Excess or Umbrella Liability insurance policy.

Minimum Amounts of Insurance. The Grantee shall maintain the following insurance limits:

A. Commercial General Liability insurance shall be written with limits no less than $6,000,000 each occurrence, $8,000,000 general aggregate.

B. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of $6,000,000 per accident.

C. Contractors Pollution Liability insurance shall be written in an amount of at least $2,000,000 per loss, with an annual aggregate of at least $2,000,000.

D. Excess or Umbrella Liability insurance shall be written with limits of not less than $5,000,000 per occurrence and annual aggregate. The Excess or Umbrella Liability requirement and limits may be satisfied instead through Grantee's Commercial General Liability and Automobile Liability insurance, or any combination thereof that achieves the overall required limits.

Other Insurance Provisions. MTVE Commercial General Liability, Automobile Liability, Excess or Umbrella Liability, Contractors Pollution Liability insurance policy or policies are to contain, or be endorsed to contain, that they shall be primary insurance as respect to the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of MTVE insurance and shall not contribute with it.

Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII.

Verification of Coverage. MTVE shall furnish the City with original certificates and a copy of the amendatory endorsements annually, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the franchise agreement. Upon request by the City, MTVE shall furnish certified copies of all required insurance policies, including endorsements, required in the franchise agreement and evidence of all subcontractors' coverage.

Subcontractors. MTVE shall cause each and every subcontractor to provide insurance coverage that complies with all applicable requirements of the City-provided insurance as set forth herein, except MTVE shall have sole responsibility for determining the limits of coverage required to be obtained by subcontractors. MTVE shall ensure that the City is an additional insured on each and every subcontractor commercial general liability insurance policy using an endorsement as least as broad as ISO CG 20. 26.

Notice of Cancellation. MTVE shall provide the City with written notice of any policy cancellation within two business days of their receipt of such notice.

Failure to Maintain Insurance. Failure on the part of MTVE to maintain the insurance as required shall constitute a material breach of the franchise agreement, upon which the City may, after giving five (5) business days' notice to MTVE to correct the breach, terminate the franchise 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.

City of Edgewood Full Availability of MTVE Limits. If MTVE 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 MTVE, irrespective of whether such limits maintained by MTVE are greater than those required by the franchise agreement or whether any certificate of insurance furnished to the City evidence limits of liability lower than those maintained by MTVE.

MTVE – Self-Insurance. If MTVE is self-insured or becomes self-insured during the term of the franchise agreement, MTVE or its affiliated parent entity shall comply with the following: (i) provide the City, upon request, a copy of MTVE's or its parent company's most recent audited financial statements, if such financial statements are not otherwise publicly available; (ii) MTVE or its parent company is responsible for all payments within the self-insured retention; and (iii) MTVE assumes all defense and indemnity obligations as outlined in the indemnification section of this franchise agreement.

Section 12. Restoration Bond. In lieu of a restoration bond pursuant to EMC 12.06.218, MTVE hereby warrants all work performed under this franchise and further specifically represents and warrants that all required restoration of the right-of-way shall be performed timely, in a workmanlike manner, and in full compliance with all applicable regulatory standards.

Section 13. Modification. The City and MTVE hereby reserve the right to mutually alter,

amend or modify the terms and conditions of this franchise upon written agreement of both parties to such alteration, amendment, or modification. No such alteration, amendment or modification shall be effective without being reduced to writing and signed by both parties.

Section 14. Forfeiture and Revocation. If MTVE willfully violates or fails to comply with any of the provisions of this franchise, or through willful misconduct or negligence fails to heed or comply with any notice given by the City under the provisions of this franchise, then MTVE shall forfeit all rights conferred hereunder and this franchise may be revoked or annulled by the Edgewood City Council after a hearing held upon notice to MTVE.

Section 15. Remedies to Enforce Compliance. The City may elect, in lieu of revocation and without any prejudice to any of its other legal rights and remedies, to obtain an order from the superior court having jurisdiction compelling MTVE to comply with the provisions of this franchise. In addition to any other remedy provided herein, the City reserves the right to pursue any remedy to compel or force MTVE and/or its successors and assigns to comply with the terms hereof, and the pursuit of any right or remedy by the City shall not prevent the City from thereafter declaring a forfeiture or revocation for breach of the conditions herein.

Section 16. Legal Compliance; City Ordinances and Regulations. MTVE shall comply with applicable federal, state and local laws, rules and regulations, unless otherwise modified as part of this franchise, at all times relevant to this franchise. Nothing herein shall be deemed to restrict the City's ability to adopt and enforce all necessary and appropriate ordinances regulating the performance of the conditions of this franchise, including any valid ordinance made in the exercise of its police powers in the interest of public safety and for the welfare of the public. In the event of a conflict between the provisions of this franchise and any other ordinance(s) enacted under the City's police power authority, such other ordinance(s) shall take precedence over the provisions set forth herein.

Section 17. Planning Coordination.

17.1 Growth Management. The parties agree, as follows, to participate in the development of, and reasonable updates to, the each other's planning documents:

17.1.1 For MTVE's service within the City limits, MTVE will participate in a cooperative effort with the City of Edgewood to develop a Comprehensive Plan Utilities Element that meets the requirements described in RCW 36.70A.070(4).

17.1.2 MTVE will participate in a cooperative effort with the City to ensure that the Utilities Element of Edgewood's Comprehensive plan is accurate as it relates to the MTVE's operations and is updated to ensure continued relevance at reasonable intervals.

17.1.3 MTVE shall submit information relates to the general location, proposed location, and capacity of all existing and proposed facilities within the City as requested by the Public Works Director within a reasonable time frame, not exceeding sixty

(60) days from receipt of a written request for such information, provided that such information is in MTVE's possession, or can be reasonably developed from the information in MTVE's possession.

17.1.4 MTVE will update information provided to the City under Section 17 – Planning Coordination, whenever there are major changes in MTVE's system plans within the City of Edgewood.

17.1.5 The City will provide information relevant to MTVE's operations within a reasonable period of written request to assist MTVE in the development or update of its Comprehensive Water System Plan, provided that such information is in the City's possession or can be reasonably developed from the information in the City's possession.

17.2 System Development Information. MTVE and the City will each assign a representative whose responsibility shall be to coordinate planning for CIP projects including those that involve undergrounding. At a minimum, such coordination shall include the following:

17.2.1 Each year, by the end of the second quarter, MTVE shall provide the City with a schedule of its planned capital improvements, which may affect the right of way for that year.

17.2.2 Each year, by the end of the second quarter, the City shall provide MTVE with a schedule of its planned capital improvements which may affect the right of way for that year including, but not limited to street overlays and repairs, storm drainage improvements and construction, and all other right of way activities that could affect MTVE's capital improvements and infrastructure.

17.2.3 MTVE shall meet with the City, other franchises and users of the right of way, as necessary, to schedule and coordinate construction activities.

17.2.4 MTVE shall ensure that all MTVE's construction locations, activities, and schedules shall be coordinated, to minimize public inconvenience, disruption, or damages.

17.3 Emergency Management. The City and MTVE agree to cooperate in emergency management planning, emergency operations response procedures, and recover activity strategies, including identifying potential hazards and risks in the MTVE's facilities so that they can be either mitigated or minimized. Provided, that nothing herein shall be construed as altering or otherwise reducing MTVE's obligations under this franchise, specifically including without limitation MTVE's obligations under Section 10.

Section 18. Acceptance. Within sixty (60) days after the passage and approval of this

Ordinance, this franchise may be accepted by MTVE by its filing with the City Clerk an unconditional written acceptance thereof. Failure of MTVE to so accept this franchise within said period of time shall be deemed a rejection thereof by MTVE, and the rights and privileges herein granted shall be of no effect whatsoever, unless extended by Ordinance.

Section 19. Survival. All of the provisions, conditions and requirements of Sections 3 (Relocation of Water Facilities); Section 5 (Excavation); Section 6 (Restoration after Construction); Section 9 (Dangerous Conditions); and Section 10 (Indemnification); of this franchise shall be in addition to any and all other obligations and liabilities MTVE may have to the City at common law, by statute, or by contract, and shall survive the expiration or termination of this franchise. All of the provisions, conditions, regulations and requirements contained in this franchise shall further be binding upon the heirs, successors, executors, administrators, legal representatives and assigns of MTVE and all privileges, as well as all obligations and liabilities of MTVE shall inure to its heirs, successors and assigns equally as if they were specifically mentioned wherever MTVE is named herein.

Section 20. Assignment. This franchise may not be assigned or transferred without the written approval of the City, except MTVE may freely assign this franchise in whole or in part to a parent, subsidiary, or affiliated corporation or as part of any corporate financing, reorganization or refinancing. In the case of transfer or assignment as security by mortgage or other security instrument in whole or in part to secure indebtedness, such consent shall not be required unless and until the secured party elects to realize upon the collateral. MTVE shall provide prompt, written notice to the City of any such assignment.

Section 21. Notice. Any notice or information required or permitted to be given to the parties under this franchise may be sent to the following addresses unless otherwise specified:

CITY OF EDGEWOOD	**MOUNTAINVIEW-EDGEWOOD WATER COMPANY**
Asst. City Administrator	General Manager
2224 104th Avenue East	11610 32nd Street East
Edgewood, Washington 98372	Edgewood, Washington 98372

Section 22. 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 unless such invalidity or unconstitutionality materially alters the rights, privileges, duties, or obligations hereunder, in which event either party may request renegotiation of those remaining terms of this franchise materially affected by such court's ruling.

Section 23. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, and per RCW 35A.47.040, is not subject to referendum, and shall take effect (5) days after passage and publication of an approved summary thereof consisting of the title. For the purposes of construing the term of this franchise agreement, the effective date shall be the date of passage. Provided, however, that the franchise granted by this ordinance shall not take effect until the City's receipt of MTVE's signed acceptance of the terms

set forth herein in accordance with Section 18.

Section 24. Regulatory Authority Reserved; Water Utility Service. The parties mutually acknowledge that the City is a municipal corporation organized under the Optional Municipal Code of RCW Title 35A.Nothing herein shall be construed as a waiver, abridgement or other limitation of the City's regulatory authority and/or police power, which the City hereby expressly reserves in full. Without limitation of the forgoing, MTVE shall be required to apply for and obtain all applicable City permits, licenses and/or approvals and otherwise operate in full compliance with the requirements thereof. Any water utility service provided by MTVE to City-owned properties shall be governed by a separate contract between the parties.

Section 25. Nonwaiver of Breach. The failure of either party at any time to require performance by the other of any provision hereof shall in no way affect the right of the other party hereafter to enforce the same. Nor shall the waiver by either party of any breach of any provision hereof be taken or held to be a waiver of any succeeding breach of such provision, or as a waiver of the provision itself or any other provision.

Section 26. Entire Agreement. This franchise represents the entire understanding and agreement between the parties hereto with respect to the subject matter hereof and shall supersede all prior oral negotiations and written agreements between the parties.

Section 27. No Third-Party Beneficiary. This franchise has been negotiated and executed for the exclusive benefit of the signatory parties and is enforceable only by the same. Nothing herein shall be construed as creating any rights in or for any third parties.

Section 28. Governing Law. Venue. This franchise shall be governed in all respects by the laws of the state of Washington. The exclusive venue for any dispute related to this franchise shall be the Pierce County Superior Court. The substantially prevailing party in any such dispute shall be entitled to an award of its reasonable attorney fees and costs.

Section 29. Abandonment. If MTVE abandons any or all of its facilities during the franchise term, the City, at its option, may operate said facilities or designate another entity to operate the same temporarily until MTVE restores service under conditions acceptable to the City, or until the franchise is revoked and a new franchisee is selected by the City. If the City designates another entity to operate the water utility system, MTVE shall reimburse the City for all reasonable costs, expenses and damages incurred, including reasonable attorney fees, court expenses and attributed expenses for work conducted by the City's staff or agents.

Section 30. Taxes and Fees. Nothing contained in this franchise shall exempt MTVE from MTVE's obligation to pay any applicable utility tax, business tax, or ad valorem property tax, now or hereafter levied against real or personal property within the City, or against any local improvement assessment imposed on MTVE. MTVE agrees that it operates a water distribution business as defined under Section 5.08.030(E) of the Edgewood Municipal Code (EMC) and that it will file quarterly returns and timely make all payment for utility taxes due under EMC Chapter 5.08.In addition, any fees, charges and/or fines provided for in the Edgewood Municipal

Code or any other City ordinance, and any compensation charged and paid for the Public Rights-of-Way, whether pecuniary or in-kind, are separate from, and additional to, any and all federal, state, local, and City taxes as may be levied, imposed or due from MTVE.

Section 31. Franchise Costs. MTVE agrees to reimburse the City for the City's full costs of administering this Agreement, including the costs of attorneys' fees incurred for the preparing and negotiating of this franchise agreement, including costs of publication. Payment of this initial invoice these fees is a condition of the execution of this agreement. The City will invoice MTVE for any on-going administrative costs on an annual basis. MTVE will pay those invoices within 60 days of receipt.

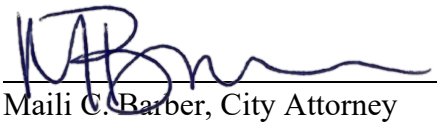
PASSED BY THE CITY COUNCIL ON THE 10TH DAY OF JUNE, 2025

_____
Dave Olson, Mayor

ATTEST/AUTHENTICATED:

_____
Jill Schwerzler-Herrera, CMC
City Clerk

APPROVED AS TO FORM:



Maili C. Barber, City Attorney

Published: June 13, 2025
Effective: June 18, 2025

ACCEPTANCE OF FRANCHISE

The undersigned authorized representative of MountainView-Edgewood Water Company hereby declares on behalf of MountainView-Edgewood Water Company, the acceptance of the nonexclusive franchise to MtMountain View-Edgewood Water Company approved by the Edgewood City Council on the 10th day of June, 2025 by the adoption of Edgewood City Ordinance No. 25-0679.

Dated: _____

MOUNTAIN VIEW-EDGEWOOD WATER COMPANY

By: _____
Its: General Manager

City Of Edgewood
Council Agenda Summary Sheet

Subject: **AB25-0684** - Ordinance 25-0684 Implementing the Requirements of Engrossed Second Substitute Senate Bill (E2SSB) 5258 and Engrossed House Bill (EHB) 1337 for Impact Fees	**Agenda Item #: 6.C** **For Agenda of: 6/24/2025** **Prepared by: Jeremy Metzler**

Attachments (list):
1. Ordinance 25-0684
2. EMC Title 4 Amendments

Approval of Materials:		**Expenditure Required:**
Jeremy Metzler		N/A
Rachel Pitzel, Assistant City Administrator	6/18/2025	**Amount Budgeted:** N/A
Dave Olson, Mayor	6/18/2025	**Timeline:** ~~06/17/2025 SS~~ 06/24/2025 RCM

Summary Statement: Staff has been working with the Planning Comission (PC) to update Impact Fee provisions in Edgewood Municipal Code (EMC) to align with recent changes in state law. Here is a summary of the relevant legislation:

- SB 5258 (2023) – Section 10 amends RCW 82.02.060 to require fees to be based on "*the square footage, number of bedrooms, or trips generated,*" rather than by unit type or classification, and requires any amendment to EMC be completed by June 30, 2025.
- HB 1337 (2023) – Section 4(1)(a) requires impact fees on Accessory Dwelling Units (ADU's) be no greater than 50 percent of the fee imposed on the principal unit.

The City is required to update the relevant sections of EMC to comply with this legislation by June 30, 2025. Staff recommends keeping the existing "per trip" rate structure for Transportation Impact Fees, and allowing for either "per square foot" or "per bedroom" rate structures for Park and School Impact Fees.

Staff issued a Determination of Nonsignifigance (DNS) and a Notice of Public Hearing on April 27, 2025, held said public hearing with the PC on May 12, 2025, and one comment was received from the Puyallup School District (PSD) regarding School Impact Fees. These items, including responses to PSD comments, are included in last week's study session materials. Attached for Council's consideration is an adopting ordinance and code amendments addressing the cited legislation.

Item History:
Planning Commission Meetings: 03/10/2025, 04/14/2025, 05/12/2025, 06/09/2025
Economic Development Advisory Board Meetings: 03/03/2025, 04/07/2025, 05/05/2025

Recommended Action:
MOTION to adopt **AB25-0684** - Ordinance 25-0684 Implementing the Requirements of Engrossed Second Substitute Senate Bill (E2SSB) 5258 and Engrossed House Bill (EHB) 1337 for Impact Fees

Fiscal Note/Consideration:
While these code amendments are not expected to have a substantive impact on the respective fund balances, charges for Accessory Dwelling Units (ADUs) will be lower than they are currently.

ORDINANCE NO. 25-0684

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, IMPLEMENTING THE REQUIREMENTS OF ENGROSSED SECOND SUBSTITUTE SENATE BILL (E2SSB) 5258 AND ENGROSSED HOUSE BILL (EHB) 1337 FOR IMPACT FEES; AMENDING TITLE 4 OF THE EDGEWOOD MUNICIPAL CODE (EMC) TO ENSURE CONSISTENCY WITH STATE LAW; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, in 2023 the Washington State Legislature passed Engrossed Second Substitute Senate Bill (E2SSB) 5258 (chapter 337, Laws of 2023) related to condominiums and townhouses, with requirements for cities to set impact fees based on "the square footage, number of bedrooms, or trips generated", and Engrossed House Bill (EHB) 1337 (chapter 334, Laws of 2023) related to accessory dwelling units, requiring reduced impact fees therefor; and

WHEREAS, the changes adopted therein necessitate Edgewood Municipal Code (EMC) updates to ensure consistency; and

WHEREAS, the Planning Commission met to review suggested amendments to EMC Title 4 on 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 reports dated March 10, 2025, April 14, 2025 and May 12, 2025; and

WHEREAS, this Ordinance was submitted to the Department of Commerce for 60-day expedited review on April 24, 2025; and

WHEREAS, in accordance with the State Environmental Policy Act (SEPA), the City issued a Determination of Nonsignificance (DNS) on April 27, 2025 under File No. 25-006-CODE with a public comment period ending on May 12, 2025 and appeal period ending on May 28, 2025, where no appeals were received; and

WHEREAS, in accordance with EMC 18.60.070, on April 27, 2025 the City issued a Notice of a Public Hearing on the proposed code amendments, setting the Planning Commission public hearing for May 12, 2025 at 6:00 PM; and

WHEREAS, on June 9, 2025, the Planning Commission voted unanimously to recommend adoption to the City Council of the proposed amendments to EMC Title 4 to address the recent Impact Fee legislation, SB 5258 and HB 1337 (2023); and

WHEREAS, the City Council reviewed the proposed code amendments at their study session held on June 17, 2025; and

WHEREAS, the City Council considered the amendments at their regular meeting held on June 24, 2025;

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

Section 1. EMC Title 4 Amended. Amendments to EMC Title 4 relating to impact fees, including clarifications and other updates to maintain consistency with state law, are attached hereto as Exhibit A, incorporated by reference.

Section 2. 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 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. A summary of this Ordinance, consisting of its title shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after publication as provided by law.

PASSED BY THE CITY COUNCIL ON THE 24TH DAY OF JUNE, 2025

Dave Olson, Mayor

ATTEST/AUTHENTICATED:

Jill Schwerzler-Herrera, CMC
City Clerk

APPROVED AS TO FORM:

Maili C. Barber, City Attorney

Date of Publication: June 27, 2025
Effective Date: July 2, 2025

Chapter 4.10
SCHOOL IMPACT FEES

4.10.010 *– NO CHANGES*

4.10.020 Definitions.
For purposes of this chapter, the following terms have the indicated meanings:

A. to F. – NO CHANGES

G. "District(s)" means Puyallup School District No. 3; Fife School District No. 417; and Sumner-Bonney Lake School District No. 320.

H. to X. – NO CHANGES

4.10.030 to 4.10.080 *– NO CHANGES*

4.10.090 Fee calculations.
A. The fees set forth in this chapter are based on the calculations contained in the Puyallup, Fife and Sumner-Bonney Lake school districts' respective adopted capital facility plans.

B. Fees charged for accessory dwelling units (ADUs) shall be no greater than 50% of the impact fee that would be imposed on the principal unit.

C. – NO CHANGES

4.10.100 *– NO CHANGES*

4.10.110 Imposition of impact fees.
A. Impact fees shall be imposed upon development activity in the city as follows:

1. Fees are established based on the annual calculation of impact fee need as documented in each school district's adopted capital facilities plan, scaled to a cost per bedroom or per square foot of livable space, pursuant to RCW 82.02.060.

