



**CITY OF EDGEWOOD  
REGULAR COUNCIL MEETING AGENDA**

Tuesday, August 26, 2025 – 7:00 PM ♦ City Hall – 10440 Dom Calata Way E, ♦ Edgewood, WA  
Meeting Link: <https://cityofedgewood-org.zoom.us/j/86916509308>

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**1. CALL TO ORDER**

**2. AUDIENCE COMMENT**

**3. 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.** Regular City Council Meeting Minutes of August 12, 2025

**B.** Study Session Meeting Minutes of August 19, 2025

**C. AB25-074-** a motion approving August 2025 Budgeted Expenditures as follows: Deferred Compensation Program; Payroll Direct Deposit; Department of Retirement Systems; and IRS 941 in the amount of \$136,709.79 and Vendor Check Numbers 26552 through 26566, with EFT and Direct Pay Payments in the amount of \$392,551.73. Total distributions submitted for review and authorization in the amount of \$529,261.52.

**D. AB25-0781** - Resolution 25-0781, Establishing the Equity Diversity and Inclusion Council Sub-Committee as an Ad Hoc Council Advisory Board

**4. COUNCIL BUSINESS**

**A. AB25-0687** - Ordinance 25-0687 relating to amendments to EMC chapter 18.98 Sign Code; updating regulations for signs within or facing public ROW

**B. AB25-0780** - Resolution 25-0780 Northwood Estates West Phase 2 - Phase 1 Final Plat

**5. COUNCIL COMMENTS**

**6. ADJOURN**

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



## CITY OF EDGEWOOD

### REGULAR COUNCIL MEETING AGENDA SUMMARY

Tuesday, August 12, 2025 – 7:00 PM ♦ City Hall – 10440 Dom Calata Way E, ♦ Edgewood, WA

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#### 1 CALL TO ORDER

Mayor Olson called the meeting to order at 7:00pm and Zoe Hitchcock led attendees in the Pledge of Allegiance.

**Present:** Mayor Olson, Deputy Mayor Tomy, Councilmember Pazaruski, Councilmember Ramirez, Councilmember Keith (joined after roll via Zoom), Councilmember West (virtually via Zoom), Councilmember Southard **Absent:** Councilmember Buckley

#### 2 AUDIENCE COMMENT

Lisa Grasdalen spoke.

#### 3 MAYOR'S REPORT

Mayor Olson shared his report with those in attendance.

#### 4 CONSENT AGENDA:

**A.** Regular Council Meeting Minutes of July 22, 2025

**B. AB25-073-** a motion approving August 2025 Budgeted Expenditures as follows: Deferred Compensation Program; Payroll Direct Deposit; Department of Retirement Systems; and IRS 941 in the amount of \$183,625.89 and Vendor Check Numbers 26538 through 26551, with EFT and Direct Pay Payments in the amount of \$608,764.11. Total distributions submitted for review and authorization in the amount of \$792,390.00.

**Motion:** As read **Action:** Approved **Moved by:** Councilmember Pazaruski **Seconded by:** Councilmember Southard **Motion Passed 6-0**

#### 5 COUNCIL BUSINESS

There was no council business.

#### 6 COUNCIL COMMENTS

Councilmember Pazaruski spoke.

#### 7 ADJOURN

Mayor Olson adjourned the meeting at 7:11pm.



## CITY OF EDGEWOOD

### STUDY SESSION MEETING AGENDA SUMMARY

Tuesday, August 19, 2025 – 7:00 PM ♦ City Hall – 10440 Dom Calata Way E ♦ Edgewood, WA

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#### 1 CALL TO ORDER

Mayor Olson called the meeting to order at 7:00pm and Councilmember Pazaruski led attendees in the Pledge of Allegiance.

**Present:** Mayor Olson, Deputy Mayor Tomy (virtually via Zoom), Councilmember Pazaruski, Councilmember Ramirez, Councilmember Keith (virtually via Zoom), Councilmember West, Councilmember Buckley (joined after roll call), Councilmember Southard (virtually via Zoom)

#### 2 COUNCIL BUSINESS

**A. Transportation Impact Fee (TIF) Program Update**

Staff reviewed Transportation Impact Fees (TIFs), including the base fee calculation and supporting data. Council discussed potential policy considerations, including a general rate reduction and EDAB's recommendation on exemptions.

**B. Establishing the Equity Diversity and Inclusion Council Sub-Committee as an Ad Hoc Council Advisory Board**

Sub-Committee members brought forward the Resolution to formalize the Equity, Diversity, and Inclusion Sub-Committee.

**C. School Zone Cameras**

Chief Youngman presented the 2024 Traffic Safety and Enforcement. Council then discussed a community petition, signed by more than 200 Edgewood residents, requesting the removal of the traffic cameras. Following a lengthy discussion, the Council reached consensus not to pursue removal at this time, noting the cameras are viewed as beneficial.

**Motion:** Move to extend the meeting passed 9pm **Action:** Approved **Moved by:** Councilmember Buckley **Seconded by:** Councilmember West **Motion Passed 7-0**

**D. Economic Development Advisory Board (EDAB) Updates**

The Economic Development Advisory Board reported that Kelsey Morgan was appointed Chair and Andrew Weisenfeld was appointed Vice Chair for two-year terms. The Board established monthly Friday study sessions beginning September 5, in addition to regular meetings. EDAB recommended that Council establish a pilot program for licensing food truck vendors, modeled after Puyallup's program (signed recommendation attached). The Board also set a goal to invite a commercial developer as a guest speaker at a future study session.

**E. Sign Code Amendments**

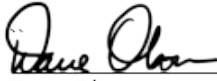
Staff reported inconsistencies in the Edgewood Municipal Code regarding signs in the public right-of-way. While permanent sign regulations align with Pierce County Code, temporary sign provisions are inconsistent. Staff recommended updates to EMC 18.97 to resolve these conflicts. Complaints have also been received regarding signs mounted on fences facing the right-of-way and off-site signs, which may present safety concerns.

#### 3 OTHER COUNCIL ITEMS

Mayor Olson, and Councilmember West spoke.

**4 ADJOURN**

Mayor Olson adjourned the meeting at 9:10pm.