2. The current school impact fees shall be listed in the city of Edgewood fee schedule, adopted pursuant to EMC 3.35.020, and automatically updated for inflation annually using the following procedures:

a. City staff shall use the Construction Cost Index for Seattle (June-June) published by the Engineering News-Record to calculate annual inflation adjustments in the impact fees. The impact fees shall not be adjusted for inflation if the index remains unchanged.

b. The indexed impact fees shall be effective January 1st beginning in 2026, and on January 1st of each year thereafter. A copy of the indexed impact fees shall be provided to the city council each October, but the indexed impact fees shall become effective without further council action.

3. The impact fee adopted represents the fee calculations as presented by the Fife, Puyallup and Sumner-Bonney Lake school districts in their adopted capital facilities plans updated annually. Where recommended fees exceed the maximum amount authorized for collection by the city of Edgewood, they are shown in the fee schedule at the maximum amount allowed.

B. to C. – NO CHANGES

4.10.120 to 4.10.130 *– NO CHANGES*

Chapter 4.20
PARK IMPACT FEES

4.20.010 to 4.20.020 *– NO CHANGES*

4.20.030 Fee imposed – Applicability.

A. There is imposed, and shall be collected from every person who receives a development permit, a park impact fee for each dwelling unit. The amount shall be calculated based on a cost per person scaled to a cost per bedroom or per square foot of livable space, consistent with the provisions of this chapter and RCW 82.02.060.

B. The current park impact fees shall be listed in the city of Edgewood fee schedule, adopted pursuant to EMC 3.35.020, and automatically updated for inflation annually using the following procedures:

1. City staff shall use the Construction Cost Index for Seattle (June-June) published by the Engineering News-Record to calculate annual inflation adjustments in the impact fees. The impact fees shall not be adjusted for inflation if the index remains unchanged.

2. The indexed impact fees shall be effective January 1st beginning in 2026, and on January 1st of each year thereafter. A copy of the indexed impact fees shall be provided to the city council each October, but the indexed impact fees shall become effective without further council action.

C. Impact fees charged for accessory dwelling units (ADUs) shall be no greater than 50% of the impact fee that would be imposed on the principal unit.

4.20.040 Exemptions.

The following developments are exempt from the requirements of this chapter:

A. Low-Income Housing. For low-income housing exemptions, see Chapter 4.40 EMC.

B. Change of Use. An applicant proposing a development involving a change of use and/or structure that has no greater impact than the existing use shall not be assessed a park impact fee. This includes rebuilding of legally established dwelling unit(s) destroyed or damaged by fire, flood, explosion, act of God or other accident or catastrophe, or remodeling of existing legally established dwelling unit(s); provided, that such rebuilding takes place within a period of one year after destruction, and so long as no additional dwelling units are created.

C. to E. – NO CHANGES

4.20.050 to 4.20.120 *– NO CHANGES*

Chapter 4.30
TRAFFIC IMPACT FEES

4.30.010 to 4.30.120 *– NO CHANGES*

4.30.130 Council review of impact fees.
A. The impact fee schedule adopted pursuant to this chapter shall be reviewed by the city council, as it deems necessary and appropriate, in conjunction with the update of the city's transportation improvement program.

B. The current transportation impact fees shall be listed in the city of Edgewood fee schedule, adopted pursuant to EMC 3.35.020, and shall be automatically updated for inflation annually using the following procedures:

1. to 2. – NO CHANGES

4.30.135 to 4.30.140 *– NO CHANGES*

4.30.150 Impact fee calculations.
The traffic impact fee shall be calculated using a schedule that identifies a particular fee amount for a particular type of development, as supported by and consistent with the City of Edgewood Transportation Impact Fee Program Report dated October 2016, and any adopted updates or amendments thereto. Traffic impact fees for Accessory Dwelling Units (ADUs) shall be no greater than 50% of the traffic impact fee that would be imposed on the principal unit.

4.30.160 Schedule of fees.
A traffic impact fee shall be assessed against all new development in the Transportation Impact Fee Schedule, adopted pursuant to this chapter. This fee schedule represents the city's determination of the appropriate share of system improvement costs to be paid by new growth and development. The current traffic impact fees, based on a single PM Peak Hour trip generated by the project, shall be listed in the city of Edgewood fee schedule adopted pursuant to EMC 3.35.020.

4.30.170 to 4.30.190 *– NO CHANGES*

City Of Edgewood
Council Agenda Summary Sheet

Subject: **AB25-0685** - Ordinance 25-0685 Relating to Amendments to EMC Title 18 and the Current Zoning Map to Ensure Consistency Between the Comp Plan, Land Use Table, and Affected Regulations	**Agenda Item #: 6.D** **For Agenda of: 6/24/2025** **Prepared by: Jeremy Metzler**

Attachments (list):

1. Ordinance 25-0685
2. Exhibit A - EMC 18.70.050 Land Use Table Amendments
3. Exhibit B - EMC 18.70.020 and 18.70.040 Amendments
4. Exhibit C - Other EMC Title 18 Amendments
5. Exhibit D - Proposed Zoning Map_20250702

Approval of Materials: Jeremy Metzler	**Expenditure Required:** N/A **Amount Budgeted:** N/A **Timeline:** ~~06/17/2025 SS~~ 06/24/2025 RCM

Summary Statement: The 2024 Comprehensive Plan Periodic Update was adopted by the City Council, including updated Land Use and Zoning Maps, and they became effective as of January 1, 2025. The changes adopted therein necessitate Edgewood Municipal Code (EMC) updates to ensure consistency. The Planning Commission (PC) started reviewing draft amendments to EMC 18.70.050 at their February 10, 2025 meeting for consistency with the following:

1. Comprehensive Plan Vision, Goals, & Policies for all plan elements
2. Promotion of commercial uses and activities for economic development
3. Meridian Corridor Vision
4. Addressing outstanding items needing to be updated
5. Update associated land use references in EMC Title 18 and EMC 18.20, Definitions for consistency with the proposed amendments

Pursuant to item #2, the PC requested Economic Development Advisory Board (EDAB) input on proposed changes to commercial and industrial land uses at their March 10, 2025 meeting. EDAB met on April 7, 2025, performed a detailed review of the proposed land use table amendments, and made their formal recommendation to the PC at their May 5, 2025 meeting.

Staff also issued a SEPA Determination of Nonsignifigance (DNS) on April 27, 2025, with the SEPA public comment period ending with the PC's public hearing on May 12, 2025. No public comments were received.

Following several months of discussion and input from the EDAB, the PC unanimously approved their

recommendation to the City Council at their June 9, 2025 meeting. Attached for Council's consideration are an adopting ordinance and exhibits containing proposed code amendments, and an updated zoning map implementing the changes from SF-2 and SF-3 to R-1 and R-2, respectively.

Item History:
Planning Commission Meetings: 01/13/2025, 02/10/2025, 03/10/2025, 04/14/2025, 05/12/2025, 06/09/2025
Economic Development Advisory Board Meetings: 04/07/2025, 05/05/2025

Recommended Action:
MOTION to adopt **AB25-0685** - Ordinance 25-0685 Relating to Amendments to EMC Title 18 and the Current Zoning Map to Ensure Consistency Between the Comp Plan, Land Use Table, and Affected Regulations

Fiscal Note/Consideration:
N/A

ORDINANCE NO. 25-0685

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, RELATING TO AMENDMENTS TO EMC TITLE 18 AND THE CURRENT ZONING MAP TO ENSURE CONSISTENCY BETWEEN THE COMPREHENSIVE PLAN, LAND USE TABLE, AND AFFECTED REGULATIONS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Edgewood adopted the 2024 Comprehensive Plan under Ordinance 24-0669 on December 10, 2024 with an effective date of January 1, 2025; and

WHEREAS, the changes adopted therein necessitate Edgewood Municipal Code (EMC) updates to ensure consistency; and

WHEREAS, the Planning Commission met to review suggested amendments to EMC Title 18 on 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 reports dated May 12, 2025 and June 9, 2025; and

WHEREAS, this Ordinance was submitted to the Department of Commerce for 60-day expedited review on April 24, 2025; and

WHEREAS, in accordance with the State Environmental Policy Act (SEPA), the City issued a Determination of Nonsignificance (DNS) on April 27, 2025 under File No. 25-005-CODE with a public comment period ending on May 12, 2025 and appeal period ending on May 28, 2025, where no appeals were received; and

WHEREAS, in accordance with EMC 18.60.070, on April 27, 2025 the City issued a Notice of a Public Hearing on the proposed code amendments, setting the Planning Commission public hearing for May 12, 2025 at 6:00 PM; and

WHEREAS, on June 9, 2025, the Planning Commission voted unanimously to recommend adoption to the City Council of the proposed amendments to EMC Title 18 ensuring consistency between the Comprehensive Plan, Land Use Table, and affected regulations; and

WHEREAS, the City Council reviewed the proposed code amendments at their study session held on June 17, 2025; and

WHEREAS, the City Council considered the amendments at their regular meeting held on June 24, 2025;

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

Section 1. EMC 18.70.050 Repealed and Replaced. EMC Section 18.70.050, Land use table, is hereby repealed and replaced with Exhibit A, attached hereto and incorporated by reference.

Section 2. EMC 18.70.020 and 18.70.040 Amended. Amendments to EMC Sections 18.70.020 and 18.70.040 relating to clarifications and consistency with the Comprehensive Plan, Land Use Table, and affected regulations are attached hereto as Exhibit B, incorporated by reference.

Section 3. EMC 18.20, 18.30, 18.40, 18.50, 18.100, and 18.105 Amended. Amendments to EMC Chapters 18.20, 18.30, 18.40, 18.50, 18.100, and 18.105 relating to clarifications and consistency with the Comprehensive Plan, Land Use Table, and affected regulations are attached hereto as Exhibit C, incorporated by reference.

Section 4. Adoption of an updated Zoning Map. The City Council hereby adopts the City of Edgewood Current Zoning Map as shown in Exhibit D, attached hereto and incorporated herein by this reference, removing the Single-Family 5 (SF-5) zoning designation and replacing the Single-Family 2 (SF-2) and Single-Family 3 (SF-3) zoning designations with Residential 1 (R-1) and Residential 2 (R-2), respectively. The Community Development Director is directed to update the City's Official map, "City of Edgewood Zoning Map" within the geographic information system (GIS) and this map is incorporated into the Title 18 of the Edgewood Municipal Code as if fully set forth herein.

Section 5. 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 6. 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 7. 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.

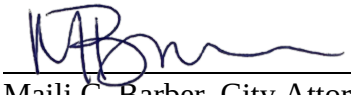
PASSED BY THE CITY COUNCIL ON THE 24TH DAY OF JUNE, 2025

_____
Dave Olson, Mayor

ATTEST/AUTHENTICATED:

_____
Jill Schwerzler-Herrera, CMC
City Clerk

APPROVED AS TO FORM:



Maili C. Barber, City Attorney

Date of Publication: *June 27, 2025*
Effective Date: *July 2, 2025*

18.70.050 Land use table.

Table 1: Land Use Table

Legend (EMC 18.70.040(A)) ✓ Permitted Use – Prohibited Use A Requires AUP CUP Requires CUP		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Land Use Category	**NAICS Code**	**R-1**	**R-2**	**MR-1**	**MR-2**	**MUR**	**TC**	**C**	**BP**	**I**	**P**	All Uses Subject to Conditions 1 and 6
Residential												
Detached Dwelling	Special	✓	✓	✓	✓	✓	–	–	–	–	–	
Middle Housing												
Accessory Dwelling Unit (ADU)	Special	✓	✓	✓	✓	✓	✓	✓	–	–	–	See EMC 18.90.190 for ADU requirements. ADUs are allowed secondarily in TC and C zones only when paired with a townhouse use.
Cottage Housing	Special	✓	✓	✓	✓	✓	–	–	–	–	–	
Courtyard Apartments	Special	✓	✓	✓	✓	✓	–	–	–	–	–	
Duplex	Special	✓	✓	✓	✓	✓	–	–	–	–	–	
Stacked Flats	Special	✓	✓	✓	✓	✓	–	–	–	–	–	
Multifamily												
Multi-plex (tri-, four-, fixe-, six-)	Special	–	–	✓	✓	✓	–	–	–	–	–	
Townhouse	Special	–	–	✓	✓	✓	✓	✓	–	–	–	See Ordinance 25-0676 for TC and C zones.
Apartment	Special	–	–	–	–	✓	✓	✓	–	–	–	See Ordinance 25-0676 for TC and C zones.

Legend (EMC 18.70.040(A)) ✓ Permitted Use – Prohibited Use A Requires AUP CUP Requires CUP		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Land Use Category	**NAICS Code**	**R-1**	**R-2**	**MR-1**	**MR-2**	**MUR**	**TC**	**C**	**BP**	**I**	**P**	All Uses Subject to Conditions 1 and 6
Other												
Adult Family Home	623990, part	✓	✓	✓	✓	✓	✓	–	–	–	–	In accordance with RCW 70.128.010(1), as amended
Nursing and Residential Care Facilities	6231; 6232	–	–	CUP	A	✓	✓	✓	✓	–	–	Only permitted in MR-1 if located on a Arterial or Collector road. This use is considered residential for mixed use determinations.
Assisted Living Facilities	6233	–	–	CUP	A	✓	✓	✓	✓	–	–	Only permitted in MR-1 if located on a Arterial or Collector road. This use is considered residential for mixed use determinations.
Live/Work Unit	Special	–	–	A	A	✓	✓	✓	–	–	–	Only permitted in MR-1 if located on a Arterial or Collector road. This use is considered residential for mixed use determinations.
Work/Live Unit	Special	–	–	–	A	✓	✓	✓	–	–	–	
Permanent Supportive Housing		✓	✓	✓	✓	✓	✓	✓	✓	–	–	
Transitional Housing		✓	✓	✓	✓	✓	✓	✓	✓	–	–	
Agriculture and Resource (Sector 11-21)												
Agricultural Sales	Special	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Crop Production												
Crop Production	111, part	A	A	A	–	–	–	–	A	A	–	

Legend (EMC 18.70.040(A)) ✓ Permitted Use – Prohibited Use A Requires AUP CUP Requires CUP		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Land Use Category	**NAICS Code**	**R-1**	**R-2**	**MR-1**	**MR-2**	**MUR**	**TC**	**C**	**BP**	**I**	**P**	All Uses Subject to Conditions 1 and 6
Marijuana Production	111; Special	–	–	–	–	–	–	–	–	–	–	See Condition 2
Crop Production, All Other	111, part	✓	✓	–	–	–	–	–	–	✓	✓	
Animal Production and Aquaculture												
Animal Production, Personal	112, part	✓	✓	✓	A	–	–	–	–	–	✓	Only permitted as an accessory use to a primary residential use.
Hog and Pig Farming	112210	–	–	–	–	–	–	–	–	–	–	Personal animal uses are permitted in all zones per EMC 18.100.030.
Cattle Feedlots	112112	–	–	–	–	–	–	–	–	CUP	–	
Animal Production and Aquaculture, All Other	112 except 112210; 112112; 112511, part	✓	CUP	–	–	–	–	–	–	✓	CUP	
Mining, Quarrying, and Oil and Gas Extraction	21	–	–	–	–	–	–	–	–	–	–	Unless otherwise authorized or permitted by the state where city of Edgewood is preempted from regulating
Utilities (Sector 22)												
Electric Power Generation	22111, except 221114 and 221115	CUP	CUP	CUP	CUP	–	–	–	–	CUP	CUP	Not applicable to small-scale, independent residential units or single-building power supply units

Legend (EMC 18.70.040(A)) ✓ Permitted Use – Prohibited Use A Requires AUP CUP Requires CUP		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Land Use Category	**NAICS Code**	**R-1**	**R-2**	**MR-1**	**MR-2**	**MUR**	**TC**	**C**	**BP**	**I**	**P**	All Uses Subject to Conditions 1 and 6
Solar Electric Power Generation	221114	✓	✓	A	A	A	A	A	✓	✓	✓	
Wind Electric Power Generation	221115	✓	✓	✓	✓	✓	✓	✓	✓	A	A	
Potable Water Treatment	221310, part	CUP	CUP	CUP	CUP	–	–	–	–	CUP	CUP	
Sewage Collection or Treatment Facility	221320, part	CUP	CUP	CUP	CUP	–	–	–	–	CUP	CUP	
Wireless Communication Facilities	517312; 517919, part	See Note										Activities subject to Edgewood Ord. No. 18-526 and any successors, as modified (EMC 18.100.110)
Manufacturing (Sector 31-33)												
Animal Slaughtering and Processing	3116	–	–	–	–	–	–	–	–	–	–	
Marijuana Processing	Special	–	–	–	–	–	–	–	–	–	–	See Condition 2
Manufacturing, Craft	Special	–	–	–	–	A	A	✓	✓	✓	–	
Manufacturing, Light	23, part; 311 except 3116; 312; 313; 314; 315; 316; 337	–	–	–	–	–	–	–	A	✓	–	

Legend (EMC 18.70.040(A)) ✓ Permitted Use – Prohibited Use A Requires AUP CUP Requires CUP		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Land Use Category	**NAICS Code**	**R-1**	**R-2**	**MR-1**	**MR-2**	**MUR**	**TC**	**C**	**BP**	**I**	**P**	All Uses Subject to Conditions 1 and 6
Manufacturing, Heavy	23, part; 321; 322; 323; 324; 325; 326; 327; 331; 332; 333; 334; 335; 336; 339	–	–	–	–	–	–	–	–	CUP	–	
Wholesale and Retail Trade (Sector 42, 44-45)												
Wholesale Trade	423; 424; 425	–	–	–	–	–	–	–	A	✓	–	
Retail Trade												
Automobile and Other Motor Vehicle Dealers	4411; 4412	–	–	–	–	–	–	CUP	A	A	–	
Gasoline Stations	447	–	–	–	–	CUP	–	CUP	✓	✓	–	Use is limited to 25,000 square feet of total site area per zone in the MUR and C zones (total site area includes all accessory and ancillary uses)
Alternative Fueling Stations	Special	–	–	–	✓	✓	✓	✓	✓	✓	✓	
Pet and Pet Supplies Stores	453910	–	–	–	–	✓	✓	✓	✓	✓	–	
Fuel Dealers	454310	–	–	–	–	–	–	–	CUP	CUP	–	

Legend (EMC 18.70.040(A)) ✓ Permitted Use – Prohibited Use A Requires AUP CUP Requires CUP		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Land Use Category	**NAICS Code**	**R-1**	**R-2**	**MR-1**	**MR-2**	**MUR**	**TC**	**C**	**BP**	**I**	**P**	All Uses Subject to Conditions 1 and 6
Marijuana Retailers	453998, part	–	–	–	–	–	–	–	–	–	–	See Condition 2.
Sexually Oriented Retail Businesses	Special	–	–	–	–	–	–	A	A	A	–	Subject to standards provided in EMC 18.100.100
Retail Trade, All Other	All Other 44; 45	–	–	–	A	✓	✓	✓	✓	✓	CUP	
Transportation and Warehousing (Sector 48-49)												
Transportation												
Pipeline Transportation	486	See Note										Activities must follow City of Edgewood permitting requirements and are subject to Condition 3
Transportation, All Other	48 except 486	See Note										See Condition 4
Warehousing and Storage												
Mini-Warehouses and Self-Storage Units	53113	–	–	–	–	–	–	–	✓	✓	–	
Warehousing and Storage, All Other up to 50,000 sq. ft.		–	–	–	–	–	–	–	✓	✓	–	
Warehousing and Storage, All Other 50,001 sq. ft and greater		–	–	–	–	–	–	–	–	✓	–	

Legend (EMC 18.70.040(A)) ✓ Permitted Use – Prohibited Use A Requires AUP CUP Requires CUP		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Land Use Category	**NAICS Code**	**R-1**	**R-2**	**MR-1**	**MR-2**	**MUR**	**TC**	**C**	**BP**	**I**	**P**	All Uses Subject to Conditions 1 and 6
Business and Professional Services (Sector 51-56)												
General	All Office Use, plus: 51 except 517; 52; 533; 54 except 541940; 55; 561; 813	–	–	–	–	✓	✓	✓	✓	A	–	
Wedding and Special Occasion Venues and Events	Special	A	A	A	✓	✓	✓	✓	A	A	A	
Rental and Leasing												
Passenger Car Rental and Leasing	53211	–	–	–	–	–	–	A	✓	✓	–	
Truck, Utility Trailer, and RV Rental and Leasing	53212	–	–	–	–	–	–	A	✓	✓	–	Use is limited to no more than four (4) rental units per site in the C zone.
Consumer Goods Rental	5322; 5323, part	–	–	–	–	✓	✓	✓	✓	✓	–	
Commercial and Industrial Equipment Rentals	5323, part; 5324	–	–	–	–	–	–	–	✓	✓	–	

Legend (EMC 18.70.040(A)) ✓ Permitted Use – Prohibited Use A Requires AUP CUP Requires CUP		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Land Use Category	**NAICS Code**	**R-1**	**R-2**	**MR-1**	**MR-2**	**MUR**	**TC**	**C**	**BP**	**I**	**P**	All Uses Subject to Conditions 1 and 6
Waste Management and Remediation Services												
Waste Management and Remediation Services, All Other	5622, part; 5629	–	–	–	–	–	–	–	CUP	CUP	CUP	
Educational Services (Sector 61)												
Elementary and Secondary Schools	6111	CUP	CUP	CUP	CUP	A	✓	✓	✓	CUP	A	
Junior Colleges, Colleges, Universities, and Professional Schools	6112; 6113; 6114	–	–	–	CUP	A	✓	✓	✓	CUP	A	
Technical and Trade Schools	6115	–	–	–	CUP	A	✓	✓	✓	A	A	
Educational Services, All Other	6116; 6117	–	–	–	A	A	✓	✓	✓	CUP	A	
Health Care and Social Assistance (Sector 62)												
Ambulatory Health Care Services, All Other	All Other 621	–	–	–	CUP	✓	✓	✓	✓	CUP	CUP	
Hospitals	622	–	–	–	–	–	✓	✓	✓	CUP	–	
Community Care & Walk-in Clinics	Special	–	–	–	A	✓	✓	✓	✓	✓	✓	

Legend (EMC 18.70.040(A)) ✓ Permitted Use – Prohibited Use A Requires AUP CUP Requires CUP		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Land Use Category	**NAICS Code**	**R-1**	**R-2**	**MR-1**	**MR-2**	**MUR**	**TC**	**C**	**BP**	**I**	**P**	All Uses Subject to Conditions 1 and 6
Social Assistance												
Services for the Elderly and Persons with Disabilities	624120	–	–	A	A	✓	✓	✓	✓	CUP	✓	
Vocational Rehabilitation Services	624310	–	–	CUP	A	✓	✓	✓	✓	CUP	✓	
Child Daycare Services, Home-Based	624410, part	✓	✓	✓	✓	✓	✓	✓	–	–	–	Subject to standards provided in EMC 18.100.040, and requires an applicable Home Business Permit.
Child Daycare Services, All Other	624410, part	–	–	A	A	✓	✓	✓	✓	A	✓	Subject to standards provided in EMC 18.100.040
Social Assistance, All Other	All Other 624	–	–	–	CUP	✓	✓	✓	✓	CUP	CUP	
Emergency Housing		–	–	–	–	A	✓	✓	A	✓	✓	
Emergency Shelter		–	–	–	–	A	✓	✓	A	✓	✓	
Arts, Entertainment, and Recreation (Sector 71)												
Libraries	Special	–	–	A	A	✓	✓	✓	✓	A	✓	
Museums and Art Galleries	712 except 712130	–	–	A	A	✓	✓	✓	✓	A	✓	
Zoos, Aquariums, and Botanical Gardens	712130	–	–	–	–	A	✓	✓	✓	✓	A	

Legend (EMC 18.70.040(A)) ✓ Permitted Use – Prohibited Use A Requires AUP CUP Requires CUP		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Land Use Category	**NAICS Code**	**R-1**	**R-2**	**MR-1**	**MR-2**	**MUR**	**TC**	**C**	**BP**	**I**	**P**	All Uses Subject to Conditions 1 and 6
Golf Courses and Country Clubs	713910	A	A	A	A	A	✓	✓	✓	✓	A	
Sexually Oriented Entertainment	Special	–	–	–	–	–	–	–	CUP	CUP	–	Subject to standards provided in EMC 18.100.100
Gambling Industries	7132	–	–	–	–	–	A	A	A	✓	–	
Indoor Arts, Entertainment, and Recreation Activities, Other	Special	–	–	CUP	A	✓	✓	✓	✓	A	✓	
Outdoor Arts, Entertainment, and Recreation Activities, Other	Special	A	A	A	A	✓	A	A	A	–	✓	
Accommodation (Sector 721)												
Hotels (except Casino Hotels) and Motels	721110	–	–	–	A	✓	✓	✓	CUP	–	–	
Bed-and-Breakfast Inns	721191	A	A	A	A	✓	✓	✓	A	–	–	
Short-term Rentals	Special	✓	✓	✓	✓	✓	✓	✓	–	–	–	
RV Parks and Recreational Camps	7212	A	A	A	–	–	–	–	–	A	–	
Food Service and Drinking Places (Sector 722)												

Legend (EMC 18.70.040(A)) ✓ Permitted Use – Prohibited Use A Requires AUP CUP Requires CUP		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Land Use Category	**NAICS Code**	**R-1**	**R-2**	**MR-1**	**MR-2**	**MUR**	**TC**	**C**	**BP**	**I**	**P**	All Uses Subject to Conditions 1 and 6
Special Food Services	7223 except 722330	See Note				✓	✓	✓	✓	✓	✓	Allowed as incidental use in residential districts
Mobile Vendors	722330	A	A	A	✓	✓	✓	✓	✓	✓	✓	In R-1, R-2, and MR-1, only permitted within 600 feet of a street corner and fronting on a Collector or Arterial road.
Drinking Places for Alcoholic Beverages	722410	A	A	A	✓	✓	✓	✓	✓	✓	✓	Subject to regulation and classification by the Washington State Liquor and Cannabis Board. In R-1, R-2, and MR-1, only permitted within 600 feet of a street corner and fronting on a Collector or Arterial road.
Restaurants, Full Service	722511	A	A	A	✓	✓	✓	✓	✓	✓	✓	In R-1, R-2, and MR-1, only permitted within 600 feet of a street corner and fronting on a Collector or Arterial road.
Restaurants, Limited Service	722513; 722514	A	A	A	✓	✓	✓	✓	✓	✓	✓	Subject to compliance with drive-up windows (special) use, if also applicable. In R-1, R-2, and MR-1, only permitted within 600 feet of a street corner and fronting on a Collector or Arterial road.
Snack and Nonalcoholic Beverage Bars	722515	A	A	A	✓	✓	✓	✓	✓	✓	✓	Subject to compliance with drive-up windows (special) use, if also applicable. In R-1, R-2, and MR-1, only permitted within 600 feet of a street corner and fronting on a Collector or Arterial road.
Services (Sector 811-812)												

Legend (EMC 18.70.040(A)) ✓ Permitted Use – Prohibited Use A Requires AUP CUP Requires CUP		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Land Use Category	**NAICS Code**	**R-1**	**R-2**	**MR-1**	**MR-2**	**MUR**	**TC**	**C**	**BP**	**I**	**P**	All Uses Subject to Conditions 1 and 6
Personal Care Services	8121; 812310; 8123200	A	A	A	✓	✓	✓	✓	✓	✓	–	In R-1, R-2, and MR-1, only permitted within 600 feet of a street corner and fronting on a Collector or Arterial road.
Automotive Repair and Maintenance												
Automotive Oil Change and Lubrication Shops	811191	–	–	–	–	–	–	A	A	✓	–	
Car Washes	811192	–	–	–	–	A	–	✓	✓	✓	–	
Automotive Repair and Maintenance, All Other	All Other 8111	–	–	–	–	–	–	A	A	✓	–	
Other Repair and Maintenance												
Other Repair and Maintenance, Consumer	811 except 8111	–	–	–	–	–	–	A	A	✓	–	
Other Repair and Maintenance, Commercial/Industrial	811 except 8111	–	–	–	–	–	–	–	A	✓	–	
Funeral Homes and Funeral Services	812210	A	A	A	A	A	–	A	A	✓	–	In R-1, R-2, and MR-1, only permitted within 600 feet of a street corner and fronting on a Collector or Arterial road.
Crematoria	812220, part	–	–	–	–	–	–	–	CUP	CUP	–	

Legend (EMC 18.70.040(A)) ✓ Permitted Use – Prohibited Use A Requires AUP CUP Requires CUP		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Land Use Category	**NAICS Code**	**R-1**	**R-2**	**MR-1**	**MR-2**	**MUR**	**TC**	**C**	**BP**	**I**	**P**	All Uses Subject to Conditions 1 and 6
Pet Care Services												
Kennels	Special	–	–	–	–	A	–	A	A	A	CUP	
Veterinary Services	541940	A	A	A	A	✓	✓	✓	✓	A	A	Only permitted in residential zones and MR-1 as an accessory use to a primary residential use.
Pet Care Services, All Other	812910, part	A	A	A	A	✓	✓	✓	✓	A	–	Only permitted in residential zones and MR-1 as an accessory use to a primary residential use.
Civic and Public Uses (Sector 813)												
Cemeteries	812220, part	A	A	A	–	–	–	–	–	–	CUP	
Correctional Institutions	922140	–	–	–	–	–	–	CUP	CUP	–	CUP	
Administrative Public Facility	92 except 922140	–	–	–	–	✓	✓	✓	✓	✓	✓	
Nonadministrative Public Facility	Special	–	–	–	–	–	–	–	–	–	A	Activities with Outside Storage also subject to EMC 18.90.120
Parks, Open Space, and Public Recreation	Special	✓	✓	✓	✓	✓	✓	✓	✓	A	✓	
Religious Assembly												
Up to 10,000 sq. ft.	813110, Assembly Only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

Legend (EMC 18.70.040(A)) ✓ Permitted Use – Prohibited Use A Requires AUP CUP Requires CUP		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Land Use Category	**NAICS Code**	**R-1**	**R-2**	**MR-1**	**MR-2**	**MUR**	**TC**	**C**	**BP**	**I**	**P**	All Uses Subject to Conditions 1 and 6
10,000 to 19,999 sq. ft.	813110, Assembly Only	✓	✓	A	A	A	A	✓	✓	–	CUP	
20,000 to 29,999 sq. ft.	813110, Assembly Only	A	A	A	A	CUP	CUP	✓	✓	–	CUP	
30,000 to 39,999 sq. ft.	813110, Assembly Only	CUP	CUP	A	A	CUP	CUP	✓	✓	–	CUP	
40,000 sq. ft. or greater	813110, Assembly Only	–	–	–	–	–	–	CUP	✓	–	CUP	
Other Uses												
Parking Lots	812930, part	–	–	–	–	A	–	A	–	CUP	CUP	As a principal use, no more than 25,000 square feet of total parking area per lot or contiguous ownership in MUR or C zoning districts, except for Transit agency park-and-rides or public parks and services. Permitted as an accessory use without an AUP in all zones.
Parking Structures	812930, part	–	–	–	–	A	–	A	–	A	A	Permitted as an accessory use without an AUP in all zones
Drive-Up Windows	Special	–	–	–	–	A	A	✓	A	✓	–	Window shall not face a public ROW and facility must be screened from ROW
Outside Displays	Special	–	–	–	–	✓	✓	✓	✓	✓	–	Activities also subject to EMC 18.95.030(I)

Legend (EMC 18.70.040(A)) ✓ Permitted Use – Prohibited Use A Requires AUP CUP Requires CUP		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Land Use Category	**NAICS Code**	**R-1**	**R-2**	**MR-1**	**MR-2**	**MUR**	**TC**	**C**	**BP**	**I**	**P**	All Uses Subject to Conditions 1 and 6
Outside Storage	Special	–	–	–	–	–	–	–	CUP	A	See Note	Allowed as incidental use in Public district. Activities also subject to EMC 18.90.120

Conditions:

(1) Operations shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the site, property, or parcel on which such use is located.

(2) Subject to regulation and classification by the Washington State Liquor and Cannabis Board, where applicable and must comply with Edgewood City Ordinance Nos. 11-356, 13-410, 14-425 and/or 17-502; plus any regulations regarding cannabis in Chapter 69.51A RCW or I-502.

(3) Subject to Washington Utilities and Transportation Commission regulations and the federal Pipeline and Hazardous Materials Safety Administration (PHMSA). As allowed under state or federal regulations, any use(s) or appurtenances subject to local municipal control will require a CUP in all zoning districts.

(4) NAICS Subsector Codes 481-485 and 487 (Air Transportation; Rail Transportation; Water Transportation; Truck Transportation; Transit and Ground Passenger Transportation; and Scenic and Sightseeing Transportation) permitted as services or systems, to include necessary support activities. The physical location of facilities, maintenance grounds, offices, or other structures incidental to the service or system is subject to the use regulations for said structure.

(5) Essential public facilities are subject to EMC 18.50.060, Essential public facilities permit.

(6) Subject to EMC 18.100.030, Animals.

18.70.020 Characterization of use and organization.

A. Each land use within Edgewood shall be characterized according to the North American Industry Classification System (NAICS) or the land use definition provided in Chapter 18.20 EMC, Definitions, as described further below. The use of a property is defined by the activity for which it or structures occupying it is or are intended, designed, arranged, occupied, or maintained. In all regulatory zones there shall be no limit as to the number of principal uses allowed on a lot, provided each principal use is permitted in the zone and meets all pertinent regulatory requirements.

B. All references to NAICS are to the titles and descriptions found in the North American Industry Classification System, 2017 Edition, prepared by United States Office of Management and Budget, which is hereby adopted by reference. NAICS is used to suit the purposes of this title, to list and define land uses authorized to be located in the various zoning district consistent with the comprehensive plan.

C. NAICS uses a six-digit coding system to identify particular industries and their placement in the hierarchical structure of the classification system. The first two digits of the code designates the sector, the third digit designates the subsector, the fourth digit designates the industry group, the fifth digit designates the NAICS industry, and the sixth digit designates the national industry.

D. to F. – NO CHANGES

18.70.040 Establishing use.

A. The use of land or buildings shall be in accordance with those listed in the Land Use Table. No land or building shall hereafter be used and no building or structure erected, altered, or converted other than for those uses specified in the zoning district in which it is located. The legend for interpreting the Land Use Table is:

✓	Designates use is permitted in the zoning district indicated
–	Designates use is prohibited in the zoning district indicated
A	Designates use may be approved by Administrative Use Permit (AUP)
CUP	Designates use may be approved by Conditional Use Permit (CUP)

B. If a use is identified as requiring a temporary use permit (TUP), then the use is only allowed if a TUP is obtained in accordance with EMC 18.50.070.

C. It is recognized that the land use table does not list all possible land uses, and that new types of land use will develop and forms of land use not presently anticipated may seek to locate in the city of Edgewood. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the Land Use Table shall be performed in accordance with EMC 18.50.020(D).

D. Any proposed use, business, structure, or other land occupancy is subject to the primary, secondary, and incidental uses expressed in the Land Use Table. As an example, a company performing surveying and mapping services may locate their office in accordance with their primary NAICS code for the service function and any secondary, tertiary, or otherwise accompanying or secondary outdoor storage, maintenance facility, information services, or other use is subject to the development standards and conditions of the incidental use.

Chapter 18.20
DEFINITIONS

18.20.010 to 18.20.030 *– NO CHANGES*

18.20.040 A definitions.
"Abandon" to "Alley" – NO CHANGES

"Alternative fueling stations" means fueling or charging facilities that offer non-liquid fuels for vehicles, such as hydrogen and electric vehicle charging, and do not meet the definition of "Gasoline stations". Locations may include accessories and repair services as incidental, and no storage or parking space is offered for rent.

"Amateur radio station operators or receive-only antennas" to "Automotive repair and maintenance, all other" – NO CHANGES

18.20.050 *– NO CHANGES*

18.20.060 C definitions.
"Camouflage" to "Communications facilities" – NO CHANGES

"Community Care & Walk-in Clinics" means human health services such as primary care, preventative, care, mental health, dental, pharmacy, and social services for case management. A walk-in clinic (also known as a walk-in center) is a medical facility that accepts patients on a walk-in basis and with no appointment required.

"Community development director" to "Curb cut" – NO CHANGES

18.20.070 to 18.20.090 *– NO CHANGES*

18.20.100 G definitions.
"Gambling industries" to "Garage" – NO CHANGES

"Gasoline stations" means a building or lot having pumps and storage tanks where liquid fuels, oils or accessories for motor vehicles are dispensed, sold or offered for sale at retail prices only, repair service is incidental and no storage or parking space is offered for rent. Further described in NAICS 447.

"Geologic" to "Guyed tower" – NO CHANGES

18.20.110 *– NO CHANGES*

18.20.120 I definitions.
"Impervious surface" to "Indoor arts, entertainment, and recreation activities, other" – NO CHANGES

"Interior landscaping area" means any area of a lot that is not within a required perimeter landscaping or landscape buffer area. In the case of residences in residential zones (R-1, R-2, MR-1, MR-2), the entire lot shall be considered the interior landscaping area. Interior landscaping areas are required within large parking lot areas to provide aesthetic visual relief and provide for some shading of parking spaces.

"International Building Code (IBC)" – NO CHANGES

18.20.130 to 18.20.140 *– NO CHANGES*

18.20.150 L definitions.
"Landfill" to "Libraries" – NO CHANGES

"Live/work unit" means a dwelling unit consisting of both a commercial/office and a residential component that is occupied by the business owner. The commercial space must be a single unit that is no more than 50 percent of the live/work unit, built and designed to accommodate office/professional use. The live/work unit shall be defined as a residential occupancy and is the occupant's primary residence.

"Loading space, off-street" to "Low income" – NO CHANGES

18.20.160 to 18.20.210 *– NO CHANGES*

18.20.220 S definitions.
"Salvage yard" to "Shopping center" – NO CHANGES

"Short-term Rentals" means a type of lodging sometimes called vacation rentals. A house, condo, or apartment (or a part of one) or other residential use/structure that is rented for a fee for fewer than 30 consecutive nights is a short-term rental. Examples of short-term rentals are those rented through platforms such as Airbnb and VRBO.

"Significant tree" to "Survey and monument" – NO CHANGES

***18.20.230 to 18.20.250** – NO CHANGES*

18.20.260 W definitions.
"Warehousing and storage, all other" to "Water purification facility" – NO CHANGES

"Wedding and Special Occasion Venues and Events" means indoor or outdoor spaces primarily engaged in hosting events for ceremonies and celebrations such as weddings, reunions, parties, fairs, festivals, banquets, and business events.

"Whip antenna" to "Wireless communication facilities" – NO CHANGES

"Work/live unit" means a dwelling unit consisting of both a commercial/office and a residential component that is occupied by the business owner. The commercial space must be a single unit that is 50 percent or more of the work/live unit, built and designed to accommodate office/professional use. The work/live unit shall be defined as a commercial occupancy and is the occupant's primary residence.

***18.20.270 to 18.20.290** – NO CHANGES*

Chapter 18.30
GENERAL ADMINISTRATION

***18.30.010 to 18.30.110** – NO CHANGES*

18.30.120 Security mechanisms.
A. The purpose of this section is to provide the city with financial mechanisms to ensure that conditions, requirements and all applicable provisions of this title associated with permit approvals are met. The city may require a cash set-aside, assignment of funds, or the posting of a performance or maintenance bond, or its equivalent, with the city to ensure the subsequent completion and continued maintenance of all permit conditions. Permits for detached dwellings and middle housing residences, except related stormwater facility or road improvements, are exempt from this requirement.

B. to G. – NO CHANGES

***18.30.130** – NO CHANGES*

Chapter 18.40
PROCEDURES FOR LAND USE PERMITS AND DECISIONS

***18.40.010 to 18.40.020** – NO CHANGES*

18.40.030 Exclusions from permit requirements.
Except as indicated otherwise, an activity, development or use listed below is excluded from the requirement for a project permit, discretionary land use review, or zoning decision under this title. Exclusion from said requirements does not exempt the activity, development, or use from applicable requirements of this or other titles of EMC, or other applicable federal, state and local regulations.

A. Landscaping of a detached dwelling or middle housing residence that does not involve a structure, grading, fill, excavation, or otherwise requires a permit to complete.

B. to J. – NO CHANGES

***18.40.040 to 18.40.220** – NO CHANGES*

Chapter 18.50
DISCRETIONARY PERMITS AND ADMINISTRATIVE DECISIONS – REVIEW CRITERIA

18.50.010 to 18.50.030 *– NO CHANGES*

18.50.035 Residential cluster development.

A. – NO CHANGES

B. General Provisions.

1. A RCD may be approved for development containing residential uses located within the Residential (R-1 and R-2), Mixed Residential (MR-1 and MR-2), Mixed Use Residential (MUR), Commercial (C), and Town Center (TC) zoning districts.

2. to 7. – NO CHANGES

C. Density and Dimensional Standards.

1. – NO CHANGES

2. The modifications to development standards allowed pursuant to subsection (B)(7)(a) of this section shall be subject to the following limitations:

a. The maximum building height shall be the same as that set forth in the underlying zoning district where the building is located and the provision in subsection (B)(6)(c) of this section shall not apply.

b. Each lot shall have a minimum net buildable area in accordance with EMC 18.80.040(C)(2) or the following Table 1.