Dave Olson  
Mayor



Jill Schwerzler-Herrera  
City Clerk/HR Director



**City Of Edgewood  
Council Agenda Summary Sheet**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b>Subject:</b><br><b>AB25-074-</b> a motion approving August 2025 Budgeted Expenditures as follows: Deferred Compensation Program; Payroll Direct Deposit; Department of Retirement Systems; and IRS 941 in the amount of \$136,709.79 and Vendor Check Numbers 26552 through 26566, with EFT and Direct Pay Payments in the amount of \$392,551.73. Total distributions submitted for review and authorization in the amount of \$529,261.52. | <b>Agenda Item #:</b> 3.C                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>For Agenda of:</b> 8/26/2025                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Prepared by:</b> Stephanie Goff, Vicki Lundgren |
| <b>Attachments (list):</b><br>1. 082625 Voucher Directory<br>2. 082625 Claims Register                                                                                                                                                                                                                                                                                                                                                          |                                                    |
| <b>Approval of Materials:</b><br>Stephanie Goff, Vicki Lundgren                                                                                                                                                                                                                                                                                                                                                                                 | <b>Expenditure Required:</b><br>\$529,261.52       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Amount Budgeted:</b><br>\$529,261.52            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Timeline:</b>                                   |

**Summary Statement:**

AB24-030 approving August 2025 Budgeted Expenditures as follows: Deferred Compensation Program; Payroll Direct Deposit; Department of Retirement Systems; and IRS 941 in the amount of \$136,709.79 and Vendor Check Numbers 26552 through 26566, with EFT and Direct Pay Payments in the amount of \$392,551.73. Total distributions submitted for review and authorization in the amount of \$529,261.52.

**Item History:**

**Recommended Action:**

MOTION to adopt AB25-074- a motion approving August 2025 Budgeted as presented under the Consent Agenda.

**Fiscal Note/Consideration:**



# Voucher Directory

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

| Vendor                             | Number                                            | Reference          | Account Number                                     | Description                                                        | Amount      |
|------------------------------------|---------------------------------------------------|--------------------|----------------------------------------------------|--------------------------------------------------------------------|-------------|
| AHBL                               |                                                   |                    |                                                    |                                                                    |             |
|                                    | Direct Pay Payment 8/21/2025 8:58:41 AM - 1       |                    | 2025 - August - 2nd Council Meeting                |                                                                    |             |
|                                    |                                                   | 153871             |                                                    |                                                                    |             |
|                                    |                                                   |                    | July Svcs-Edgewood Prologis EIS                    |                                                                    |             |
|                                    |                                                   |                    | 001-058-000-558-60-41-01                           | Professional Services-Reimbursable                                 | \$20,130.00 |
|                                    |                                                   |                    |                                                    | Edgewood Prologis EIS                                              |             |
|                                    |                                                   | Total 153871       |                                                    |                                                                    | \$20,130.00 |
|                                    |                                                   | 153872             |                                                    |                                                                    |             |
|                                    |                                                   |                    | July Svcs-Final Document Design Comprehensive Plan |                                                                    |             |
|                                    |                                                   |                    | 001-058-000-558-60-41-23                           | Professional Serv-GMA                                              | \$290.00    |
|                                    |                                                   |                    |                                                    | Final Document Design Comprehensive Plan                           |             |
|                                    |                                                   | Total 153872       |                                                    |                                                                    | \$290.00    |
|                                    | Total Direct Pay Payment 8/21/2025 8:58:41 AM - 1 |                    |                                                    |                                                                    | \$20,420.00 |
| Total AHBL                         |                                                   |                    |                                                    |                                                                    | \$20,420.00 |
| Alpine Products/Aramco, Inc.       |                                                   |                    |                                                    |                                                                    |             |
|                                    | Direct Pay Payment 8/21/2025 8:58:41 AM - 2       |                    | 2025 - August - 2nd Council Meeting                |                                                                    |             |
|                                    |                                                   | S7206526.001       |                                                    |                                                                    |             |
|                                    |                                                   |                    | July Purchases                                     |                                                                    |             |
|                                    |                                                   |                    | 101-000-000-542-70-31-01                           | Roadside-Operational Supplies                                      | \$116.80    |
|                                    |                                                   |                    |                                                    | Safety Signs-Chrisella Road                                        |             |
|                                    |                                                   | Total S7206526.001 |                                                    |                                                                    | \$116.80    |
|                                    | Total Direct Pay Payment 8/21/2025 8:58:41 AM - 2 |                    |                                                    |                                                                    | \$116.80    |
| Total Alpine Products/Aramco, Inc. |                                                   |                    |                                                    |                                                                    | \$116.80    |
| Amazon Capital Services            |                                                   |                    |                                                    |                                                                    |             |
|                                    | Direct Pay Payment 8/21/2025 8:58:41 AM - 3       |                    | 2025 - August - 2nd Council Meeting                |                                                                    |             |
|                                    |                                                   | 14X7-44VM-CJKF     |                                                    |                                                                    |             |
|                                    |                                                   |                    | July Statement                                     |                                                                    |             |
|                                    |                                                   |                    | 001-018-000-518-20-31-01                           | Office & Operational Supplies                                      | \$153.22    |
|                                    |                                                   |                    |                                                    | General Office Supplies                                            |             |
|                                    |                                                   |                    | 001-018-000-518-20-39-11                           | Teambuilding-Supplies                                              | \$20.90     |
|                                    |                                                   |                    |                                                    | Supplies-Team Building Event                                       |             |
|                                    |                                                   |                    | 001-018-000-518-85-35-01                           | IT Small Tools/Minor Equipment                                     | \$684.19    |
|                                    |                                                   |                    |                                                    | Phone Card Holder, Portable SSD,Laptop Case, Roku TV, MS Slim Pen, |             |
|                                    |                                                   |                    | 001-058-000-558-50-31-01                           | Office & Operational Supplies                                      | \$38.41     |
|                                    |                                                   |                    |                                                    | Protection Shoe Covers-J.Tumelson                                  |             |