Table 1: Minimum Net Buildable Area Lot Size

Zoning District	Land Use Type	Net Buildable Area (square feet)
MR-1	Detached Dwellings and Middle Housing	5,000
	All Other Allowed Uses	3,000
MR-2	All Allowed Uses	3,000
MUR	Detached Dwellings and Middle Housing	4,000
	All Other Allowed Uses	2,000
TC	All Allowed Uses	None
C	All Allowed Uses	None

c. The following development standards shall be applied to the entire RCD rather than to individual lots:

i. Maximum impervious surface (not to include surface areas for roads, sidewalks, bicycle and pedestrian pathways, utilities such as stormwater and sewers, and similar infrastructure); and

ii. Maximum lot coverage (not to include structures that house utilities and similar infrastructure); and

iii. The minimum number of required off-street parking spaces.

d. The setbacks of the underlying zoning district shall apply to the perimeter of the RCD, except the minimum setback shall be 25 feet from all property lines abutting residential zoning districts (R-1, R-2).

e. Buildings containing residential uses shall maintain a minimum 10-foot distance separation between the buildings as measured from the outdoor side of the exterior walls.

D. – NO CHANGES

E. Design Standards for Common Open Space.

1. A percentage of the total gross land area within the RCD shall be preserved as common open space in accordance with the following standards:

a. Mixed Residential One (MR-1) zones: at least 30 percent.

b. Mixed Residential Two (MR-2) zone: at least 15 percent.

c. Mixed Use Residential (MUR), Town Center (TC) and Commercial (C) zones: at least 15 percent.

2. Common open space shall be classified as active or passive. Passive open space includes natural features and environmentally constrained lands where disruptions to the natural environment are subject to the regulations set forth in EMC Title 14 (Critical Areas). Active open space includes recreational activities such as sport fields, pea patches, picnic areas, playgrounds, athletic courts and similar types of facilities.

3. to 8. – NO CHANGES

F. to I. – NO CHANGES

***18.50.040 to 18.50.095** – NO CHANGES*

Chapter 18.100
DEVELOPMENT STANDARDS – USE SPECIFIC

***18.100.010 to 18.100.030** – NO CHANGES*

18.100.040 Daycare facilities.

A. to B. – NO CHANGES

C. The community development director or designee, or hearing examiner, as appropriate, shall approve applications for family daycare homes and daycare centers subject to the following general requirements and the requirements of RCW 36.70A.450(2)(a) through (e):

1. Washington State daycare licensure and all applicable state and local licensure and land use permits shall be obtained prior to operation and shall be maintained.

2. The facility shall comply with all building, fire safety, health code, and business licensing requirements.

3. A safe passenger loading area shall be provided and certified by the department of early learning licensor.

4. Signage, if any, shall conform to the requirements of Chapter 18.97 EMC, Sign Code.

5. Parking shall conform to the requirements of EMC 18.90.130, Parking.

6. No structural or decorative alteration shall be made to the dwelling, which will alter the residential character of an existing or proposed residential structure, or which is incompatible with surrounding residences.

7. to 8. – NO CHANGES

***18.100.050** – NO CHANGES*

18.100.070 Home business.

The purpose of this section is to provide standards which allow residents to operate businesses or conduct commercial activity from their principal residence or from a permitted accessory structure while achieving the goals of retaining the residential character of the dwelling and the neighborhood.

A. Home businesses are limited to an accessory use in conjunction with a residential detached dwelling use type. Obtaining a home business permit is required in addition to the general business license required by Chapter 5.05 EMC. The home business permit is administered through the city clerk's office.

B. to D. – NO CHANGES

E. One or more home business may be conducted in a residential detached dwelling use type as an accessory use, except as prohibited in subsection (C) of this section, Prohibited Activities; provided, that the home business shall:

1. to 14. – NO CHANGES

F. to H. – NO CHANGES

18.100.080 Limited home business.

A. The purpose of this section is to provide standards which allow residents to operate businesses or conduct commercial activity from their principal residence or from a permitted accessory structure while achieving the goals of retaining the residential character of the dwelling and the neighborhood.

B. Limited home businesses are permitted as an accessory use in conjunction with residential detached dwelling and middle housing use types.

C. to H. – NO CHANGES

***18.100.090 to 18.100.100** – NO CHANGES*

18.100.110 Wireless communications facilities.

A. to D. – NO CHANGES

E. Standards – Towers.

1. to 2., Table 1 – NO CHANGES

Table 2

New Wireless Communication Tower Criteria

Allowed by Conditional Use Permit

Zoning District	Maximum Tower Height [2]	Stealth Design	Setback from Property Lines (does not apply within ROW)
R-1, R-2, MR-1 [3]	60'	Required	20'
MR-2, C, MUR, TC, Public [3]	70' [4]	See [3]	20'

[3] Stealth design is required if an applicant constructs a tower in or within 50 feet of a residential zone.
[4] An additional 20 feet in height in nonresidential zones is allowed if applicant uses stealth design.

3. – NO CHANGES

4. Preferred Tower Locations.

a. Facilities are strongly preferred to be sited within the public rights-of-way, on main corridors and arterials to the extent feasible. Facilities in the rights-of-way shall maintain at least a 200-foot separation from other wireless facilities; except when collocated or on opposite sides of the same street.

Facilities outside of the public rights-of-way shall be subject to the following siting preferences, ordered from most preferred to least preferred:

i. City owned or operated property and facilities in public zones (P);

ii. Industrial zones and business park zones (I and BP);

iii. Nonresidential (not R or MR) zones;

iv. City owned or operated property and facilities in any other zone;

v. Commercial, mixed use residential, town center and public zones (C, MUR, TC and Public);

vi. Residential zones (R, MR).

5. to 6. – NO CHANGES

F. to L. – NO CHANGES

18.100.120 *– NO CHANGES*

Chapter 18.105
CONCURRENCY MANAGEMENT

18.105.010 to 18.105.020 *– NO CHANGES*

18.105.030 Exempt development.

A. No development activity (as defined in EMC 18.20.070) shall be exempt from the requirements of this chapter, unless the permit is listed below. The following types of permits are not subject to the capacity reservation certificate (CRC) process because they do not create additional long-term impacts on transportation facilities:

1. to 9. – NO CHANGES

10. Residential remodeling with no change of use

11. to 20. – NO CHANGES

Notwithstanding the above, if any of the above permit applications will exceed the thresholds identified in subsection (B) of this section, such application shall not be exempt from the requirements of this chapter.

B. Transportation. This chapter shall apply to all applications for development or redevelopment, excluding an individual residential detached dwelling or middle housing unit, if the proposal or use will generate one or more new projected vehicle trips that will pass through an intersection or roadway section identified with a level of service below the acceptable level noted in the transportation element of the city's comprehensive plan, and/or a total of 10 or more new p.m. peak-hour trips. Every application for development exceeding these thresholds shall be accompanied by a concurrency application, requiring the city to prepare a traffic report as defined in EMC 18.105.090.

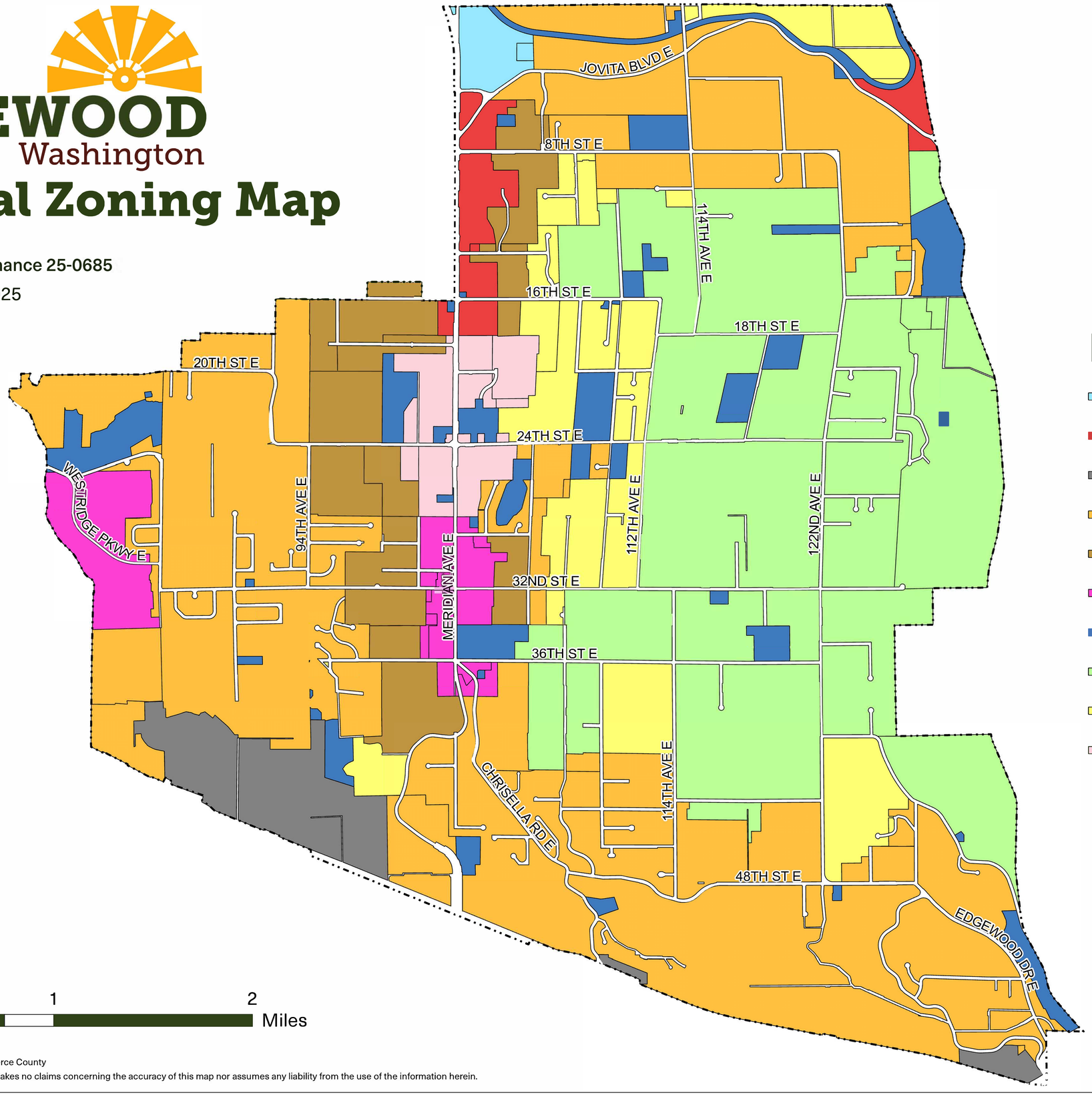
18.105.040 to 18.105.240 *– NO CHANGES*

EDGEWOOD
Washington

Official Zoning Map

Amended by Ordinance 25-0685

Effective July 2, 2025



Legend

- Business Park (BP)
- Commercial (C)
- Industrial (I)
- Mixed Residential 1 (MR-1)
- Mixed Residential 2 (MR-2)
- Mixed Use Residential (MUR)
- Public (P)
- Residential 1 (R-1)
- Residential 2 (R-2)
- Town Center (TC)

Data Sources: City of Edgewood, Pierce County

Disclaimer: The City of Edgewood makes no claims concerning the accuracy of this map nor assumes any liability from the use of the information herein.

City Of Edgewood
Council Agenda Summary Sheet

Subject: **AB25-0778** - Resolution 25-0778 Fee Schedule Update	**Agenda Item #:**
	For Agenda of: 6/24/2025
	Prepared by: Jeremy Metzler

Attachments (list):

1. Park Impact Fees Memo 20250513
2. School Impact Fees Memo 2025-06-10
3. 2025-06-30 - 2025 Fee Schedule DRAFT
4. Resolution 25-0778
5. Exhibit A - 2025-06-30 Fee Schedule

Approval of Materials:		**Expenditure Required:**
Jeremy Metzler		N/A
Rachel Pitzel, Assistant City Administrator	6/18/2025	**Amount Budgeted:** N/A
Dave Olson, Mayor	6/18/2025	**Timeline:** ~~06/17/2025 SS~~ 06/24/2025 RCM

Summary Statement: Staff has been working with the Planning Comission (PC) to update Impact Fee provisions in Edgewood Municipal Code (EMC) to align with recent changes in state law. Here is a summary of the relevant legislation:

- SB 5258 (2023) – Section 10 amends RCW 82.02.060 to require fees to be based on "*the square footage, number of bedrooms, or trips generated,*" rather than by unit type or classification, and requires any amendment to EMC be completed by June 30, 2025.
- HB 1337 (2023) – Section 4(1)(a) requires impact fees on Accessory Dwelling Units (ADU's) be no greater than 50 percent of the fee imposed on the principal unit.

As introduced at last week's study session, attached are two memorandums regarding impact fee updates: one for Park Impact Fees (PIF), and another for School Impact Fees (SIF). Staff received an email from PSD on June 11, 2025 in support of the proposed SIF, and responses to PSD's notes are included in last week's study session materials. Staff recommends keeping the existing "per trip" rate structure for Transportation Impact Fees, so an update to this fee is not required at this time. Also attached is a redline copy of the Fee Schedule for Council's review, demonstrating the proposed changes.

Attached for Council's consideration is an adopting resolution and clean version of the City's Fee Schedule, updating it to implement the fees recommended in the Impact Fee memorandums. To remain complaint with the cited legislation, these fees must be updated by June 30, 2025.

Item History:

N/A

Recommended Action:
MOTION to adopt **AB25-0778** - Resolution 25-0778 Fee Schedule Update

Fiscal Note/Consideration:
The proposed fee updates will have a variable impact depending on the proposed development. Generally, staff does not anticipate any impact on residential development. Further discussion about updating Traffic Impact Fees, including the EDAB recommendation for non-residential land uses, is planned for a future study session.

Staff Recommendation
Park Impact Fee Update

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

To: Mayor Dave Olson, Edgewood City Council
From: Jeremy Metzler, PE – Community Development Director
253-831-4266 | jeremy@cityofedgewood.org
Date Prepared: May 13, 2025

SECTION I. BACKGROUND INFORMATION

Park Impact Fees (PIF) are authorized under GMA by statute (see RCW 82.02.050 through 82.02.090), and the City's current PIF program is described in Chapter 4.20 of the Edgewood Municipal Code (EMC). The current PIF was last formally evaluated in early 2013, with the currently imposed fee adopted under Ordinance 13-0394. Staff performed a PIF review in 2023, presenting their findings at the September 5, 2023 Council Study Session, but no further action was taken at that time. This report is an update to the 2023 effort, incorporating some recent changes in state legislation.

Included with the 2013 ordinance is the November 15, 2012 Technical Memorandum titled "*Preliminary Recommendations – Park Impact Fees*", being the basis for the fee calculated at that time. Among the themes considered by the Planning Commission at that time are the following:

- Consideration of the requirements under the Growth Management Act (GMA) for planning for and providing parks, including the capital (financial) planning aspects,
- Review of the Park Impact Fee Program elements required by statute (RCW 82.02),
- Review the background of Edgewood's current Park Impact Fee Program,
- Review the status of similar jurisdiction's Park Impact Fee programs adjacent to the City of Edgewood or within similar market areas, and
- Proposal of a simple method for calculating the Park Impact Fee, for the Council to consider.

While GMA does not require local jurisdictions to accommodate a specific number of park facilities in the community, it does require that the City identify an appropriate Level of Service (LOS). The Edgewood Parks, Recreation, Open Space and Trails (PROST) Plan (latest adopted in June 2022) maintains an Active Park LOS of 5.8 acres per 1,000 people, and a Passive / Open Space LOS of 4.1 acres per 1,000 people.

The PROST Plan also provides the following helpful definitions relating to parks LOS:

- Active or Active Recreation: Predominately human muscle powered recreational activities.
- Passive: Activities usually conducted in place and requiring minimal physical exertion such as picnicking, watching a sports event, sun bathing, or relaxing.

Edgewood currently owns 175.9 acres of public land, with 74.9 acres of active use and 101 acres of passive use / open space area. Per the Washington State Office of Financial Management (OFM) 2024 estimates, the City of Edgewood's population is 14,008. Therefore, the current Active Park LOS is 5.34

acres per 1,000 people, and the Passive / Open Space LOS is 7.21 acres per 1,000 people. In summary, we are close to meeting our Active LOS goal, and we are exceeding our Passive LOS goal.

As the City continues to grow, we will need more park land to maintain this LOS target. The City's 2044 population target is currently set at 18,258, being 4,250 more than the current population estimate. In order to meet or maintain our current LOS targets, the city will need to establish at least 31 more acres of active park area, and up to 26.1 acres of that could be converted from existing passive / open space areas. The net result is a need to acquire at least 4.9 acres of new parks land area by 2044, with the understanding that more acquisition would be needed if some of the 26.1 passive acres cannot be converted into active use.

The funds collected by the impact fee program must be used for *system improvements* (new projects) that benefit new development. Also, impact fees must only be used to fund a *proportionate share* of these new improvements (RCW 82.02.050(2)). The City's Capital Improvement Plan (CIP) annually updates and identifies capital parks projects. Here is a list of parks projects currently identified in the CIP, PROST Plan, and Comprehensive Plan, looking forward through the year 2044:

Project	In PROST Plan?	In 2025 CIP?	*Growth Related?*	Total Project Cost
Interurban Trail Phase III	Yes	Yes	*Yes*	$24,500,000
Miscellaneous Park Improvements	Yes	Yes		$500,000
Edgewood Multi-Modal Trail Loop	Yes	Yes	*Yes*	$5,660,000
Nelson Farm Master Plan / Farmhouse Remodel	Yes	Yes	*Yes*	$305,000
Nelson Nature Park Master Plan / Rehabilitation	Yes	Yes		$170,000
Nelson Nature Park Play Area	Yes	Yes	*Yes*	$100,000
Land Acquisition	Yes	Yes	*Yes*	$750,000
Edgemont Park Improvements	Yes	Yes		$400,000
Mortenson Farm Trail	Yes	Yes	*Yes*	$500,000
Wolf Point Trail	Yes	Yes	*Yes*	$400,000
Civic Center Park Improvements	Yes		*Yes*	$500,000
36th St E SRTS – ECP Connection	Yes	Yes		$750,000
Edgewood Community Park – Phase Two	Yes	Yes	*Yes*	$6,600,000
School District Partnership (shared fields)	Yes			$1,500,000
Signage and Branding (System-wide)	Yes			$75,000
			Total CIP Project Cost:	$42,710,000
			Growth Related Project Cost:	*$39,315,000*

Staff has updated the Existing Park Asset Inventory that was included with the 2013 memo (see Appendix A), wherein the current total estimated value of all existing park facilities is $18,144,392. Some additional facts to take into consideration when developing the PIF are as follows:

- The Park Impact Fund balance is currently about $1,072,480.
- The oldest funds remaining in the Park Impact Fund were received in 2023.
- The 2025-2030 CIP contains $24,510,000 of proposed improvements yet to be constructed, being a portion of the $42,710,000 listed in the table above.

- The total estimated value of all parks facilities for the 2044 planning horizon is approximately $60,000,000, in 2025 dollars.

Finally, RCW 82.02.060(1) was amended by Engrossed Second Substitute Senate Bill 5258 (2023) to require all impact fees to be "***based on the square footage, number of bedrooms, or trips generated, in the housing unit in order to produce a proportionally lower impact fee for smaller housing units***" (emphasis added). Edgewood's PIF is currently based on the type of dwelling unit, which is not one of the three prescribed alternatives. The City of Federal Way recently published their "*Park Impact Fee Scaling*" report, prepared by FCS, which converts their calculated PIF to a square footage basis, and this seems to be the most consistent method for ensuring "***a proportionally lower impact fee for smaller housing units***".

Reviewing all permits issued in Edgewood in 2023 and 2024 for residential dwelling units of all types, the average livable area per unit is 2,323 square feet. Using the 2024 OFM estimates, the average number of occupants per dwelling unit in Edgewood is 2.57. This results in an average of 1.11 occupants per 1,000 square feet of livable dwelling unit space.

SECTION II. RECOMMENDATION

Upon analysis of all the information considered above and to best ensure the City is able to maintain its existing LOS for parks, Staff recommends the City Council continue using the "Existing Value per Capita" scenario. With a total existing value of $18,144,392 and the 2024 OFM population estimate of 14,008, the "per Capita", or value per resident / occupant, is $1,295.29 (minimum PIF per unit). Also, with 5,460 occupied households in 2024 (OFM estimate), the existing value per household is $3,323.15 (suggested maximum PIF per unit).