| Vendor                                       | Number             | Reference                                                | Account Number                             | Description                                   | Amount            |
|----------------------------------------------|--------------------|----------------------------------------------------------|--------------------------------------------|-----------------------------------------------|-------------------|
|                                              |                    |                                                          | 001-076-000-576-80-31-01                   | Operational Supplies                          | \$1,699.33        |
|                                              |                    |                                                          |                                            | Rubber Playground Base Repair Supplies-ECP    |                   |
|                                              |                    | <b>Total 14X7-44VM-CJKF</b>                              |                                            |                                               | <b>\$2,596.05</b> |
|                                              |                    | <b>Total Direct Pay Payment 8/21/2025 8:58:41 AM - 3</b> |                                            |                                               | <b>\$2,596.05</b> |
| <b>Total Amazon Capital Services</b>         |                    |                                                          |                                            |                                               | <b>\$2,596.05</b> |
| <b>Automated Gates &amp; Equipment</b>       |                    |                                                          |                                            |                                               |                   |
|                                              |                    | <b>EFT Payment 8/21/2025 8:57:53 AM - 1</b>              | <b>2025 - August - 2nd Council Meeting</b> |                                               |                   |
|                                              |                    | <b>243137</b>                                            |                                            |                                               |                   |
|                                              |                    |                                                          | <b>July Services</b>                       |                                               |                   |
|                                              |                    |                                                          | 001-076-000-576-80-41-10                   | Parks Maintenance                             | \$503.71          |
|                                              |                    |                                                          |                                            | Annual Maintenance-Gate-ECP                   |                   |
|                                              |                    | <b>Total 243137</b>                                      |                                            |                                               | <b>\$503.71</b>   |
|                                              |                    | <b>Total EFT Payment 8/21/2025 8:57:53 AM - 1</b>        |                                            |                                               | <b>\$503.71</b>   |
| <b>Total Automated Gates &amp; Equipment</b> |                    |                                                          |                                            |                                               | <b>\$503.71</b>   |
| <b>Bunce Rental Inc.</b>                     |                    |                                                          |                                            |                                               |                   |
|                                              | <b>26552</b>       |                                                          | <b>2025 - August - 2nd Council Meeting</b> |                                               |                   |
|                                              |                    | <b>440508-2</b>                                          |                                            |                                               |                   |
|                                              |                    |                                                          | <b>July Rental</b>                         |                                               |                   |
|                                              |                    |                                                          | 101-000-000-542-61-48-03                   | Sidewalks-Maintenance                         | \$326.63          |
|                                              |                    |                                                          |                                            | Scarifier-Sidewalk-109th Ave Ct E & 16th St E |                   |
|                                              |                    | <b>Total 440508-2</b>                                    |                                            |                                               | <b>\$326.63</b>   |
|                                              | <b>Total 26552</b> |                                                          |                                            |                                               | <b>\$326.63</b>   |
| <b>Total Bunce Rental Inc.</b>               |                    |                                                          |                                            |                                               | <b>\$326.63</b>   |
| <b>Comcast Business</b>                      |                    |                                                          |                                            |                                               |                   |
|                                              |                    | <b>EFT Payment 8/21/2025 8:57:53 AM - 2</b>              | <b>2025 - August - 2nd Council Meeting</b> |                                               |                   |
|                                              |                    | <b>248959944</b>                                         |                                            |                                               |                   |
|                                              |                    |                                                          | <b>8/15-9/14/25 Svcs</b>                   |                                               |                   |
|                                              |                    |                                                          | 001-018-000-518-85-42-01                   | Cell Phones/Internet/Telecommunications       | \$830.09          |
|                                              |                    |                                                          |                                            | City Hall Internet                            |                   |
|                                              |                    | <b>Total 248959944</b>                                   |                                            |                                               | <b>\$830.09</b>   |
|                                              |                    | <b>Total EFT Payment 8/21/2025 8:57:53 AM - 2</b>        |                                            |                                               | <b>\$830.09</b>   |
| <b>Total Comcast Business</b>                |                    |                                                          |                                            |                                               | <b>\$830.09</b>   |
| <b>Crystal Springs</b>                       |                    |                                                          |                                            |                                               |                   |
|                                              |                    | <b>EFT Payment 8/21/2025 8:57:53 AM - 3</b>              | <b>2025 - August - 2nd Council Meeting</b> |                                               |                   |
|                                              |                    | <b>15787820 080625</b>                                   |                                            |                                               |                   |
|                                              |                    |                                                          | <b>August Water Delivery</b>               |                                               |                   |
|                                              |                    |                                                          | 001-018-000-518-20-31-01                   | Office & Operational Supplies                 | \$205.59          |
|                                              |                    |                                                          |                                            | August Water Delivery                         |                   |
|                                              |                    | <b>Total 15787820 080625</b>                             |                                            |                                               | <b>\$205.59</b>   |
|                                              |                    | <b>Total EFT Payment 8/21/2025 8:57:53 AM - 3</b>        |                                            |                                               | <b>\$205.59</b>   |
| <b>Total Crystal Springs</b>                 |                    |                                                          |                                            |                                               | <b>\$205.59</b>   |