With 1.11 occupants per 1,000 square feet, the resulting PIF per square foot (PIF/sf) is $1.433. The following table summarizes the existing PIF rate structure and how it compares to the recommendation:

Type of Dwelling Unit	Occupants per Unit (2024 OFM)	Existing PIF per Dwelling Unit	Avg Unit Size, sf (2023-2024 permit data)	Recommended PIF	*Change*
Single Family Detached	2.59	$2,940.00	3,069	$ 3,323.15 (max)	*+13.0%*
Multi-Family: 1 to 4 units	2.23	$2,178.00	*No Data for 2023-2024*		
Multi-Family: 5+ units	1.96	$2,178.00	897	$ 1,295.29 (min)	*-40.5%*
Accessory Dwelling Unit	1.96	$1,742.00	1,120	$ 1,604.97	*- 7.9%*
Mobile Homes	2.42	$2,178.00	600	$ 1,295.29 (min)	*-40.5%*

These results clearly demonstrate that smaller dwelling units would be charged "*a proportionally lower impact fee"*.

RCW 82.02.050(2) states, "Counties, cities, and towns that are required or ***choose to plan under RCW 36.70A.040*** (GMA) ***are authorized to impose impact fees on development activity as part of the financing for public facilities, provided that the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds and cannot rely solely on impact fees.***" In short, impact fees can only fund a ***proportionate share*** of the new improvements. Staff believes continued use of the "Existing Value per Capita" scenario meets this intent.

Finally, as this new calculation method is relatively new, staff was unable to find comparable data for other nearby municipalities. As an example, Federal Way's PIF/sf is $1.68, but they average 1.61 occupants per 1,000 square feet of livable space – both metrics are higher than Edgewood's numbers above.

Name of Park or Facility	Unit	Unit Cost	Qty	Value
Land Values (Pierce County Assessor - 2024 Values)				
Edgemont Park	acre	$ 192,817.80	4.72	$ 910,100.00
Jovita Crossroads Trailhead	acre	$ 429,379.31	1.45	$ 622,600.00
Interurban Trail (West of 114th)	acre	$ 4,600.94	8.52	$ 39,200.00
Interurban Trail (East of 114th) + P/N 0420022004	acre	$ 12,076.04	16.57	$ 200,100.00
Edgewood Community Park (36th & Meridian)	acre	$ 41,716.67	18.00	$ 750,900.00
Civic Center Campus	acre	$ 529,348.79	9.06	$ 4,795,900.00
Nelson Nature Park	acre	$ 44,484.41	12.51	$ 556,500.00
Nelson Farm Park	acre	$ 78,880.00	10.00	$ 788,800.00
Walkers Pond	acre	$ 3,765.59	4.01	$ 15,100.00
Mortenson Farm *(+ Edgewood View Estates & Phillips Ridge)*	acre	$ 29,150.80	33.09	$ 964,600.00
Crawford Woods	acre	$ 103,960.61	4.57	$ 475,100.00
Kempf Open Space	acre	$ 22,428.34	12.56	$ 281,700.00
Falcon Ridge (Barth Subdivision)	acre	$ 3,166.23	10.61	$ 33,600.00
Litowitz Donation (East Slopes)	acre	$ 18,816.23	29.82	$ 561,100.00
Nyholm Windmill	acre	$ 986,944.44	0.36	$ 355,300.00
Land Value Subtotals			175.85	$ 11,350,600.00
Park Amenity / Improvement				
Edgemont Park - Play Structures and Ballfield	LS			$ 300,000.00
Jovita Crossroads Trailhead - Site Improvements	LS			$ 432,350.00
Interurban Trail (West of 114th) - Trail Facility	LF	$ 125.00	3700	$ 462,500.00
36th & Meridian - Gateway Sign	LS			$ 30,000.00
Edgewood Community Park - Site Improvements	LS			$ 3,480,573.70
Civic Center - Trail and Plaza	LS			$ 125,000.00
Nelson Nature Park - Trail	LS			$ 100,000.00
Nelson Farm Park - Community Gardens and Parking	LS			$ 50,000.00
Crawford Woods - Sign and Bench	LS			$ 15,000.00
Park Amenity / Improvement Subtotals				$ 4,995,423.70
Buildings and Structures				
Edgemont Park - Restroom and Shelter	LS			$ 250,000.00
Jovita Crossroads Trailhead - Restroom and Shelter	LS			$ 250,000.00
Edgewood Community Park - Restroom and Shelter	LS			$ 373,367.81
Civic Center - Barn	LS			$ 250,000.00
Nelson Nature Park - Garage / Barn	LS			$ 100,000.00
Nelson Nature Park - Picnic Shelter	LS			$ 75,000.00
Nelson Farm Park - Farmhouse and Outbuildings	LS			$ 500,000.00
Buildings and Structures Subtotals				$ 1,798,367.81
Total Value - All Existing Park Facilities				**$ 18,144,391.51**

2024 Estimated Household Population (OFM)	14,008
Existing Value per Capita	**$ 1,295.29**
2024 Average no. of persons per household	2.57
2024 Estimated Households (occupied)	5,460
Existing Value per Household	**$ 3,323.15**

Staff Recommendation
School Impact Fee Update

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

To: Mayor Dave Olson, Edgewood City Council
From: Jeremy Metzler, PE – Community Development Director
253-831-4266 | jeremy@cityofedgewood.org
Date Prepared: June 10, 2025

SECTION I. BACKGROUND INFORMATION

School Impact Fees (SIF) are authorized under GMA by statute (see RCW 82.02.050 through 82.02.090), and the City's current SIF program is described in Chapter 4.10 of the Edgewood Municipal Code (EMC). The current SIF limits were last updated in 2016, with the currently imposed fees adopted under Ordinance 17-0490. This report outlines a proposed update to the SIF fees, incorporating some recent changes in state legislation.

As described under EMC Chapter 4.10, each school district shall prepare their respective capital facilities plans, submit them to the city council for review, and the city council shall establish the SIF based on these plans. Pierce County adopted Ordinance 2024-556s in November 2024, and their ordinance includes the latest fee calculations from each school district's capital facilities plans for reference. The following table summarizes the calculated fee need for the three districts that serve Edgewood:

School District Fee Calculations (Demonstrated Need)

	Single-Family Unit (SFU)		Multi-Family Unit (MFU)	
School District	*2016-2017*	*2024-2025*	*2016-2017*	*2024-2025*
Fife	$6,670	$5,428	$1,772	$3,161
Puyallup	$8,919	$31,966	$2,011	$15,250
Sumner-Bonney Lake	$11,851	$11,787	$1,946	$6,088

While the SFU need in Fife and Sumner-Bonney Lake are both lower now than before, the other calculations are all significantly higher. EMC 4.10.110 establishes a maximum fee obligation allowed within Edgewood, and similarly Pierce County Ordinance 2024-556s establishes a maximum fee obligation for Unincorporated Pierce County. The following table summarizes these maximums:

Impact Fees (Maximums)

	Single-Family Unit (SFU)		Multi-Family Unit (MFU)	
School District	*Edgewood*	*Pierce County*	*Edgewood*	*Pierce County*
Fife	$3,500	$4,595	$1,772	$2,435
Puyallup	$3,500	$4,595	$2,000	$2,435
Sumner-Bonney Lake	$3,500	$4,595	$1,946	$2,435

Staff also reviewed maximum fees allowed by other local agencies, summarized as follows:

Local Agency	SFU Maximum	MFU Maximum
Sumner	$3,815	$2,025
Milton	$4,120	$2,591
Puyallup	$4,290	$4,290
Bonney Lake	$4,595	$2,435

Finally, RCW 82.02.060(1) was amended by Engrossed Second Substitute Senate Bill 5258 (2023) to require all impact fees to be "*based on the square footage, number of bedrooms, or trips generated, in the housing unit in order to produce a proportionally lower impact fee for smaller housing units*" (emphasis added). Both Edgewood's and Pierce County's SIF is currently based on the type of dwelling unit, which by itself does not satisfy one of the three prescribed alternatives.

Snohomish County had a similar unit-type-based SIF structure, but they have developed a bedroom-based bracketed structure with the adoption of Ordinance 25-017 on April 30, 2025, splitting the SFU and MFU types into two brackets each:

- single-family - two bedrooms or less;
- single family - three bedrooms or more;
- multi-family - one bedroom or less; and
- multi-family - two bedrooms or more.

King County is currently reviewing a draft ordinance that considers a similar bedroom-based bracketed structure, and Pierce County has a School Impact Fee Working Group reviewing a similar proposal.

SECTION II. RECOMMENDATION

Upon analysis of all the information considered above and to best ensure the City compliant with RCW 82.02.060(1), Staff recommends the City Council consider adopting an interim fee structure similar to Snohomish County, utilizing the maximums established by Pierce County and a reduced amount (two-thirds of the maximum) for units with fewer bedrooms. Staff will continue to monitor the progress of Pierce County's School Impact Fee Working Group and bring more information to the City Council for consideration when it is available. The following table summarizes Staff's recommended fee structure:

Unit Type, Number of Bedrooms	Proposed Maximum SIF	Effective Change
SFU, up to 2 bedrooms	$3,063	- $437
SFU, 3 or more bedrooms	$4,595	+ $1,095
MFU, 1 bedroom	$1,623	- $377
MFU, 2 or more bedrooms	$2,435	+ $435

RCW 82.02.050(2) states, "Counties, cities, and towns that are required or *choose to plan under RCW 36.70A.040* (GMA) *are authorized to impose impact fees on development activity as part of the financing for public facilities, provided that the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds and cannot rely solely on impact fees.*" By adopting maximum fees that are consistent with the school district capital facility plans, Staff believes we meet this intent.

Fee Schedule

Effective June 30, 2025 | Resolution No. 25-0xxx

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

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GENERAL POLICIES

Hourly Rate Schedule

Hourly rates include wages, benefits, overhead, and equipment. Rates apply to administrative review which involve deposits, City staff time in addition to normal processing, or any review or service for which a fee is not established.

Category	Rate / Hour
City Staff	$133.00
City Attorney	Actual Cost[1]

Deposits for Actual Costs

Where noted in the fee schedule, deposits for actual costs are meant to reimburse the City for the costs incurred by the City for third-party planning, engineering, legal, or other professional services. Deposits will be administered consistent with Edgewood Municipal Code (EMC) 3.35.030.

Refunds

Fees and charges are non-refundable, except as specifically authorized in the EMC. Here are some quick EMC references as of the date of this Fee Schedule:

- Fees and Charges for City Services - EMC 3.35.080
- School Impact Fees – EMC 4.10.130
- Park Impact Fees – EMC 4.20.090
- Traffic Impact Fees – EMC 4.30.110
- Business Licenses – EMC 5.05.120

Storm Drainage and Surface Water Management Utility – EMC 13.10.110 and .120

Miscellaneous Fees

Procedure / Process	Fee
Appeal of Administrative Decision	$425.00
Hearing Examiner Reconsideration	$0.00
Lease of City Property (Chapter 12.18 EMC)	
Initial Review	$5,000.00 Deposit
Lease Rate	See EMC 12.18.070
Other Approval, Inspection, License, Permit, or Review Not Listed	Hourly
Returned Check / Insufficient Funds	$50.00

[1] As of January 1, 2025, this hourly rate is $365.

DEVELOPMENT FEES AND CHARGES – ENVIRONMENTAL, LAND USE, ENGINEERING, BUILDING, AND FIRE PREVENTION

Depending on the scope and complexity of a project, multiple permits may be required. Please contact the City for a fee estimate. The permit and review fees do not include any fees for licenses, permits and/or approvals required by other local, state, or federal agencies or utilities.

Fees Due at Permit Application:

- All review fees and charges shall be paid before an application is deemed complete.
- Charges include up to two (2) reviews; additional review will be charged hourly.

Fees Due at Permit Issuance:

- All permit, hourly review, flat rate inspection, impact, state and/or other fees shall be paid before a permit can be issued.
- Inspection fees include up to two (2) inspections per required inspection, unless noted.
- Issuance of a permit or approval may be withheld until all fees and charges have been paid.

Fees Due After Permit Issuance and Prior to Final Approval:

- Work that is not complete or ready at the time of inspection shall be charged a re-inspection fee. Re-inspection fees must be paid prior to requesting a new inspection.
- All remaining fees shall be paid prior to final approval.

Table DEV-1: General Development Fees and Charges

Fee Type	Fee
Change of Land Use and/or Construction Type or Occupancy	$470.00[2]
Financial Guarantees (Bonds, Cash Deposits, Sureties, or Other Mechanism)	See Applicable EMC[3]
Outside Consultant / Third-Party Review	Actual Cost
Other Inspection Fees	
Re-Inspection (Min. 1-Hour Charge)	Hourly
Overtime / Outside Normal Business Hours (Min. 2-Hour Charge)	Hourly (150%)
Inspection of Unauthorized Work	Hourly (200%)
Pre-Application Meeting (Tier 1 + Tier 2)	$985.00
Unauthorized / Unpermitted Work[4]	Permit Fees (200%) or $500.00, whichever is greater

[2] Traffic review may also apply. See Table E-7.

[3] Subject to an administrative fee of one (1) hour plus one (1) hour per inspection for applications approved under Process II (EMC 18.40.090) or Process III (EMC 18.40.100).

[4] Any work completed without required permits may be charged double for all construction permit fees (engineering, building, fire, mechanical, and/or plumbing). Plan review and inspection fees, if applicable, will be charged at the normal rate.

Environmental and Land Use

Table ELU-1: Environmental Reviews

Review Type	Fee
Critical Areas Review (Title 14 EMC)	
Critical Areas Review Checklist (CARC)[5]	$60.00
Fish and Wildlife Habitat (Stream) Review or Wetland Review	$400.00
Plus Third-Party Review Fee	Actual Cost[6]
Flood Hazard Development Permit	$400.00
Plus Third-Party Review (if needed)	Actual Cost
All Other	Hourly
Plus Third-Party Review (if needed)	Actual Cost
Reasonable Use Permit (EMC 14.30.050)	$5,250.00
Variance (Flood Hazard or Other – EMC 14.10.100)	$5,250.00
State Environmental Policy Act (SEPA) Review (Chapter 20.05 EMC)	
Environmental Checklist Review, All Uses	$1,250.00
Environmental Impact Statement (EIS)	
New or Supplemental	$5,000 Deposit
Plus Third-Party Consultants	Actual Cost
Plus Attorney Review Fee	Actual Cost
Addendum	$1,000 Deposit
Exemption[7]	$150.00
Significant Tree Removal Permit (EMC 18.90.180)	$150.00

Table ELU-2: Land Use Reviews

Review Type	Fee
Administrative Use Permit (EMC 18.50.030)	$3,000.00
Binding Site Plan (Chapter 16.05 EMC)	
Commercial, Industrial, or 1-4 Dwelling Units (Administrative Decision)	
Preliminary Approval	$4,150.00
Final Approval	$1,065.00
Amendment, Modification, or Vacation	$4,150.00
5+ Dwelling Units (Hearing Examiner Decision)	
Preliminary Approval	$7,000.00

[5] A Critical Areas Review Checklist (CARC) identifies potential critical areas located on a subject site and what studies will be required to apply for permit(s). A CARC may also support review by other agencies (e.g. septic review).

[6] The estimated cost for this Third-Party Review Fee is as follows: Subdivision 1st Review = $3,000.00; Other 1st Review = $2,500.00; Subsequent Reviews = $1,500.00 each

[7] For certain projects with state, federal, or other outside funding, SEPA documentation is required by the funding agency even when the proposal is exempt from SEPA review.

Review Type	Fee
Plus Hearing Examiner	Actual Cost
Final Approval	$3,500.00
Amendment, Modification, or Vacation (EMC 16.05.080 and Chapter 16.07 EMC)	$7,000.00
Boundary Line Adjustment or Lot Combination (Chapter 16.02 EMC)	$1,065.00
Comprehensive Plan Map and/or Text Amendment (Chapter 18.60 EMC)	$8,715.00
Conditional Use Permit (EMC 18.50.040)	$5,250.00
Plus Hearing Examiner	Actual Cost
Design Standards Review (EMC 18.50.050)	$3,000.00
Development Agreement (Chapter 18.55 EMC)	$11,500.00
Plus Attorney Review Fee	Actual Cost
Essential Public Facility Permit (EMC 18.50.060)	$5,250.00
Plus Hearing Examiner	Actual Cost
Nonconforming Use Permit (EMC 18.50.045)	$5,250.00
Plus Hearing Examiner	Actual Cost
Residential Cluster Development (EMC 18.50.035)	$5,250.00
Plus Hearing Examiner	Actual Cost
Rezone	
Site-Specific, w/ Comprehensive Plan Amendment (Chapter 18.60 EMC)	$8,715.00
Site-Specific, w/o Comprehensive Plan Amendment (EMC 18.40.110-117)	$5,250.00
Plus Hearing Examiner	Actual Cost
Sign Reviews	
Master Sign Plan (EMC 18.97.270)	$500.00
Sign Variance (EMC 18.97.280)	$5,250.00
Plus Hearing Examiner	Actual Cost
Subdivision (Title 16 EMC)	
Neighborhood Meeting ~~(Completed Prior to Formal Application)~~	$430.00
Short Subdivision (2-6 Lots – Chapter 16.03 EMC)	
Preliminary Review	$4,150.00
Minor Modification to Preliminary Approval	$1,065.00
Final Approval	$2,075.00
Alteration of Recorded Short Subdivision (Chapter 16.07 EMC)	$2,075.00
Vacation of Recorded Short Subdivision (Chapter 16.07 EMC)	$1,065.00
Full Subdivision (7+ Lots – Chapter 16.04 EMC)	
Preliminary Review	$7,000.00
Plus Fee Per Lot	$135.00
Plus Hearing Examiner	Actual Cost
Minor Modification to Preliminary Approval	$1,750.00
Final Approval	$3,500.00
Plus Fee Per Lot	$135.00

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Review Type	Fee
Alteration of Recorded Full Subdivision (Chapter 16.07 EMC)	$3,500.00
Vacation of Recorded Full Subdivision (Chapter 16.07 EMC)	$1,750.00
Temporary Use Permit (EMC 18.50.070)	
Neighborhood or Community Garage Sales and Moving Sales	$0.00
Non-Profit Entities or Government Agencies	$100.00
All Other Uses, Including Other Sales of Personal Belongings	$500.00
Wireless Communication Facilities (EMC 18.100.110)	
Antenna Array, New – Administrative Use Permit (AUP)	$3,000.00
Eligible Facility Modification Request	$500.00
Communication Tower, New	
Administrative Use Permit (AUP) – See EMC 18.100.110(E) – Table 1	$3,000.00
Conditional Use Permit (CUP) – See EMC 18.100.110(E)– Table 2	$5,250.00
Plus Hearing Examiner	Actual Cost
Small Wireless Facilities, Outside of Public Right-of-Way[8]	$500.00
Variance (EMC 18.50.080)	
Administrative Variance (Process II Decision)	$3,000.00
Regular Variance (Process III Decision)	$5,250.00
Plus Hearing Examiner	Actual Cost

Table ELU-3: Miscellaneous Environmental and Land Use Reviews and Fees

Procedure / Process	Fee
Code Interpretation (EMC 18.50.020)	$1,500.00
Plus Attorney Review Fee	Actual Cost
Code Amendment (Development Regulations – Chapter 18.60 EMC)	No Charge
Environmental or Land Use Permit Extensions	
Process II Permit Extension (EMC 18.40.090(T))	$135.00
Process III Permit Extension (EMC 18.40.100(DD))	$135.00
Nonconforming Use Letter (EMC 18.90.110(M))	$1,500.00
Plus Attorney Review Fee	Actual Cost
Zoning Confirmation / Verification Letter	$200.00

[8] For small wireless facilities within the public right-of-way, use Table E-3. A Master Use Permit or Franchise Agreement and a Right-of-Way Permit are required (EMC 18.100.110(D)).

Engineering

Table E-1: Clearing Permit Fees (No Associated Grading)

For land clearing activities without any associated grading or permanent hard surface improvements.

Clearing Area	Permit Fee
Less Than 0.75 Acres	$400.00
0.75 Acres or More	$800.00

Table E-2: Clearing and Grading Permit Fees

For proposed land clearing and grading activities without any associated permanent hard surface improvements. One (1) year of erosion control compliance inspections are included in the Permit Fee.