| Vendor                                                | Number             | Reference                                         | Account Number                                        | Description                                    | Amount            |
|-------------------------------------------------------|--------------------|---------------------------------------------------|-------------------------------------------------------|------------------------------------------------|-------------------|
| <b>Department of Ecology</b>                          |                    |                                                   |                                                       |                                                |                   |
|                                                       |                    | <b>EFT Payment 8/21/2025 8:57:53 AM - 4</b>       | <b>2025 - August - 2nd Council Meeting</b>            |                                                |                   |
|                                                       |                    | <b>26-WAR045006-1</b>                             |                                                       |                                                |                   |
|                                                       |                    |                                                   | <b>Water Quality Program-SW PH 2 (7/1/25-6/30/26)</b> |                                                |                   |
|                                                       |                    |                                                   | 410-000-000-531-38-41-20                              | Storm Drainage-NPDES Permit Fees-Intergov      | \$6,127.00        |
|                                                       |                    |                                                   |                                                       | Water Quality Program-SW PH 2 (7/1/25-6/30/26) |                   |
|                                                       |                    | <b>Total 26-WAR045006-1</b>                       |                                                       |                                                | <b>\$6,127.00</b> |
|                                                       |                    | <b>Total EFT Payment 8/21/2025 8:57:53 AM - 4</b> |                                                       |                                                | <b>\$6,127.00</b> |
| <b>Total Department of Ecology</b>                    |                    |                                                   |                                                       |                                                | <b>\$6,127.00</b> |
| <b>Fife Milton Edgewood Chamber of Commerce</b>       |                    |                                                   |                                                       |                                                |                   |
|                                                       | <b>26553</b>       |                                                   | <b>2025 - August - 2nd Council Meeting</b>            |                                                |                   |
|                                                       |                    | <b>4415</b>                                       |                                                       |                                                |                   |
|                                                       |                    |                                                   | <b>August Chamber Luncheon</b>                        |                                                |                   |
|                                                       |                    |                                                   | 001-011-000-511-60-31-30                              | Meals & Refreshments                           | \$35.00           |
|                                                       |                    |                                                   |                                                       | Chamber Luncheon-J.Pazaruski                   |                   |
|                                                       |                    | <b>Total 4415</b>                                 |                                                       |                                                | <b>\$35.00</b>    |
|                                                       | <b>Total 26553</b> |                                                   |                                                       |                                                | <b>\$35.00</b>    |
| <b>Total Fife Milton Edgewood Chamber of Commerce</b> |                    |                                                   |                                                       |                                                | <b>\$35.00</b>    |
| <b>Form Source, Inc.</b>                              |                    |                                                   |                                                       |                                                |                   |
|                                                       | <b>26554</b>       |                                                   | <b>2025 - August - 2nd Council Meeting</b>            |                                                |                   |
|                                                       |                    | <b>861850</b>                                     |                                                       |                                                |                   |
|                                                       |                    |                                                   | <b>August Purchases</b>                               |                                                |                   |
|                                                       |                    |                                                   | 001-018-000-518-20-31-01                              | Office & Operational Supplies                  | \$904.86          |
|                                                       |                    |                                                   |                                                       | Business Cards-All City Staff (New Address)    |                   |
|                                                       |                    | <b>Total 861850</b>                               |                                                       |                                                | <b>\$904.86</b>   |
|                                                       | <b>Total 26554</b> |                                                   |                                                       |                                                | <b>\$904.86</b>   |
| <b>Total Form Source, Inc.</b>                        |                    |                                                   |                                                       |                                                | <b>\$904.86</b>   |
| <b>Gray &amp; Osborne, Inc</b>                        |                    |                                                   |                                                       |                                                |                   |
|                                                       | <b>26555</b>       |                                                   | <b>2025 - August - 2nd Council Meeting</b>            |                                                |                   |
|                                                       |                    | <b>8-G&amp;O Prj. 24596.01</b>                    |                                                       |                                                |                   |
|                                                       |                    |                                                   | <b>July Svcs-48th Street East Preservation</b>        |                                                |                   |
|                                                       |                    |                                                   | 340-000-000-595-10-63-01                              | Capital Improvements-Engineering               | \$1,331.02        |
|                                                       |                    |                                                   |                                                       | T-14 48th St E Preservation Project            |                   |
|                                                       |                    |                                                   |                                                       | 48th Street East Preservation-T-14 CIP         |                   |
|                                                       |                    | <b>Total 8-G&amp;O Prj. 24596.01</b>              |                                                       |                                                | <b>\$1,331.02</b> |
|                                                       | <b>Total 26555</b> |                                                   |                                                       |                                                | <b>\$1,331.02</b> |
| <b>Total Gray &amp; Osborne, Inc</b>                  |                    |                                                   |                                                       |                                                | <b>\$1,331.02</b> |

| Vendor                                              | Number | Reference                                                | Account Number                             | Description                                                                                                    | Amount             |
|-----------------------------------------------------|--------|----------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------|--------------------|
| <b>Inslee, Best, Doezie &amp; Ryder, P.S.</b>       |        |                                                          |                                            |                                                                                                                |                    |
|                                                     |        | <b>Direct Pay Payment 8/21/2025 8:58:41 AM - 4</b>       | <b>2025 - August - 2nd Council Meeting</b> |                                                                                                                |                    |
|                                                     |        | <b>441552</b>                                            |                                            |                                                                                                                |                    |
|                                                     |        |                                                          | <b>June Services</b>                       |                                                                                                                |                    |
|                                                     |        |                                                          | 001-018-000-515-41-41-01                   | Legal Services-External<br>Prologis Development                                                                | \$2,172.00         |
|                                                     |        |                                                          | 001-018-000-515-41-41-01                   | Legal Services-External<br>June Services                                                                       | \$8,704.00         |
|                                                     |        |                                                          | 001-018-000-515-41-41-01                   | Legal Services-External<br>MTVE Water Franchise Agreement                                                      | \$32.50            |
|                                                     |        | <b>Total 441552</b>                                      |                                            |                                                                                                                | <b>\$10,908.50</b> |
|                                                     |        | <b>442871</b>                                            |                                            |                                                                                                                |                    |
|                                                     |        |                                                          | <b>July Services</b>                       |                                                                                                                |                    |
|                                                     |        |                                                          | 001-018-000-515-41-41-01                   | Legal Services-External<br>July Services                                                                       | \$9,368.50         |
|                                                     |        |                                                          | 001-018-000-515-41-41-01                   | Legal Services-External<br>Prologis Development                                                                | \$1,204.50         |
|                                                     |        |                                                          | 202-000-000-515-41-41-02                   | Legal Services<br>Winstead LID Foreclosure                                                                     | \$910.00           |
|                                                     |        | <b>Total 442871</b>                                      |                                            |                                                                                                                | <b>\$11,483.00</b> |
|                                                     |        | <b>Total Direct Pay Payment 8/21/2025 8:58:41 AM - 4</b> |                                            |                                                                                                                | <b>\$22,391.50</b> |
| <b>Total Inslee, Best, Doezie &amp; Ryder, P.S.</b> |        |                                                          |                                            |                                                                                                                | <b>\$22,391.50</b> |
| <b>LONG Building Technologies, Inc.</b>             |        |                                                          |                                            |                                                                                                                |                    |
|                                                     |        | <b>26556</b>                                             | <b>2025 - August - 2nd Council Meeting</b> |                                                                                                                |                    |
|                                                     |        | <b>JC023398</b>                                          |                                            |                                                                                                                |                    |
|                                                     |        |                                                          | <b>PO 2025013</b>                          |                                                                                                                |                    |
|                                                     |        |                                                          | 310-000-000-594-76-63-05                   | Improvements - Cap Park Projects<br>P-2 Misc Park Improvements<br>Prj #OF1617-002-Jovita Station Security (P2) | \$37,109.85        |
|                                                     |        | <b>Total JC023398</b>                                    |                                            |                                                                                                                | <b>\$37,109.85</b> |
|                                                     |        | <b>Total 26556</b>                                       |                                            |                                                                                                                | <b>\$37,109.85</b> |
| <b>Total LONG Building Technologies, Inc.</b>       |        |                                                          |                                            |                                                                                                                | <b>\$37,109.85</b> |
| <b>Menke Jackson Beyer, LLP</b>                     |        |                                                          |                                            |                                                                                                                |                    |
|                                                     |        | <b>26557</b>                                             | <b>2025 - August - 2nd Council Meeting</b> |                                                                                                                |                    |
|                                                     |        | <b>073125-MJBLLP</b>                                     |                                            |                                                                                                                |                    |
|                                                     |        |                                                          | <b>July Services</b>                       |                                                                                                                |                    |
|                                                     |        |                                                          | 001-018-000-515-41-41-01                   | Legal Services-External<br>Edgewood-re Suelo Marina, LLC                                                       | \$269.50           |
|                                                     |        | <b>Total 073125-MJBLLP</b>                               |                                            |                                                                                                                | <b>\$269.50</b>    |
|                                                     |        | <b>Total 26557</b>                                       |                                            |                                                                                                                | <b>\$269.50</b>    |
| <b>Total Menke Jackson Beyer, LLP</b>               |        |                                                          |                                            |                                                                                                                | <b>\$269.50</b>    |

| Vendor                                   | Number             | Reference                                         | Account Number                             | Description | Amount          |
|------------------------------------------|--------------------|---------------------------------------------------|--------------------------------------------|-------------|-----------------|
| <b>Mt. View-Edgewood Water Co.</b>       |                    |                                                   |                                            |             |                 |
|                                          |                    | <b>EFT Payment 8/21/2025 8:57:53 AM - 5</b>       | <b>2025 - August - 2nd Council Meeting</b> |             |                 |
|                                          |                    | <b>3401-15690 6/9-8/8/25</b>                      |                                            |             |                 |
|                                          |                    | <b>6/9-8/8/25 11912 18th St E</b>                 |                                            |             |                 |
|                                          |                    | 001-018-000-518-30-47-02                          | Water                                      |             | \$157.55        |
|                                          |                    | Nelson Farm Park                                  |                                            |             |                 |
|                                          |                    | <b>Total 3401-15690 6/9-8/8/25</b>                |                                            |             | <b>\$157.55</b> |
|                                          |                    | <b>3401-15865 6/9-8/8/25</b>                      |                                            |             |                 |
|                                          |                    | <b>6/9-8/8/25 10105 24th St E Windmill</b>        |                                            |             |                 |
|                                          |                    | 001-018-000-518-30-47-02                          | Water                                      |             | \$43.61         |
|                                          |                    | Windmill                                          |                                            |             |                 |
|                                          |                    | <b>Total 3401-15865 6/9-8/8/25</b>                |                                            |             | <b>\$43.61</b>  |
|                                          |                    | <b>3401-19143 6/9-8/8/25</b>                      |                                            |             |                 |
|                                          |                    | <b>6/9-8/8/25 118th Ave E</b>                     |                                            |             |                 |
|                                          |                    | 001-018-000-518-30-47-02                          | Water                                      |             | \$56.13         |
|                                          |                    | Nelson Nature Park                                |                                            |             |                 |
|                                          |                    | <b>Total 3401-19143 6/9-8/8/25</b>                |                                            |             | <b>\$56.13</b>  |
|                                          |                    | <b>3401-2 6/9-8/8/25</b>                          |                                            |             |                 |
|                                          |                    | <b>6/9-8/8/25 11001 24th St E</b>                 |                                            |             |                 |
|                                          |                    | 001-018-000-518-30-47-02                          | Water                                      |             | \$153.98        |
|                                          |                    | Edgemont Park                                     |                                            |             |                 |
|                                          |                    | <b>Total 3401-2 6/9-8/8/25</b>                    |                                            |             | <b>\$153.98</b> |
|                                          |                    | <b>Total EFT Payment 8/21/2025 8:57:53 AM - 5</b> |                                            |             | <b>\$411.27</b> |
| <b>Total Mt. View-Edgewood Water Co.</b> |                    |                                                   |                                            |             | <b>\$411.27</b> |
| <b>Petty Cash Custodian</b>              |                    |                                                   |                                            |             |                 |
|                                          | <b>26558</b>       |                                                   | <b>2025 - August - 2nd Council Meeting</b> |             |                 |
|                                          |                    | <b>081325-Petty Cash</b>                          |                                            |             |                 |
|                                          |                    | <b>Replenish Petty Cash</b>                       |                                            |             |                 |
|                                          |                    | 001-011-000-511-60-31-01                          | Office & Operational Supplies              |             | \$23.68         |
|                                          |                    | Candy-4k Race for Kids                            |                                            |             |                 |
|                                          |                    | 001-011-000-511-60-31-30                          | Meals & Refreshments                       |             | \$35.00         |
|                                          |                    | FME Chamber Lunch-Councilmember Pazaruski         |                                            |             |                 |
|                                          |                    | 001-018-000-518-20-42-02                          | Postage                                    |             | \$9.68          |
|                                          |                    | Certified Mail Postage                            |                                            |             |                 |
|                                          |                    | 001-021-000-521-20-43-04                          | Meals Expense                              |             | \$27.99         |
|                                          |                    | Cake-Community Academy Graduation                 |                                            |             |                 |
|                                          |                    | 001-022-000-548-30-48-07                          | Maintenance/Repairs-Vehicles               |             | \$5.00          |
|                                          |                    | Car Wash-Vehicle #13                              |                                            |             |                 |
|                                          |                    | 001-076-000-576-80-31-02                          | Recreation Activities & Events             |             | \$92.27         |
|                                          |                    | Snacks-Movie Night (2 Nights)                     |                                            |             |                 |
|                                          |                    | <b>Total 081325-Petty Cash</b>                    |                                            |             | <b>\$193.62</b> |
|                                          | <b>Total 26558</b> |                                                   |                                            |             | <b>\$193.62</b> |
| <b>Total Petty Cash Custodian</b>        |                    |                                                   |                                            |             | <b>\$193.62</b> |