Quantity (Cubic Yards / CY)	Permit Fee	Plan Review Fee
Up to 50.00 CY, w/o Critical Areas	Exempt	Exempt
Up to 50.00 CY, w/ Critical Areas	$150.00	$150.00
50.01 – 100.00 CY	$150.00	$150.00
100.01 – 1,000.00 CY	$150.00 for the first 100.00 CY Plus $37.50 for each additional 100.00 CY or fraction thereof, up to and including 1,000.00 CY	80% of Permit Fee
1,000.01 – 10,000.00 CY	$487.50 for the first 1,000.00 CY Plus $13.50 for each additional 1,000.00 CY or fraction thereof, up to and including 10,000.00 CY	80% of Permit Fee
10,000.01 – 100,000.00 CY	$609.00 for the first 10,000.00 CY Plus $69.00 for each additional 10,000.00 CY or fraction thereof, up to and including 100,000.00 CY	80% of Permit Fee
100,000.01 CY and up	$1,230.00 for the first 100,000.00 CY Plus $50.00 for each additional 10,000.00 CY or fraction thereof	80% of Permit Fee

Table E-3: Right-of-Way, Roadway and Access Review Fees (Title 12 EMC)

Permit Type	Permit Fee
Access Permits	
Driveway Permit[9]	$400.00
Vehicle Access Gate Permit	Use Table B-2

[9] Includes one (1) inspection. Additional inspections will be charged hourly – see Table DEV-1.

Permit Type	Permit Fee
Master Use Permit (Cable and Telecommunication Providers)[10]	See EMC 12.08.070
Overweight Commercial Vehicle Permit (Over 24,000 GVW – EMC 10.05.060)	$400.00 / initial
Plus Annual Renewal and Inspection Fee[89]	$265.00 / year
Right-of-Way Permit (Temporary or Permanent Disturbance of Right-of-Way)	
Alternative Annual Permit (Franchisees)	See EMC 12.06.095
Single Activity[89]	$400.00
Plus Public Road Cut Deposit	See EMC 12.06.110
Roadway Development Review Fees, Public or Private (Chapter 12.05 EMC)[11]	
Private Access, Shared Access Driveway, or Private Roadway	
Residential (1-2 Units), Subdivision (2 Lots)[89]	$400.00
Commercial, Industrial, Public, Residential (3+ Units), Subdivision (3-6 Lots)	$800.00
Plus Road Inspection Fee (Minimum 2 Hours)	Hourly
Subdivision (7 or More Lots)	$800.00
Plus Fee per Lineal Foot (LF) of Roadway Centerline	$3.00 / LF
Plus Road Inspection Fee (Minimum 2 Hours per 500 LF)	Hourly
Public Roadways (onsite or fronting / abutting the project)	$800.00
Plus Fee per Lineal Foot (LF) of Roadway Centerline	$3.00 / LF
Plus Road Inspection Fee (Minimum 2 Hours per 500 LF)	Hourly
Road Deviation / Technical Equivalency Request (EMC 12.05.010 / PCC 17B.10.090)	$500.00
Street Use Permit (Temporary, Limited Use – Chapter 12.16 EMC)	
Commercial Development Uses	$300.00
Plus Inspection (Minimum 1 Hour)	Hourly
Plus Annual Issuance Fee	$150.00 / year
Single-Family Residential Uses	$300.00
Plus Inspection (Minimum 1 Hour)	Hourly
Plus Annual Issuance Fee	$100.00 / year
Non-Franchise Utility Occupation	$200.00
Plus Annual Issuance Fee	$150.00 / year
Temporary Street Uses, Events, or Closures	$200.00
Plus Weekly Fee	$30.00 / week
Temporary Signage	$200.00
Plus Inspection (Minimum 1 Hour)	Hourly
Plus Annual Issuance Fee	$150.00 / year

[10] Only required of providers who want or have facilities within Edgewood right-of-way for the sole purpose of providing service(s) to persons and areas outside of the city. For other activity, a Right-of-Way Permit is required.

[11] Requires additional Fire Review Fee equal to 20% of the Roadway Development Review Fee (excluding Inspection Fees).

Table E-4: Site Development Review Fees

For proposals that create or replace any permanent hard surface with any combination of clearing, grading, right-of-way, roadway, access, and/or surface water improvements.

Permit Type	Fee
Site Development Permit	
Base Plan Review Fee	$150.00
Plus Clearing and/or Grading Review, if Applicable	Use Table E-1 or E-2
Plus Roadway Review, if Applicable	Use Table E-3
Plus Surface Water / Stormwater Review, if Applicable	Use Table E-6

Table E-5: Sewer System Extension and Connection Charges

Sewer system extension agreements (Chapter 11.35 EMC) and sewer system connections (Chapter 11.40 EMC) are processed by the applicable sanitary sewer provider on behalf of the City of Edgewood. Please contact the appropriate sanitary sewer provider to apply for permits and pay fees.

Sewer Area / Agency	Fee Schedule
Core Phase 1: Lakehaven Water and Sewer	https://www.lakehaven.org/204/Development-Engineering
Non-Core West Phase 1: City of Fife	https://www.cityoffife.org/229/Utility-Billing
Pierce County	https://www.piercecountywa.gov/3958/Connection-Charges

Table E-6: Surface Water Review Fees (Chapter 13.05 EMC)

Review Type	Fee
~~Simple~~ ~~Residential~~ Paving and Hard Surface Permit[12]	$150.00
Surface Water Permit (if Standalone) or Review	
Under the Threshold for Stormwater Minimum Requirements	Exempt
Stormwater Minimum Requirements 2 and 4 Only	$200.00
Plus Annual Inspection Fee (Includes 1 Hour)	$135.00
Stormwater Minimum Requirements 1 – 5 Only	$400.00
Plus Annual Inspection Fee (Includes 2 Hours)	$265.00
Stormwater Minimum Requirements 1 – 10	$800.00
Plus Annual Inspection Fee (Includes 4 Hours)	$530.00
Surface Water Deviation/Technical Equivalency Request (EMC 13.05.060)	$500.00
Surface Water Variance Request (EMC 13.05.080)	$5,070.00

[12] Refer to the Simple Paving Permit Application and Handout for applicability.

Table E-7: Traffic / Concurrency Review Fees (Chapter 18.105 EMC)

Concurrency review is required for any development or redevelopment (except an individual single-family residence) where the proposal or use will generate:

- One (1) or more new vehicle trips through a deficient road or intersection; and/or
- Ten (10) or more new PM Peak Hour vehicle trips.

Review Type	Fee
Capacity Reservation Certificate or Change of Use (EMC 18.105.040)	$3,000.00
Plus per Net New PM Peak Hour Trip over 25	$100.00
Traffic Impact Analysis Preparation or Review	Actual Cost

Table E-7: Miscellaneous Engineering Reviews and Fees

Procedure / Process	Fee
Application Revisions or Reapplication	
Amendment of Approved (Not Issued) Permit	Hourly
Reapplication for Expired Permit (No Change in Adopted Regulations)	Permit Fees (50%)
Franchise Agreement	Actual Cost
Street or Alley Vacation (Chapter 12.14 EMC)	
Initial Application	$4,795.00
Plus Fee per Sq. Ft. of Area to be Vacated	$0.15
Plus Appraisal	Actual Cost
If Approved, Plus Fair Market Value	See EMC 12.14.070

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Building and Fire Prevention

Permit fees are based on project valuation. Project valuation is calculated by:

1) Taking the cost of labor and materials at fair market value[13]; or
2) Using the current International Code Council (ICC) Building Valuation Table to estimate the value per square foot of the gross area[14] of new structures and additions (www.iccsafe.org).

Table B-1: Building and Fire Prevention Base Permit Fee, by Valuation

For permit types based on project valuation, additional plan review and other fees will apply. The plan review fee is due at the time of application, any remaining fees are due at the time of permit issuance.

Total Valuation[15]	Base Permit Fee
$0.00 – $500.00	$45.00
$500.01 – $2,000.00	$45.00 for the first $500.00 Plus $5.00 for each additional $100.00 or fraction thereof, up to and including $2,000.00.
$2,000.01 – $25,000.00	$120.00 for the first $2,000.00 Plus $20.00 for each additional $1,000.00 or fraction thereof, up to and including $25,000.00.
$25,000.01 – $50,000.00	$580.00 for the first $25,000.00 Plus $15.00 for each additional $1,000.00 or fraction thereof, up to and including $50,000.00.
$50,000.01 – $100,000.00	$955.00 for the first $50,000.00 Plus $10.00 for each additional $1,000.00 or fraction thereof, up to and including $100,000.00.
$100,000.01 – $500,000.00	$1,455.00 for the first $100,000.00 Plus $8.00 for each additional $1,000.00 or fraction thereof, up to and including $500,000.00.
$500,000.01 – $1,000,000.00	$4,655.00 for the first $500,000.00 Plus $7.00 for each additional $1,000.00 or fraction thereof, up to and including $1,000,000.00.
$1,000,000.01 and up	$8,155.00 for the first $1,000,000.00 Plus $5.00 for each additional $1,000.00 or fraction thereof.

[13] "Fair market value" means the total value of all construction work, including labor and materials and the contractor's overhead and profit for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, or any other permanent work or permanent equipment.

[14] "Gross area" means the total areas of all floors – measured from the exterior face, outside dimensions, or exterior column line of a building – including basements, cellars, and balconies. See Chapter 15.05 EMC for the complete IBC or IRC definition.

[15] One- and two-family dwelling mechanical and/or plumbing work must be included in the primary building permit (New, Additions and Remodels).

Table B-2: Other Building Permit Fees

Flat permit fees listed in this section are due at the time of permit application.

Permit Type	Base Permit Fee
Accessory Dwelling Unit (EMC 18.90.190)	Use Table B-1
~~Plus Land Use Review~~	~~$1,065.00~~
Manufactured Home Placement Fee	$1,065.00
Demolition Permit	
One- and Two-Family Dwellings	$200.00
All Other	$335.00
Re-Roof Permit	
One- and Two-Family Dwellings	$200.00
All Other	Use Table B-1
Solar Panel	$400.00
Vehicle Access / Security Gate Permit[16]	
One- and Two-Family Dwellings	$400.00
All Other	Use Table B-1
All Other Permits	Use Table B-1

Table B-3: Energy Code Review Fees

This fee applies to new construction and to the alteration, repair, addition, and change of occupancy of any existing building or structure. Fees are due at issuance of the associated building permit.

Total Building Permit Valuation	Review Fee
One- and Two-Family Dwellings:	
Any Valuation	$135.00
All Other:	
$0.00 – $20,000.00	$135.00
$20,000.01 – $300,000.00	$135.00 for the first $20,000.00 Plus $1.50 for each additional $1,000.00 or fraction thereof, up to and including $300,000.00.
$300,000.01 – $800,000.00	$555.00 for the first $300,000.00 Plus $0.75 for each additional $1,000.00 or fraction thereof, up to and including $800,000.00.
$800,000.01 and up	$930.00 for the first $800,000.00 Plus $0.50 for each additional $1,000.00 or fraction thereof, up to a maximum energy code review fee of $1,095.00.

[16] Vehicle access / security gates are regulated under the International Fire Code (see local amendments in EMC 15.05.110(C)). Please note that new gated communities are prohibited except in limited circumstances per EMC 16.06.110.

Table B-4: Mechanical and Plumbing Permit Fees

The fees below are per plumbing or mechanical permit. The City does not issue combination permits for multi-family, commercial, or other non-residential projects.

Structure Type	Permit Fee
One- and Two-Family Dwellings:	
New Construction[14~~15~~]	12% of Associated Building Permit Fee
Repair or Replacement:	$135.00, plus $15.00 / fixture
All Other:	
New Construction, Repair, or Replacement	Use Table B-1

Table B-5: Fire Prevention Permit Fees

Permit Type	Permit Fee
Aboveground or Underground Storage Tank[17]	
Installation, Residential	$265.00
Installation, Commercial or Other	$400.00
Removal	$265.00
Fire Alarm	Use Table B-1
Fire Sprinkler	Use Table B-1
Fire Suppression	Use Table B-1
Operational Permit	Contact City
Public Display of Fireworks (EMC 8.10.070)	Hourly[18]
Smoke Control System	
Staff Review	$530.00
Plus Third-Party Review	Actual Cost
Temporary Membrane Structure and Tent[19]	$335.00
Underground Fire Hydrant, Main, or Valve Connection	Use Table B-1
Vehicle Access Gate Permit	Use Table B-2
All Other Permits	Use Table B-1

[17] Critical area and State Environmental Policy Act (SEPA) review may be required.

[18] Not to exceed $5,000.00, consistent with RCW 70.77.555.

[19] A Temporary Use Permit is also required – see Table ELU-2.

Table B-6: Fire Code Review Fees

Fees are collected under the associated building permit and are required for new construction, additions, or remodels that create new gross floor area[20].

Total Building Permit Valuation	Review Fee
$0.00 – $50,000.00	$135.00
$50,000.01 – $300,000.00	$265.00
$300,000.01 – $700,000.00	$400.00
$700,000.01 – $1,000,000.00	$665.00
$1,000,000.01 – $1,500,000.00	$1,330.00
$1,500,000.01 – $5,000,000.00	$1,995.00
$5,000,000.01 – $10,000,000.00	$2,660.00
$10,000,000.01 – $20,000,000.00	$3,990.00
$20,000,000.01 and up	$3,990.00 Plus $5.00 for each additional $100,000.00 or fraction thereof.

Table B-7: Miscellaneous Building and Fire Prevention Fees

Procedure / Process	Fee
Electrical Permits https://lni.wa.gov/licensing-permits/	Contact Washington Labor & Industries
Plan Review Fee (Building, Fire, Plumbing and Mechanical Permits)	
Initial Review (Up to 2 Reviews)	65% of Permit Fees
Additional Review (Min. 1-Hour Charge)	Hourly
Revision of an Issued Permit (Post-Revision)[21]	
One- or Two-Family Dwelling ~~(Up to 1 Hour)~~Admin Fee	$135.00
All Other ~~(Up to 2 Hours)~~Admin Fee	$265.00
~~Additional~~ Review (Min. 1-Hour Charge)	Hourly
State Building Code Council Fees[22]	
Single-Family, Duplexes, and Townhomes	$6.50
Multi-Family, Commercial, and Other	$25.00
Per Residential Dwelling Unit > 1	$2.00

[20] Gross floor area" means the gross floor area as defined in EMC 15.05.110.

[21] Fee is for revision of a building, fire, mechanical, or plumbing permit only.

[22] Fee is charged per single-family, multi-family, commercial, or other construction permit as established by Revised Code of Washington (RCW) Chapter 19.27, including accessory structures. Typically, any work to construct, enlarge, repair, move, demolish, or change the occupancy of a structure is subject to the fee. The fee amount is established by Washington State and is subject to change at any time.

IMPACT FEES

Impact fees are a one-time fee charged for new development to help pay for new or expanded public facilities, such as public streets, parks, and schools. Accessory Dwelling Units will not be charged any more than 50% of the principal unit's applicable impact fee(s).

Low-income housing may request exemption from all impact fees (school, park, and traffic) using the procedures in Chapter 4.40 EMC. Requests may be submitted either prior to or at the time of building permit application.

Table I-1: School Impact Fees (Chapter 4.10 EMC)

School impact fees are paid directly to the applicable school district. A receipt must be provided to the City prior to building permit issuance, unless impact fees are deferred pursuant to Chapter 4.05 EMC.

School District		Per Single-Family Unit		Per Multi-Family Unit	
		Up to 2 bedrooms	3 or more bedrooms	1 bedroom	2 or more bedrooms
Fife ~~School District~~	www.fifeschools.com	$3,~~50~~063.00	$4,595.00	$1,~~77~~623.00	$2,435.00
Puyallup ~~School District~~	www.puyallupsd.org	$3,~~50~~063.00	$4,595.00	$~~2,000~~1,623.00	$2,435.00
Sumner ~~Bonney Lake~~	www.sumnersd.org	$3,~~50~~063.00	$4,595.00	$1,~~946~~23.00~~16~~	$2,435.00

Table I-2: Park Impact Fees (Chapter 4.20 EMC)

All residential units will be charged $1.433 per square foot of livable space, with a minimum fee of $1,295.29 (904 sf) and a maximum fee of $3,325.15 (2,319 sf).

~~Unit Type~~	~~Fee~~
~~Per Single-Family Dwelling Unit~~	~~$2,940.00~~
~~Per Multi-Family Dwelling Unit, 1-4 Units~~	~~$2,178.00~~
~~Per Multi-Family Dwelling Unit, 5+ Units~~	~~$1,742.00~~
~~Per Accessory Dwelling Unit~~	~~$2,178.00~~
~~Per Mobile Home~~	~~$2,178.00~~

Table I-3: Traffic Impact Fees (Chapter 4.30 EMC)

Per Net New 1.00 PM Peak Hour Trip, or Fraction Thereof	Fee
2025 Rate (Effective January 1, 2025)	$12,140.00

Table I-4: Impact Fee Deferral

An applicant may defer payment of an impact fee for new, single-family units. The request must be submitted prior to building permit issuance. See Chapter 4.05 EMC for additional information.

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Procedure / Process	Fee
Deferral of Park, School, or City Traffic Mitigation Fee, per Fee Type, per Lot	$415.00

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BUSINESS LICENSE FEES

The City of Edgewood requires any business located within the city limits to be licensed prior to operating. Businesses that are physically located outside of the city but conduct business activities within the city, such as contractors and mobile food vendors, are required to obtain a business license if their annual income within city limits exceeds $5,000.00.

Table BL-1: Business Licenses (Chapter 5.05 EMC)

An application for a general business license, including the general business license fee, is submitted through the Washington State Department of Revenue[23]. Additional permit fees, Washington State fees, and City Traffic Impact fees may apply. Business inspections are completed by East Pierce Fire & Rescue.

License Type	Fee
Resident General Business License, per Location	$40.00
Non-Resident General Business License	$40.00

Table BL-2: Additional Licenses and Permits

The licenses and permits listed below are required in addition to the City of Edgewood General Business License and any other Washington State license, fee, or tax.

License Type	Fee
Adult Business (Chapter 5.10 EMC)	
Location License	No Charge
Manager's License	No Charge
Entertainer's License	No Charge
Home Businesses	
Limited Home Business Permit (EMC 18.100.080)	No Charge
Regular Home Business Permit (EMC 18.100.070)	$500.00
~~Retail Fireworks Sales (EMC 8.10.030(D))~~[24]	~~$75.00~~

Table BL-3: Miscellaneous Business License Fees

Procedure / Process	Fee
Adult Family Home (DSHS Inspections)[25]	
Inspection, Pre-License, or Change to Exiting or Bedrooms	$400.00

[23] Washington State Department of Revenue website: https://dor.wa.gov/open-business/apply-business-license

[24] ~~Retail fireworks stands are prohibited starting September 19, 2024 (Ordinance No. 23-0649).~~

[25] Covers up to three (3) hours of staff time for completion of the inspection and inspection checklist. Additional permits may be required. The DSHS Adult Family Home Building Inspection Checklist is available online at: https://www.dshs.wa.gov/altsa/residential-care-services/afh-building-inspections

UTILITY CHARGES

The City of Edgewood does not own or operate the local electric, gas, water, or wastewater utilities. Please contact the appropriate utility for any development charges or rates:

Table U-1: Utility Providers in the City of Edgewood

Utility Type	Provider(s)
Electric	Puget Sound Energy (https://www.pse.com/)
Garbage	Murrey's / DM Disposal (https://www.murreysdisposal.com/)
Gas	Puget Sound Energy (https://www.pse.com/)
Septic	Tacoma-Pierce County Health Department (TPCHD) (https://www.tpchd.org/)
Sewer	Multiple – for service boundaries, see Edgewood Interactive GIS Map[26]
Water	Multiple – for service boundaries, see Edgewood Interactive GIS Map[26~~25~~]

Table U-2: Surface Water Utility Annual Service Charge (EMC 13.10.070)

Charges are billed by Pierce County on behalf of the City, plus any applicable utility tax.

Classification	Rate
Residential	$257.58
Duplex	$332.26
Multi-Family, per Sq. Ft. Impervious Area	$0.097565
Mobile Home Site	$141.67
Vacant / Undeveloped	$64.80
State, County, and Federal Public Highways, per Sq. Ft. Impervious Area	$0.029268
All Other, per Sq. Ft. Impervious Area	$0.097565

Table U-3: Utility Tax Rates (Chapter 5.08 EMC)

Utility	Tax Rate
Cable Television	6.00%
Gas	6.00%
Light or Power	6.00%
Sewer	6.00%
Surface Water	6.00%
Solid Waste	6.00%
Telephone, Cellular or Regular	6.00%
Water	6.00%

[26] The Edgewood Interactive Map is available online at: https://www.cityofedgewood.org/224/Maps-Directions

ANIMAL AND KENNEL LICENSE FEES (METRO ANIMAL SERVICES)

Animal control and licensing services are provided by Metro Animal Services. The fees below are not a complete list of fees or services. Fees are subject to change without notice.

License fees are due annually to Metro Animal Services. Fees may be paid by:

1. Completing the annual license process online at https://metroanimalservices.org; or
2. Submitting a completed *Pet License Application Form for Edgewood*[27] and payment:
   - By Mail / Check: Metro Animal Services, 1104 Maple Street, Ste 240, Sumner, WA 98390
   - In Person: Edgewood City Hall

License Type	Fee
Annual Cat License	
Juvenile (8 Weeks to 6 Months)	$0.00
Adult (7 Months or Older)	
Unaltered	$60.00
Spayed / Neutered[28]	$12.00
Adult (7 Months or Older), Reduced Rate for Senior Citizens (65 or Older)	
Unaltered	$30.00
Spayed / Neutered[28~~27~~]	$6.00
Annual Dog License	
Juvenile (8 Weeks to 6 Months)	$0.00
Adult (7 Months or Older)	
Unaltered	$60.00
Spayed / Neutered[28~~27~~]	$20.00
Adult (7 Months or Older), Reduced Rate for Senior Citizens (65 or Older)	
Unaltered	$30.00
Spayed / Neutered[28~~27~~]	$10.00
Late Fees	
Renewal is 30 – 59 Days Late, per License	$10.00
Renewal is 60 or More Days Late, per License	$20.00
Kennel License[29]	$75.00
Replacement of Lost or Damaged Tag	$5.00

[27] Form is available online at: https://metroanimalservices.org/i-have-a-pet/license-my-pet/

[28] In order to receive the reduced rate for altered dogs and cats, owners must provide either proof of alteration from a licensed veterinarian or a written statement from a licensed veterinarian that the spay/neuter procedure would be harmful to the animal.

[29] Kennel may require an Administrative Use Permit (AUP) or Conditional Use Permit (CUP), depending on the location. Additional fees apply.

PUBLIC RECORDS REQUEST FEES (CHAPTER 2.50 EMC)

Records requests can be submitted for most City documents. For the form and instructions, please visit the City's website at: https://www.cityofedgewood.org/154/Public-Records-Request.

The City may use an outside vendor for copying services and bill the requestor for the amount charged by the vendor.

Before beginning to copy or scan records, the City may require a deposit of up to 10% of the estimated costs of copying or scanning the records selected by a requestor. The City may also require the payment of the remainder of the copying or scanning costs before providing all the records, or the payment of the costs of copying an installment before providing that installment.

Any requestor may ask for an estimate of fees prior to the City processing the request. The requestor may then revise the request in order the reduce the request and applicable charges.

Public Records Request Process	Fee
Alternative Fee[30]	$2.00
Certified Copies	
First Page	$5.00
Per Additional Page	$1.00
Customized Service Charge	RCW 42.56.120
Photocopies	
Black and White, up to 11 x 17 Inches	$0.15 / Side
Color	$0.50 / Side
Oversized Document	Actual Cost
Scanning	
Scanning, up to 11 x 17 Inches	$0.10 / Side
Scanning, over 11 x 17 Inches	Actual Cost
Staff Time, over 30 Minutes (EMC 3.35.040)	Hourly
Transmittal	
Per Four (4) Attachments, Uploads, or Other Electronic Delivery	$0.05
Per Gigabyte of Electronic Transmission	$0.10
Digital Transmittal Device (CD, Flash Drive, etc.)	Actual Cost
Physical Transmittal Device (Envelope, Box, Tube, etc.)	Actual Cost
Postage and Delivery	Actual Cost
Transcription of City Council, Board, Commission, or Hearing Examiner Meetings	Actual Cost
Viewing Records	No Charge

[30] The City may, in its discretion, choose to impose a flat fee as an alternative to the fees in this section when the agency reasonably estimates and documents that the costs will be equal to or more than the listed flat fee.

FEE SCHEDULE UPDATE HISTORY

Resolution No.	Change	Effective Date
N/A	Annual Update to TIF Trip Rate (Table I-3), per EMC 4.30.130	January 1, 2025
24-0715	Update to TUP review fee.	April 15, 2024
23-0692	Complete update with reformatting.	January 1, 2024
16-0337	Complete update; first fee schedule adopted by resolution.	August 16, 2016

DRAFT

RESOLUTION NO. 25-0778

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, FOR THE PURPOSE OF UPDATING SCHOOL AND PARK IMPACT FEES, AMENDING THE OFFICIAL FEE SCHEDULE, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Edgewood has authorized and adopted an official schedule of city fees and charges pursuant to EMC 3.35.010; and

WHEREAS, the City Fee Schedule may be revised from time to time by the City Council for any reason deemed necessary or appropriate by resolution, pursuant to EMC 3.35.020; and

WHEREAS, in 2023 the Washington State Legislature passed Engrossed Second Substitute Senate Bill (E2SSB) 5258 (chapter 337, Laws of 2023) related to condominiums and townhouses, with requirements for cities to set impact fees based on "the square footage, number of bedrooms, or trips generated", and Engrossed House Bill (EHB) 1337 (chapter 334, Laws of 2023) related to accessory dwelling units, requiring reduced impact fees therefor; and

WHEREAS, in order to remain compliant with E2SSB 5258 and EHB 1337, the Park and School Impact Fees listed in the City Fee Schedule must be updated; and

WHEREAS, the City Council reviewed an amendment to the fee schedule at their study session held on June 17, 2025, taking into consideration the Park Impact Fees Memorandum dated May 13, 2025, and the School Impact Fees Memorandum dated June 10, 2025; and

WHEREAS, pursuant to WAC 197-11-800(19), this action is categorically exempt from environmental (SEPA) review; and

WHEREAS, the City Council considered this amendment to the fee schedule at their regular meeting held on June 24, 2025;

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

Section 1. Fee Schedule Amended. The City Council hereby adopts an updated City of Edgewood Fee Schedule, attached hereto as Exhibit A.

Section 2. Effective Date. This resolution will take effect on June 30, 2025.

ADOPTED THIS 24TH DAY OF JUNE, 2025

_____
Dave Olson, Mayor

ATTEST:

_____
Jill Schwerzler-Herrera, CMC
City Clerk

Exhibit A

City of Edgewood Fee Schedule – Effective June 30, 2025

Fee Schedule

Effective June 30, 2025 | Resolution No. 25-0778

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

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2224 104th Avenue East
Edgewood, WA 98372

City of Edgewood
http://cityofedgewood.org

Phone: 253-952-3299
cityhall@cityofedgewood.org

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GENERAL POLICIES

Hourly Rate Schedule

Hourly rates include wages, benefits, overhead, and equipment. Rates apply to administrative review which involve deposits, City staff time in addition to normal processing, or any review or service for which a fee is not established.

Category	Rate / Hour
City Staff	$133.00
City Attorney	Actual Cost[1]

Deposits for Actual Costs

Where noted in the fee schedule, deposits for actual costs are meant to reimburse the City for the costs incurred by the City for third-party planning, engineering, legal, or other professional services. Deposits will be administered consistent with Edgewood Municipal Code (EMC) 3.35.030.

Refunds

Fees and charges are non-refundable, except as specifically authorized in the EMC. Here are some quick EMC references as of the date of this Fee Schedule:

- Fees and Charges for City Services - EMC 3.35.080
- School Impact Fees – EMC 4.10.130
- Park Impact Fees – EMC 4.20.090
- Traffic Impact Fees – EMC 4.30.110
- Business Licenses – EMC 5.05.120

Storm Drainage and Surface Water Management Utility – EMC 13.10.110 and .120

Miscellaneous Fees

Procedure / Process	Fee
Appeal of Administrative Decision	$425.00
Hearing Examiner Reconsideration	$0.00
Lease of City Property (Chapter 12.18 EMC)	
Initial Review	$5,000.00 Deposit
Lease Rate	See EMC 12.18.070
Other Approval, Inspection, License, Permit, or Review Not Listed	Hourly
Returned Check / Insufficient Funds	$50.00

[1] As of January 1, 2025, this hourly rate is $365.

DEVELOPMENT FEES AND CHARGES – ENVIRONMENTAL, LAND USE, ENGINEERING, BUILDING, AND FIRE PREVENTION

Depending on the scope and complexity of a project, multiple permits may be required. Please contact the City for a fee estimate. The permit and review fees do not include any fees for licenses, permits and/or approvals required by other local, state, or federal agencies or utilities.

Fees Due at Permit Application:

- All review fees and charges shall be paid before an application is deemed complete.
- Charges include up to two (2) reviews; additional review will be charged hourly.

Fees Due at Permit Issuance:

- All permit, hourly review, flat rate inspection, impact, state and/or other fees shall be paid before a permit can be issued.
- Inspection fees include up to two (2) inspections per required inspection, unless noted.
- Issuance of a permit or approval may be withheld until all fees and charges have been paid.

Fees Due After Permit Issuance and Prior to Final Approval:

- Work that is not complete or ready at the time of inspection shall be charged a re-inspection fee. Re-inspection fees must be paid prior to requesting a new inspection.
- All remaining fees shall be paid prior to final approval.

Table DEV-1: General Development Fees and Charges

Fee Type	Fee
Change of Land Use and/or Construction Type or Occupancy	$470.00[2]
Financial Guarantees (Bonds, Cash Deposits, Sureties, or Other Mechanism)	See Applicable EMC[3]
Outside Consultant / Third-Party Review	Actual Cost
Other Inspection Fees	
Re-Inspection (Min. 1-Hour Charge)	Hourly
Overtime / Outside Normal Business Hours (Min. 2-Hour Charge)	Hourly (150%)
Inspection of Unauthorized Work	Hourly (200%)
Pre-Application Meeting (Tier 1 + Tier 2)	$985.00
Unauthorized / Unpermitted Work[4]	Permit Fees (200%) or $500.00, whichever is greater

[2] Traffic review may also apply. See Table E-7.

[3] Subject to an administrative fee of one (1) hour plus one (1) hour per inspection for applications approved under Process II (EMC 18.40.090) or Process III (EMC 18.40.100).

[4] Any work completed without required permits may be charged double for all construction permit fees (engineering, building, fire, mechanical, and/or plumbing). Plan review and inspection fees, if applicable, will be charged at the normal rate.

Environmental and Land Use

Table ELU-1: Environmental Reviews

Review Type	Fee
Critical Areas Review (Title 14 EMC)	
Critical Areas Review Checklist (CARC)[5]	$60.00
Fish and Wildlife Habitat (Stream) Review or Wetland Review	$400.00
Plus Third-Party Review Fee	Actual Cost[6]
Flood Hazard Development Permit	$400.00
Plus Third-Party Review (if needed)	Actual Cost
All Other	Hourly
Plus Third-Party Review (if needed)	Actual Cost
Reasonable Use Permit (EMC 14.30.050)	$5,250.00
Variance (Flood Hazard or Other – EMC 14.10.100)	$5,250.00
State Environmental Policy Act (SEPA) Review (Chapter 20.05 EMC)	
Environmental Checklist Review, All Uses	$1,250.00
Environmental Impact Statement (EIS)	
New or Supplemental	$5,000 Deposit
Plus Third-Party Consultants	Actual Cost
Plus Attorney Review Fee	Actual Cost
Addendum	$1,000 Deposit
Exemption[7]	$150.00
Significant Tree Removal Permit (EMC 18.90.180)	$150.00

Table ELU-2: Land Use Reviews

Review Type	Fee
Administrative Use Permit (EMC 18.50.030)	$3,000.00
Binding Site Plan (Chapter 16.05 EMC)	
Commercial, Industrial, or 1-4 Dwelling Units (Administrative Decision)	
Preliminary Approval	$4,150.00
Final Approval	$1,065.00
Amendment, Modification, or Vacation	$4,150.00
5+ Dwelling Units (Hearing Examiner Decision)	
Preliminary Approval	$7,000.00

[5] A Critical Areas Review Checklist (CARC) identifies potential critical areas located on a subject site and what studies will be required to apply for permit(s). A CARC may also support review by other agencies (e.g. septic review).

[6] The estimated cost for this Third-Party Review Fee is as follows: Subdivision 1st Review = $3,000.00; Other 1st Review = $2,500.00; Subsequent Reviews = $1,500.00 each

[7] For certain projects with state, federal, or other outside funding, SEPA documentation is required by the funding agency even when the proposal is exempt from SEPA review.

Review Type	Fee
Plus Hearing Examiner	Actual Cost
Final Approval	$3,500.00
Amendment, Modification, or Vacation (EMC 16.05.080 and Chapter 16.07 EMC)	$7,000.00
Boundary Line Adjustment or Lot Combination (Chapter 16.02 EMC)	$1,065.00
Comprehensive Plan Map and/or Text Amendment (Chapter 18.60 EMC)	$8,715.00
Conditional Use Permit (EMC 18.50.040)	$5,250.00
Plus Hearing Examiner	Actual Cost
Design Standards Review (EMC 18.50.050)	$3,000.00
Development Agreement (Chapter 18.55 EMC)	$11,500.00
Plus Attorney Review Fee	Actual Cost
Essential Public Facility Permit (EMC 18.50.060)	$5,250.00
Plus Hearing Examiner	Actual Cost
Nonconforming Use Permit (EMC 18.50.045)	$5,250.00
Plus Hearing Examiner	Actual Cost
Residential Cluster Development (EMC 18.50.035)	$5,250.00
Plus Hearing Examiner	Actual Cost
Rezone	
Site-Specific, w/ Comprehensive Plan Amendment (Chapter 18.60 EMC)	$8,715.00
Site-Specific, w/o Comprehensive Plan Amendment (EMC 18.40.110-117)	$5,250.00
Plus Hearing Examiner	Actual Cost
Sign Reviews	
Master Sign Plan (EMC 18.97.270)	$500.00
Sign Variance (EMC 18.97.280)	$5,250.00
Plus Hearing Examiner	Actual Cost
Subdivision (Title 16 EMC)	
Neighborhood Meeting	$430.00
Short Subdivision (2-6 Lots – Chapter 16.03 EMC)	
Preliminary Review	$4,150.00
Minor Modification to Preliminary Approval	$1,065.00
Final Approval	$2,075.00
Alteration of Recorded Short Subdivision (Chapter 16.07 EMC)	$2,075.00
Vacation of Recorded Short Subdivision (Chapter 16.07 EMC)	$1,065.00
Full Subdivision (7+ Lots – Chapter 16.04 EMC)	
Preliminary Review	$7,000.00
Plus Fee Per Lot	$135.00
Plus Hearing Examiner	Actual Cost
Minor Modification to Preliminary Approval	$1,750.00
Final Approval	$3,500.00
Plus Fee Per Lot	$135.00

Review Type	Fee
Alteration of Recorded Full Subdivision (Chapter 16.07 EMC)	$3,500.00
Vacation of Recorded Full Subdivision (Chapter 16.07 EMC)	$1,750.00
Temporary Use Permit (EMC 18.50.070)	
Neighborhood or Community Garage Sales and Moving Sales	$0.00
Non-Profit Entities or Government Agencies	$100.00
All Other Uses, Including Other Sales of Personal Belongings	$500.00
Wireless Communication Facilities (EMC 18.100.110)	
Antenna Array, New – Administrative Use Permit (AUP)	$3,000.00
Eligible Facility Modification Request	$500.00
Communication Tower, New	
Administrative Use Permit (AUP) – See EMC 18.100.110(E) – Table 1	$3,000.00
Conditional Use Permit (CUP) – See EMC 18.100.110(E)– Table 2	$5,250.00
Plus Hearing Examiner	Actual Cost
Small Wireless Facilities, Outside of Public Right-of-Way[8]	$500.00
Variance (EMC 18.50.080)	
Administrative Variance (Process II Decision)	$3,000.00
Regular Variance (Process III Decision)	$5,250.00
Plus Hearing Examiner	Actual Cost

Table ELU-3: Miscellaneous Environmental and Land Use Reviews and Fees

Procedure / Process	Fee
Code Interpretation (EMC 18.50.020)	$1,500.00
Plus Attorney Review Fee	Actual Cost
Code Amendment (Development Regulations – Chapter 18.60 EMC)	No Charge
Environmental or Land Use Permit Extensions	
Process II Permit Extension (EMC 18.40.090(T))	$135.00
Process III Permit Extension (EMC 18.40.100(DD))	$135.00
Nonconforming Use Letter (EMC 18.90.110(M))	$1,500.00
Plus Attorney Review Fee	Actual Cost
Zoning Confirmation / Verification Letter	$200.00

[8] For small wireless facilities within the public right-of-way, use Table E-3. A Master Use Permit or Franchise Agreement and a Right-of-Way Permit are required (EMC 18.100.110(D)).

Engineering

Table E-1: Clearing Permit Fees (No Associated Grading)

For land clearing activities without any associated grading or permanent hard surface improvements.

Clearing Area	Permit Fee
Less Than 0.75 Acres	$400.00
0.75 Acres or More	$800.00

Table E-2: Clearing and Grading Permit Fees

For proposed land clearing and grading activities without any associated permanent hard surface improvements. One (1) year of erosion control compliance inspections are included in the Permit Fee.

Quantity (Cubic Yards / CY)	Permit Fee	Plan Review Fee
Up to 50.00 CY, w/o Critical Areas	Exempt	Exempt
Up to 50.00 CY, w/ Critical Areas	$150.00	$150.00
50.01 – 100.00 CY	$150.00	$150.00
100.01 – 1,000.00 CY	$150.00 for the first 100.00 CY Plus $37.50 for each additional 100.00 CY or fraction thereof, up to and including 1,000.00 CY	80% of Permit Fee
1,000.01 – 10,000.00 CY	$487.50 for the first 1,000.00 CY Plus $13.50 for each additional 1,000.00 CY or fraction thereof, up to and including 10,000.00 CY	80% of Permit Fee
10,000.01 – 100,000.00 CY	$609.00 for the first 10,000.00 CY Plus $69.00 for each additional 10,000.00 CY or fraction thereof, up to and including 100,000.00 CY	80% of Permit Fee
100,000.01 CY and up	$1,230.00 for the first 100,000.00 CY Plus $50.00 for each additional 10,000.00 CY or fraction thereof	80% of Permit Fee

Table E-3: Right-of-Way, Roadway and Access Review Fees (Title 12 EMC)

Permit Type	Permit Fee
Access Permits	
Driveway Permit[9]	$400.00
Vehicle Access Gate Permit	Use Table B-2

[9] Includes one (1) inspection. Additional inspections will be charged hourly – see Table DEV-1.

Permit Type	Permit Fee
Master Use Permit (Cable and Telecommunication Providers)[10]	See EMC 12.08.070
Overweight Commercial Vehicle Permit (Over 24,000 GVW – EMC 10.05.060)	$400.00 / initial
Plus Annual Renewal and Inspection Fee[9]	$265.00 / year
Right-of-Way Permit (Temporary or Permanent Disturbance of Right-of-Way)	
Alternative Annual Permit (Franchisees)	See EMC 12.06.095
Single Activity[9]	$400.00
Plus Public Road Cut Deposit	See EMC 12.06.110
Roadway Development Review Fees, Public or Private (Chapter 12.05 EMC)[11]	
Private Access, Shared Access Driveway, or Private Roadway	
Residential (1-2 Units), Subdivision (2 Lots) [9]	$400.00
Commercial, Industrial, Public, Residential (3+ Units), Subdivision (3-6 Lots)	$800.00
Plus Road Inspection Fee (Minimum 2 Hours)	Hourly
Subdivision (7 or More Lots)	$800.00
Plus Fee per Lineal Foot (LF) of Roadway Centerline	$3.00 / LF
Plus Road Inspection Fee (Minimum 2 Hours per 500 LF)	Hourly
Public Roadways (onsite or fronting / abutting the project)	$800.00
Plus Fee per Lineal Foot (LF) of Roadway Centerline	$3.00 / LF
Plus Road Inspection Fee (Minimum 2 Hours per 500 LF)	Hourly
Road Deviation / Technical Equivalency Request (EMC 12.05.010 / PCC 17B.10.090)	$500.00
Street Use Permit (Temporary, Limited Use – Chapter 12.16 EMC)	
Commercial Development Uses	$300.00
Plus Inspection (Minimum 1 Hour)	Hourly
Plus Annual Issuance Fee	$150.00 / year
Single-Family Residential Uses	$300.00
Plus Inspection (Minimum 1 Hour)	Hourly
Plus Annual Issuance Fee	$100.00 / year
Non-Franchise Utility Occupation	$200.00
Plus Annual Issuance Fee	$150.00 / year
Temporary Street Uses, Events, or Closures	$200.00
Plus Weekly Fee	$30.00 / week
Temporary Signage	$200.00
Plus Inspection (Minimum 1 Hour)	Hourly
Plus Annual Issuance Fee	$150.00 / year

[10] Only required of providers who want or have facilities within Edgewood right-of-way for the sole purpose of providing service(s) to persons and areas outside of the city. For other activity, a Right-of-Way Permit is required.