| Vendor                                       | Number      | Reference       | Account Number                              | Description                                           | Amount       |
|----------------------------------------------|-------------|-----------------|---------------------------------------------|-------------------------------------------------------|--------------|
| Pierce County Budget & Finance               | 26559       |                 |                                             | 2025 - August - 2nd Council Meeting                   |              |
|                                              |             | CI-372926       |                                             |                                                       |              |
|                                              |             |                 | 2025 PCRC Membership Dues                   |                                                       |              |
|                                              |             |                 | 001-018-000-518-90-49-55                    | Pierce County Regional Council                        | \$479.61     |
|                                              |             |                 |                                             | 2025 PCRC Membership Dues                             |              |
|                                              |             | Total CI-372926 |                                             |                                                       | \$479.61     |
|                                              | Total 26559 |                 |                                             |                                                       | \$479.61     |
| Total Pierce County Budget & Finance         |             |                 |                                             |                                                       | \$479.61     |
| Pierce County Budget & Finance 2% Dist       | 26560       |                 |                                             | 2025 - August - 2nd Council Meeting                   |              |
|                                              |             | CI-372997       |                                             |                                                       |              |
|                                              |             |                 | 2nd Qtr 2025 Liquor Profit and Excise Taxes |                                                       |              |
|                                              |             |                 | 001-021-000-521-10-42-01                    | Intergov Chemical Dependency                          | \$1,056.63   |
|                                              |             |                 |                                             | 2nd Qtr 2025 Liquor Profit and Excise Taxes           |              |
|                                              |             | Total CI-372997 |                                             |                                                       | \$1,056.63   |
|                                              | Total 26560 |                 |                                             |                                                       | \$1,056.63   |
| Total Pierce County Budget & Finance 2% Dist |             |                 |                                             |                                                       | \$1,056.63   |
| Pierce County Budget & Finance PW            | 26561       |                 |                                             | 2025 - August - 2nd Council Meeting                   |              |
|                                              |             | CI-373328       |                                             |                                                       |              |
|                                              |             |                 | July Services                               |                                                       |              |
|                                              |             |                 | 101-000-000-542-64-41-02                    | Traffic Control Devices-Traffic Operations (Contract) | \$1,733.73   |
|                                              |             |                 |                                             | July Services-Signs & Signals                         |              |
|                                              |             | Total CI-373328 |                                             |                                                       | \$1,733.73   |
|                                              | Total 26561 |                 |                                             |                                                       | \$1,733.73   |
| Total Pierce County Budget & Finance PW      |             |                 |                                             |                                                       | \$1,733.73   |
| Pierce County Budget & Finance Sheriff       | 26562       |                 |                                             | 2025 - August - 2nd Council Meeting                   |              |
|                                              |             | CI-373249       |                                             |                                                       |              |
|                                              |             |                 | Jan-June OT Svcs                            |                                                       |              |
|                                              |             |                 | 001-021-000-521-20-41-02                    | Police Overtime                                       | \$5,094.92   |
|                                              |             |                 |                                             | Jan-June OT Svcs                                      |              |
|                                              |             | Total CI-373249 |                                             |                                                       | \$5,094.92   |
|                                              |             | CI-373399       |                                             |                                                       |              |
|                                              |             |                 | July Services                               |                                                       |              |
|                                              |             |                 | 001-021-000-521-20-41-01                    | Police Services                                       | \$273,595.83 |
|                                              |             |                 |                                             | July Services                                         |              |
|                                              |             | Total CI-373399 |                                             |                                                       | \$273,595.83 |
|                                              |             | CI-373402       |                                             |                                                       |              |
|                                              |             |                 | July OT Services                            |                                                       |              |
|                                              |             |                 | 001-021-000-521-20-41-02                    | Police Overtime                                       | \$1,624.15   |

| Vendor                                                  | Number                                                   | Reference                                   | Account Number | Description                                                | Amount              |
|---------------------------------------------------------|----------------------------------------------------------|---------------------------------------------|----------------|------------------------------------------------------------|---------------------|
|                                                         |                                                          |                                             |                | July OT Services-Edgewood Summerfest                       |                     |
|                                                         |                                                          | <b>Total CI-373402</b>                      |                |                                                            | <b>\$1,624.15</b>   |
|                                                         | <b>Total 26562</b>                                       |                                             |                |                                                            | <b>\$280,314.90</b> |
| <b>Total Pierce County Budget &amp; Finance Sheriff</b> |                                                          |                                             |                |                                                            | <b>\$280,314.90</b> |
| <b>Pitney Bowes Global Financial Services</b>           |                                                          |                                             |                |                                                            |                     |
|                                                         | <b>EFT Payment 8/21/2025 8:57:53 AM - 6</b>              |                                             |                | <b>2025 - August - 2nd Council Meeting</b>                 |                     |
|                                                         | <b>3320709378</b>                                        |                                             |                |                                                            |                     |
|                                                         |                                                          | <b>3/30-6/29/25 Lease</b>                   |                |                                                            |                     |
|                                                         |                                                          | 001-018-000-591-18-70-01                    |                | Lease & SBITA Payments                                     | \$188.66            |
|                                                         |                                                          |                                             |                | Postage Meter Lease                                        |                     |
|                                                         | <b>Total 3320709378</b>                                  |                                             |                |                                                            | <b>\$188.66</b>     |
|                                                         | <b>3321139684</b>                                        |                                             |                |                                                            |                     |
|                                                         |                                                          | <b>6/30-9/29/25 Lease</b>                   |                |                                                            |                     |
|                                                         |                                                          | 001-018-000-591-18-70-01                    |                | Lease & SBITA Payments                                     | \$188.66            |
|                                                         |                                                          |                                             |                | Postage Meter Lease                                        |                     |
|                                                         | <b>Total 3321139684</b>                                  |                                             |                |                                                            | <b>\$188.66</b>     |
|                                                         | <b>Total EFT Payment 8/21/2025 8:57:53 AM - 6</b>        |                                             |                |                                                            | <b>\$377.32</b>     |
| <b>Total Pitney Bowes Global Financial Services</b>     |                                                          |                                             |                |                                                            | <b>\$377.32</b>     |
| <b>Raedeke Associates, Inc.</b>                         |                                                          |                                             |                |                                                            |                     |
|                                                         | <b>Direct Pay Payment 8/21/2025 8:58:41 AM - 5</b>       |                                             |                | <b>2025 - August - 2nd Council Meeting</b>                 |                     |
|                                                         | <b>62089</b>                                             |                                             |                |                                                            |                     |
|                                                         |                                                          | <b>July Services</b>                        |                |                                                            |                     |
|                                                         |                                                          | 001-058-000-558-60-41-01                    |                | Professional Services-Reimbursable                         | \$161.00            |
|                                                         |                                                          |                                             |                | 120a-2 Prologis Park-EIS Support 2nd and 3rd Review        |                     |
|                                                         | <b>Total 62089</b>                                       |                                             |                |                                                            | <b>\$161.00</b>     |
|                                                         | <b>Total Direct Pay Payment 8/21/2025 8:58:41 AM - 5</b> |                                             |                |                                                            | <b>\$161.00</b>     |
| <b>Total Raedeke Associates, Inc.</b>                   |                                                          |                                             |                |                                                            | <b>\$161.00</b>     |
| <b>Refunds/Reimbursements Vendor</b>                    |                                                          |                                             |                |                                                            |                     |
|                                                         | <b>26563</b>                                             |                                             |                | <b>2025 - August - 2nd Council Meeting</b>                 |                     |
|                                                         |                                                          | <b>071825-JT</b>                            |                | <b>James G Tumelson</b>                                    |                     |
|                                                         |                                                          | <b>Lodging/ Meals/Mileage Reimbursement</b> |                |                                                            |                     |
|                                                         |                                                          | 001-058-000-558-50-43-01                    |                | Travel                                                     | \$75.60             |
|                                                         |                                                          |                                             |                | Mileage Reimbursement-WABO Business Meeting-J.Tumelson     |                     |
|                                                         |                                                          | 001-058-000-558-50-43-02                    |                | Lodging & Meals                                            | \$529.76            |
|                                                         |                                                          |                                             |                | Hotel/Meals Reimbursement-WABO Business Meeting-J.Tumelson |                     |
|                                                         | <b>Total 071825-JT</b>                                   |                                             |                |                                                            | <b>\$605.36</b>     |
| <b>Total 26563</b>                                      |                                                          |                                             |                |                                                            | <b>\$605.36</b>     |