[11] Requires additional Fire Review Fee equal to 20% of the Roadway Development Review Fee (excluding Inspection Fees).

Table E-4: Site Development Review Fees

For proposals that create or replace any permanent hard surface with any combination of clearing, grading, right-of-way, roadway, access, and/or surface water improvements.

Permit Type	Fee
Site Development Permit	
Base Plan Review Fee	$150.00
Plus Clearing and/or Grading Review, if Applicable	Use Table E-1 or E-2
Plus Roadway Review, if Applicable	Use Table E-3
Plus Surface Water / Stormwater Review, if Applicable	Use Table E-6

Table E-5: Sewer System Extension and Connection Charges

Sewer system extension agreements (Chapter 11.35 EMC) and sewer system connections (Chapter 11.40 EMC) are processed by the applicable sanitary sewer provider on behalf of the City of Edgewood. Please contact the appropriate sanitary sewer provider to apply for permits and pay fees.

Sewer Area / Agency	Fee Schedule
Core Phase 1: Lakehaven Water and Sewer	https://www.lakehaven.org/204/Development-Engineering
Non-Core West Phase 1: City of Fife	https://www.cityoffife.org/229/Utility-Billing
Pierce County	https://www.piercecountywa.gov/3958/Connection-Charges

Table E-6: Surface Water Review Fees (Chapter 13.05 EMC)

Review Type	Fee
Residential Paving and Hard Surface Permit[12]	$150.00
Surface Water Permit (if Standalone) or Review	
Under the Threshold for Stormwater Minimum Requirements	Exempt
Stormwater Minimum Requirements 2 and 4 Only	$200.00
Plus Annual Inspection Fee (Includes 1 Hour)	$135.00
Stormwater Minimum Requirements 1 – 5 Only	$400.00
Plus Annual Inspection Fee (Includes 2 Hours)	$265.00
Stormwater Minimum Requirements 1 – 10	$800.00
Plus Annual Inspection Fee (Includes 4 Hours)	$530.00
Surface Water Deviation/Technical Equivalency Request (EMC 13.05.060)	$500.00
Surface Water Variance Request (EMC 13.05.080)	$5,070.00

[12] Refer to the Simple Paving Permit Application and Handout for applicability.

Table E-7: Traffic / Concurrency Review Fees (Chapter 18.105 EMC)

Concurrency review is required for any development or redevelopment (except an individual single-family residence) where the proposal or use will generate:

- One (1) or more new vehicle trips through a deficient road or intersection; and/or
- Ten (10) or more new PM Peak Hour vehicle trips.

Review Type	Fee
Capacity Reservation Certificate or Change of Use (EMC 18.105.040)	$3,000.00
Plus per Net New PM Peak Hour Trip over 25	$100.00
Traffic Impact Analysis Preparation or Review	Actual Cost

Table E-7: Miscellaneous Engineering Reviews and Fees

Procedure / Process	Fee
Application Revisions or Reapplication	
Amendment of Approved (Not Issued) Permit	Hourly
Reapplication for Expired Permit (No Change in Adopted Regulations)	Permit Fees (50%)
Franchise Agreement	Actual Cost
Street or Alley Vacation (Chapter 12.14 EMC)	
Initial Application	$4,795.00
Plus Fee per Sq. Ft. of Area to be Vacated	$0.15
Plus Appraisal	Actual Cost
If Approved, Plus Fair Market Value	See EMC 12.14.070

Building and Fire Prevention

Permit fees are based on project valuation. Project valuation is calculated by:

1) Taking the cost of labor and materials at fair market value[13]; or
2) Using the current International Code Council (ICC) Building Valuation Table to estimate the value per square foot of the gross area[14] of new structures and additions (www.iccsafe.org).

Table B-1: Building and Fire Prevention Base Permit Fee, by Valuation

For permit types based on project valuation, additional plan review and other fees will apply. The plan review fee is due at the time of application, any remaining fees are due at the time of permit issuance.

Total Valuation[15]	Base Permit Fee
$0.00 – $500.00	$45.00
$500.01 – $2,000.00	$45.00 for the first $500.00 Plus $5.00 for each additional $100.00 or fraction thereof, up to and including $2,000.00.
$2,000.01 – $25,000.00	$120.00 for the first $2,000.00 Plus $20.00 for each additional $1,000.00 or fraction thereof, up to and including $25,000.00.
$25,000.01 – $50,000.00	$580.00 for the first $25,000.00 Plus $15.00 for each additional $1,000.00 or fraction thereof, up to and including $50,000.00.
$50,000.01 – $100,000.00	$955.00 for the first $50,000.00 Plus $10.00 for each additional $1,000.00 or fraction thereof, up to and including $100,000.00.
$100,000.01 – $500,000.00	$1,455.00 for the first $100,000.00 Plus $8.00 for each additional $1,000.00 or fraction thereof, up to and including $500,000.00.
$500,000.01 – $1,000,000.00	$4,655.00 for the first $500,000.00 Plus $7.00 for each additional $1,000.00 or fraction thereof, up to and including $1,000,000.00.
$1,000,000.01 and up	$8,155.00 for the first $1,000,000.00 Plus $5.00 for each additional $1,000.00 or fraction thereof.

[13] "Fair market value" means the total value of all construction work, including labor and materials and the contractor's overhead and profit for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, or any other permanent work or permanent equipment.

[14] "Gross area" means the total areas of all floors – measured from the exterior face, outside dimensions, or exterior column line of a building – including basements, cellars, and balconies. See Chapter 15.05 EMC for the complete IBC or IRC definition.

[15] One- and two-family dwelling mechanical and/or plumbing work must be included in the primary building permit (New, Additions and Remodels).

Table B-2: Other Building Permit Fees

Flat permit fees listed in this section are due at the time of permit application.

Permit Type	Base Permit Fee
Accessory Dwelling Unit (EMC 18.90.190)	Use Table B-1
Manufactured Home Placement Fee	$1,065.00
Demolition Permit One- and Two-Family Dwellings All Other	 $200.00 $335.00
Re-Roof Permit One- and Two-Family Dwellings All Other	 $200.00 Use Table B-1
Solar Panel	$400.00
Vehicle Access / Security Gate Permit[16] One- and Two-Family Dwellings All Other	 $400.00 Use Table B-1
All Other Permits	Use Table B-1

Table B-3: Energy Code Review Fees

This fee applies to new construction and to the alteration, repair, addition, and change of occupancy of any existing building or structure. Fees are due at issuance of the associated building permit.

Total Building Permit Valuation	Review Fee
One- and Two-Family Dwellings:	
Any Valuation	$135.00
All Other:	
$0.00 – $20,000.00	$135.00
$20,000.01 – $300,000.00	$135.00 for the first $20,000.00 Plus $1.50 for each additional $1,000.00 or fraction thereof, up to and including $300,000.00.
$300,000.01 – $800,000.00	$555.00 for the first $300,000.00 Plus $0.75 for each additional $1,000.00 or fraction thereof, up to and including $800,000.00.
$800,000.01 and up	$930.00 for the first $800,000.00 Plus $0.50 for each additional $1,000.00 or fraction thereof, up to a maximum energy code review fee of $1,095.00.

[16] Vehicle access / security gates are regulated under the International Fire Code (see local amendments in EMC 15.05.110(C)). Please note that new gated communities are prohibited except in limited circumstances per EMC 16.06.110.

Table B-4: Mechanical and Plumbing Permit Fees

The fees below are per plumbing or mechanical permit. The City does not issue combination permits for multi-family, commercial, or other non-residential projects.

Structure Type	Permit Fee
One- and Two-Family Dwellings:	
New Construction[15]	12% of Associated Building Permit Fee
Repair or Replacement:	$135.00, plus $15.00 / fixture
All Other:	
New Construction, Repair, or Replacement	Use Table B-1

Table B-5: Fire Prevention Permit Fees

Permit Type	Permit Fee
Aboveground or Underground Storage Tank[17]	
Installation, Residential	$265.00
Installation, Commercial or Other	$400.00
Removal	$265.00
Fire Alarm	Use Table B-1
Fire Sprinkler	Use Table B-1
Fire Suppression	Use Table B-1
Operational Permit	Contact City
Public Display of Fireworks (EMC 8.10.070)	Hourly[18]
Smoke Control System	
Staff Review	$530.00
Plus Third-Party Review	Actual Cost
Temporary Membrane Structure and Tent[19]	$335.00
Underground Fire Hydrant, Main, or Valve Connection	Use Table B-1
Vehicle Access Gate Permit	Use Table B-2
All Other Permits	Use Table B-1

[17] Critical area and State Environmental Policy Act (SEPA) review may be required.

[18] Not to exceed $5,000.00, consistent with RCW 70.77.555.

[19] A Temporary Use Permit is also required – see Table ELU-2.

Table B-6: Fire Code Review Fees

Fees are collected under the associated building permit and are required for new construction, additions, or remodels that create new gross floor area[20].

Total Building Permit Valuation	Review Fee
$0.00 – $50,000.00	$135.00
$50,000.01 – $300,000.00	$265.00
$300,000.01 – $700,000.00	$400.00
$700,000.01 – $1,000,000.00	$665.00
$1,000,000.01 – $1,500,000.00	$1,330.00
$1,500,000.01 – $5,000,000.00	$1,995.00
$5,000,000.01 – $10,000,000.00	$2,660.00
$10,000,000.01 – $20,000,000.00	$3,990.00
$20,000,000.01 and up	$3,990.00 Plus $5.00 for each additional $100,000.00 or fraction thereof.

Table B-7: Miscellaneous Building and Fire Prevention Fees

Procedure / Process	Fee
Electrical Permits https://lni.wa.gov/licensing-permits/	Contact Washington Labor & Industries
Plan Review Fee (Building, Fire, Plumbing and Mechanical Permits)	
Initial Review (Up to 2 Reviews)	65% of Permit Fees
Additional Review (Min. 1-Hour Charge)	Hourly
Revision of an Issued Permit (Post-Revision)[21]	
One- or Two-Family Dwelling Admin Fee	$135.00
All Other Admin Fee	$265.00
Review (Min. 1-Hour Charge)	Hourly
State Building Code Council Fees[22]	
Single-Family, Duplexes, and Townhomes	$6.50
Multi-Family, Commercial, and Other	$25.00
Per Residential Dwelling Unit > 1	$2.00

[20] Gross floor area" means the gross floor area as defined in EMC 15.05.110.

[21] Fee is for revision of a building, fire, mechanical, or plumbing permit only.

[22] Fee is charged per single-family, multi-family, commercial, or other construction permit as established by Revised Code of Washington (RCW) Chapter 19.27, including accessory structures. Typically, any work to construct, enlarge, repair, move, demolish, or change the occupancy of a structure is subject to the fee. The fee amount is established by Washington State and is subject to change at any time.

IMPACT FEES

Impact fees are a one-time fee charged for new development to help pay for new or expanded public facilities, such as public streets, parks, and schools. Accessory Dwelling Units will not be charged any more than 50% of the principal unit's applicable impact fee(s).

Low-income housing may request exemption from all impact fees (school, park, and traffic) using the procedures in Chapter 4.40 EMC. Requests may be submitted either prior to or at the time of building permit application.

Table I-1: School Impact Fees (Chapter 4.10 EMC)

School impact fees are paid directly to the applicable school district. A receipt must be provided to the City prior to building permit issuance, unless impact fees are deferred pursuant to Chapter 4.05 EMC.

School District		Per Single-Family Unit		Per Multi-Family Unit	
		Up to 2 bedrooms	3 or more bedrooms	1 bedroom	2 or more bedrooms
Fife	www.fifeschools.com	$3,063.00	$4,595.00	$1,623.00	$2,435.00
Puyallup	www.puyallupsd.org	$3,063.00	$4,595.00	$1,623.00	$2,435.00
Sumner-Bonney Lake	www.sumnersd.org	$3,063.00	$4,595.00	$1,623.00	$2,435.00

Table I-2: Park Impact Fees (Chapter 4.20 EMC)

All residential units will be charged $1.433 per square foot of livable space, with a minimum fee of $1,295.29 (904 sf) and a maximum fee of $3,325.15 (2,319 sf).

Table I-3: Traffic Impact Fees (Chapter 4.30 EMC)

Per Net New 1.00 PM Peak Hour Trip, or Fraction Thereof	Fee
2025 Rate (Effective January 1, 2025)	$12,140.00

Table I-4: Impact Fee Deferral

An applicant may defer payment of an impact fee for new, single-family units. The request must be submitted prior to building permit issuance. See Chapter 4.05 EMC for additional information.

Procedure / Process	Fee
Deferral of Park, School, or City Traffic Mitigation Fee, per Fee Type, per Lot	$415.00

BUSINESS LICENSE FEES

The City of Edgewood requires any business located within the city limits to be licensed prior to operating. Businesses that are physically located outside of the city but conduct business activities within the city, such as contractors and mobile food vendors, are required to obtain a business license if their annual income within city limits exceeds $5,000.00.

Table BL-1: Business Licenses (Chapter 5.05 EMC)

An application for a general business license, including the general business license fee, is submitted through the Washington State Department of Revenue[23]. Additional permit fees, Washington State fees, and City Traffic Impact fees may apply. Business inspections are completed by East Pierce Fire & Rescue.

License Type	Fee
Resident General Business License, per Location	$40.00
Non-Resident General Business License	$40.00

Table BL-2: Additional Licenses and Permits

The licenses and permits listed below are required in addition to the City of Edgewood General Business License and any other Washington State license, fee, or tax.

License Type	Fee
Adult Business (Chapter 5.10 EMC)	
Location License	No Charge
Manager's License	No Charge
Entertainer's License	No Charge
Home Businesses	
Limited Home Business Permit (EMC 18.100.080)	No Charge
Regular Home Business Permit (EMC 18.100.070)	$500.00

Table BL-3: Miscellaneous Business License Fees

Procedure / Process	Fee
Adult Family Home (DSHS Inspections)[24]	
Inspection, Pre-License, or Change to Exiting or Bedrooms	$400.00

[23] Washington State Department of Revenue website: https://dor.wa.gov/open-business/apply-business-license

[24] Covers up to three (3) hours of staff time for completion of the inspection and inspection checklist. Additional permits may be required. The DSHS Adult Family Home Building Inspection Checklist is available online at: https://www.dshs.wa.gov/altsa/residential-care-services/afh-building-inspections

UTILITY CHARGES

The City of Edgewood does not own or operate the local electric, gas, water, or wastewater utilities. Please contact the appropriate utility for any development charges or rates:

Table U-1: Utility Providers in the City of Edgewood

Utility Type	Provider(s)
Electric	Puget Sound Energy (https://www.pse.com/)
Garbage	Murrey's / DM Disposal (https://www.murreysdisposal.com/)
Gas	Puget Sound Energy (https://www.pse.com/)
Septic	Tacoma-Pierce County Health Department (TPCHD) (https://www.tpchd.org/)
Sewer	Multiple – for service boundaries, see Edgewood Interactive GIS Map[25]
Water	Multiple – for service boundaries, see Edgewood Interactive GIS Map[25]

Table U-2: Surface Water Utility Annual Service Charge (EMC 13.10.070)

Charges are billed by Pierce County on behalf of the City, plus any applicable utility tax.

Classification	Rate
Residential	$257.58
Duplex	$332.26
Multi-Family, per Sq. Ft. Impervious Area	$0.097565
Mobile Home Site	$141.67
Vacant / Undeveloped	$64.80
State, County, and Federal Public Highways, per Sq. Ft. Impervious Area	$0.029268
All Other, per Sq. Ft. Impervious Area	$0.097565

Table U-3: Utility Tax Rates (Chapter 5.08 EMC)

Utility	Tax Rate
Cable Television	6.00%
Gas	6.00%
Light or Power	6.00%
Sewer	6.00%
Surface Water	6.00%
Solid Waste	6.00%
Telephone, Cellular or Regular	6.00%
Water	6.00%

[25] The Edgewood Interactive Map is available online at: https://www.cityofedgewood.org/224/Maps-Directions

ANIMAL AND KENNEL LICENSE FEES (METRO ANIMAL SERVICES)

Animal control and licensing services are provided by Metro Animal Services. The fees below are not a complete list of fees or services. Fees are subject to change without notice.

License fees are due annually to Metro Animal Services. Fees may be paid by:

1. Completing the annual license process online at https://metroanimalservices.org; or
2. Submitting a completed *Pet License Application Form for Edgewood*[26] and payment:
   - By Mail / Check: Metro Animal Services, 1104 Maple Street, Ste 240, Sumner, WA 98390
   - In Person: Edgewood City Hall

License Type	Fee
Annual Cat License	
Juvenile (8 Weeks to 6 Months)	$0.00
Adult (7 Months or Older)	
Unaltered	$60.00
Spayed / Neutered[27]	$12.00
Adult (7 Months or Older), Reduced Rate for Senior Citizens (65 or Older)	
Unaltered	$30.00
Spayed / Neutered[27]	$6.00
Annual Dog License	
Juvenile (8 Weeks to 6 Months)	$0.00
Adult (7 Months or Older)	
Unaltered	$60.00
Spayed / Neutered[27]	$20.00
Adult (7 Months or Older), Reduced Rate for Senior Citizens (65 or Older)	
Unaltered	$30.00
Spayed / Neutered[27]	$10.00
Late Fees	
Renewal is 30 – 59 Days Late, per License	$10.00
Renewal is 60 or More Days Late, per License	$20.00
Kennel License[28]	$75.00
Replacement of Lost or Damaged Tag	$5.00

[26] Form is available online at: https://metroanimalservices.org/i-have-a-pet/license-my-pet/

[27] In order to receive the reduced rate for altered dogs and cats, owners must provide either proof of alteration from a licensed veterinarian or a written statement from a licensed veterinarian that the spay/neuter procedure would be harmful to the animal.

[28] Kennel may require an Administrative Use Permit (AUP) or Conditional Use Permit (CUP), depending on the location. Additional fees apply.

PUBLIC RECORDS REQUEST FEES (CHAPTER 2.50 EMC)

Records requests can be submitted for most City documents. For the form and instructions, please visit the City's website at: https://www.cityofedgewood.org/154/Public-Records-Request.

The City may use an outside vendor for copying services and bill the requestor for the amount charged by the vendor.

Before beginning to copy or scan records, the City may require a deposit of up to 10% of the estimated costs of copying or scanning the records selected by a requestor. The City may also require the payment of the remainder of the copying or scanning costs before providing all the records, or the payment of the costs of copying an installment before providing that installment.

Any requestor may ask for an estimate of fees prior to the City processing the request. The requestor may then revise the request in order the reduce the request and applicable charges.

Public Records Request Process	Fee
Alternative Fee[29]	$2.00
Certified Copies	
First Page	$5.00
Per Additional Page	$1.00
Customized Service Charge	RCW 42.56.120
Photocopies	
Black and White, up to 11 x 17 Inches	$0.15 / Side
Color	$0.50 / Side
Oversized Document	Actual Cost
Scanning	
Scanning, up to 11 x 17 Inches	$0.10 / Side
Scanning, over 11 x 17 Inches	Actual Cost
Staff Time, over 30 Minutes (EMC 3.35.040)	Hourly
Transmittal	
Per Four (4) Attachments, Uploads, or Other Electronic Delivery	$0.05
Per Gigabyte of Electronic Transmission	$0.10
Digital Transmittal Device (CD, Flash Drive, etc.)	Actual Cost
Physical Transmittal Device (Envelope, Box, Tube, etc.)	Actual Cost
Postage and Delivery	Actual Cost
Transcription of City Council, Board, Commission, or Hearing Examiner Meetings	Actual Cost
Viewing Records	No Charge

[29] The City may, in its discretion, choose to impose a flat fee as an alternative to the fees in this section when the agency reasonably estimates and documents that the costs will be equal to or more than the listed flat fee.

FEE SCHEDULE UPDATE HISTORY

Resolution No.	Change	Effective Date
25-0778	School and Park Impact Fee Updates, other misc. cleanup	June 30, 2025
N/A	Annual Update to TIF Trip Rate (Table I-3), per EMC 4.30.130	January 1, 2025
24-0715	Update to TUP review fee.	April 15, 2024
23-0692	Complete update with reformatting.	January 1, 2024
16-0337	Complete update; first fee schedule adopted by resolution.	August 16, 2016