| Vendor                                     | Number                                                   | Reference              | Account Number                              | Description                                                     | Amount            |
|--------------------------------------------|----------------------------------------------------------|------------------------|---------------------------------------------|-----------------------------------------------------------------|-------------------|
|                                            | <b>26564</b>                                             |                        | <b>2025 - August - 2nd Council Meeting</b>  |                                                                 |                   |
|                                            |                                                          | <b>081425-VB</b>       |                                             | <b>Vicki S Bradeen</b>                                          |                   |
|                                            |                                                          |                        | <b>Training &amp; Mileage Reimbursement</b> |                                                                 |                   |
|                                            |                                                          |                        | 001-019-020-518-90-43-01                    | Travel                                                          | \$34.30           |
|                                            |                                                          |                        |                                             | Training Reimbursement-PCCFOA-Public Records Training-V.Bradeen |                   |
|                                            |                                                          |                        | 001-019-020-518-90-49-03                    | Registration & Training                                         | \$75.00           |
|                                            |                                                          |                        |                                             | Mileage Reimbursement-PCCFOA-Public Records Training-V.Bradeen  |                   |
|                                            |                                                          | <b>Total 081425-VB</b> |                                             |                                                                 | <b>\$109.30</b>   |
|                                            | <b>Total 26564</b>                                       |                        |                                             |                                                                 | <b>\$109.30</b>   |
| <b>Total Refunds/Reimbursements Vendor</b> |                                                          |                        |                                             |                                                                 | <b>\$714.66</b>   |
| <b>Shell</b>                               |                                                          |                        |                                             |                                                                 |                   |
|                                            | <b>EFT Payment 8/21/2025 8:57:53 AM - 7</b>              |                        | <b>2025 - August - 2nd Council Meeting</b>  |                                                                 |                   |
|                                            | <b>106604507</b>                                         |                        |                                             |                                                                 |                   |
|                                            |                                                          |                        | <b>July Statement</b>                       |                                                                 |                   |
|                                            |                                                          |                        | 001-022-000-548-30-32-01                    | Fuel                                                            | \$1,514.40        |
|                                            |                                                          |                        | 001-022-000-548-30-48-07                    | Maintenance/Repairs-Vehicles                                    | \$155.77          |
|                                            |                                                          |                        |                                             | Oil Change-Vehicle #8                                           |                   |
|                                            |                                                          |                        | 410-000-000-531-38-32-01                    | Fuel                                                            | \$651.30          |
|                                            |                                                          |                        | 410-000-000-531-38-48-07                    | Maintenance & Repairs-Vehicles                                  | \$51.92           |
|                                            |                                                          |                        |                                             | Oil Change-Vehicle #8                                           |                   |
|                                            |                                                          | <b>Total 106604507</b> |                                             |                                                                 | <b>\$2,373.39</b> |
|                                            | <b>Total EFT Payment 8/21/2025 8:57:53 AM - 7</b>        |                        |                                             |                                                                 | <b>\$2,373.39</b> |
| <b>Total Shell</b>                         |                                                          |                        |                                             |                                                                 | <b>\$2,373.39</b> |
| <b>SS Landscaping Services</b>             |                                                          |                        |                                             |                                                                 |                   |
|                                            | <b>Direct Pay Payment 8/21/2025 8:58:41 AM - 6</b>       |                        | <b>2025 - August - 2nd Council Meeting</b>  |                                                                 |                   |
|                                            | <b>63405</b>                                             |                        |                                             |                                                                 |                   |
|                                            |                                                          |                        | <b>August Services</b>                      |                                                                 |                   |
|                                            |                                                          |                        | 101-000-000-542-70-48-04                    | Roadside- ROW Veg Maint Contractor                              | \$2,593.21        |
|                                            |                                                          |                        |                                             | Landscape Maintenance Services for August                       |                   |
|                                            | <b>Total 63405</b>                                       |                        |                                             |                                                                 | <b>\$2,593.21</b> |
|                                            | <b>63434</b>                                             |                        |                                             |                                                                 |                   |
|                                            |                                                          |                        | <b>August Services</b>                      |                                                                 |                   |
|                                            |                                                          |                        | 001-076-000-576-80-41-10                    | Parks Maintenance                                               | \$1,548.23        |
|                                            |                                                          |                        |                                             | Landscape Maintenance Services for August-City Hall             |                   |
|                                            | <b>Total 63434</b>                                       |                        |                                             |                                                                 | <b>\$1,548.23</b> |
|                                            | <b>Total Direct Pay Payment 8/21/2025 8:58:41 AM - 6</b> |                        |                                             |                                                                 | <b>\$4,141.44</b> |
| <b>Total SS Landscaping Services</b>       |                                                          |                        |                                             |                                                                 | <b>\$4,141.44</b> |
| <b>Tacoma Screw Products Inc</b>           |                                                          |                        |                                             |                                                                 |                   |
| <b>26565</b>                               |                                                          |                        | <b>2025 - August - 2nd Council Meeting</b>  |                                                                 |                   |
|                                            | <b>130081671-00</b>                                      |                        |                                             |                                                                 |                   |
|                                            |                                                          |                        | <b>August Purchases</b>                     |                                                                 |                   |
|                                            |                                                          |                        | 001-022-000-548-30-31-53                    | PPE-Personal Protective Equipment                               | \$171.66          |
|                                            |                                                          |                        |                                             | Disposable Nitrile Gloves-(Qty 10 Bxs)                          |                   |

| Vendor                                 | Number                                                   | Reference                 | Account Number                      | Description                                                      | Amount            |
|----------------------------------------|----------------------------------------------------------|---------------------------|-------------------------------------|------------------------------------------------------------------|-------------------|
|                                        |                                                          |                           | 410-000-000-531-38-31-53            | PPE-Personal Protective Equipment                                | \$57.22           |
|                                        |                                                          |                           |                                     | Disposable Nitrile Gloves-(Qty 10 Bxs)                           |                   |
|                                        |                                                          | <b>Total 130081671-00</b> |                                     |                                                                  | <b>\$228.88</b>   |
|                                        | <b>Total 26565</b>                                       |                           |                                     |                                                                  | <b>\$228.88</b>   |
| <b>Total Tacoma Screw Products Inc</b> |                                                          |                           |                                     |                                                                  | <b>\$228.88</b>   |
| <b>The Bag Lady</b>                    |                                                          |                           |                                     |                                                                  |                   |
|                                        | 26566                                                    |                           |                                     | <b>2025 - August - 2nd Council Meeting</b>                       |                   |
|                                        |                                                          | 38623                     |                                     |                                                                  |                   |
|                                        |                                                          |                           | <b>July Purchases</b>               |                                                                  |                   |
|                                        |                                                          |                           | 410-000-000-531-38-31-01            | Operational Supplies                                             | \$1,030.54        |
|                                        |                                                          |                           |                                     | Erosion Control Straw Matting (Qty 8)-Chrisella Rd Slope Project |                   |
|                                        |                                                          | <b>Total 38623</b>        |                                     |                                                                  | <b>\$1,030.54</b> |
|                                        | <b>Total 26566</b>                                       |                           |                                     |                                                                  | <b>\$1,030.54</b> |
| <b>Total The Bag Lady</b>              |                                                          |                           |                                     |                                                                  | <b>\$1,030.54</b> |
| <b>Traffic Management, Inc.</b>        |                                                          |                           |                                     |                                                                  |                   |
|                                        | <b>Direct Pay Payment 8/21/2025 8:58:41 AM - 7</b>       |                           |                                     | <b>2025 - August - 2nd Council Meeting</b>                       |                   |
|                                        |                                                          | 1245408                   |                                     |                                                                  |                   |
|                                        |                                                          |                           | <b>June Rental</b>                  |                                                                  |                   |
|                                        |                                                          |                           | 101-000-000-542-70-45-03            | Roadside-Operating Rentals                                       | \$3,291.99        |
|                                        |                                                          |                           |                                     | Readerboard-Jovita Blvd Closure                                  |                   |
|                                        |                                                          | <b>Total 1245408</b>      |                                     |                                                                  | <b>\$3,291.99</b> |
|                                        | <b>Total Direct Pay Payment 8/21/2025 8:58:41 AM - 7</b> |                           |                                     |                                                                  | <b>\$3,291.99</b> |
| <b>Total Traffic Management, Inc.</b>  |                                                          |                           |                                     |                                                                  | <b>\$3,291.99</b> |
| <b>Transpo Group</b>                   |                                                          |                           |                                     |                                                                  |                   |
|                                        | <b>Direct Pay Payment 8/21/2025 8:58:41 AM - 8</b>       |                           |                                     | <b>2025 - August - 2nd Council Meeting</b>                       |                   |
|                                        |                                                          | 35683                     |                                     |                                                                  |                   |
|                                        |                                                          |                           | <b>Prj. 1.24363.00 Prologis EIS</b> |                                                                  |                   |
|                                        |                                                          |                           | 001-058-000-558-60-41-01            | Professional Services-Reimbursable                               | \$590.00          |
|                                        |                                                          |                           |                                     | Prologis EIS                                                     |                   |
|                                        |                                                          | <b>Total 35683</b>        |                                     |                                                                  | <b>\$590.00</b>   |
|                                        | <b>Total Direct Pay Payment 8/21/2025 8:58:41 AM - 8</b> |                           |                                     |                                                                  | <b>\$590.00</b>   |
| <b>Total Transpo Group</b>             |                                                          |                           |                                     |                                                                  | <b>\$590.00</b>   |
| <b>US Bank ACH/EFT</b>                 |                                                          |                           |                                     |                                                                  |                   |
|                                        | <b>EFT Payment 8/21/2025 8:58:28 AM - 1</b>              |                           |                                     | <b>2025 - August - 2nd Council Meeting</b>                       |                   |
|                                        |                                                          | 080725-USB                |                                     |                                                                  |                   |
|                                        |                                                          |                           | <b>July Safekeeping Fees</b>        |                                                                  |                   |
|                                        |                                                          |                           | 001-018-000-514-20-42-05            | Bank & Bond Fees                                                 | \$24.00           |
|                                        |                                                          |                           |                                     | July Safekeeping Fees                                            |                   |
|                                        |                                                          | <b>Total 080725-USB</b>   |                                     |                                                                  | <b>\$24.00</b>    |
|                                        | <b>Total EFT Payment 8/21/2025 8:58:28 AM - 1</b>        |                           |                                     |                                                                  | <b>\$24.00</b>    |
| <b>Total US Bank ACH/EFT</b>           |                                                          |                           |                                     |                                                                  | <b>\$24.00</b>    |

| Vendor                                 | Number                                     | Reference | Account Number                      | Description                                                                     | Amount       |
|----------------------------------------|--------------------------------------------|-----------|-------------------------------------|---------------------------------------------------------------------------------|--------------|
| US Bank Corporate Payment System       |                                            |           |                                     |                                                                                 |              |
|                                        | EFT Payment 8/21/2025 8:57:53 AM - 8       |           | 2025 - August - 2nd Council Meeting |                                                                                 |              |
|                                        | 072525-USB                                 |           |                                     |                                                                                 |              |
|                                        | July Statement                             |           |                                     |                                                                                 |              |
|                                        | 001-014-000-514-20-49-03                   |           |                                     | Registration & Training                                                         | \$40.00      |
|                                        |                                            |           |                                     | S.Goff-PSFOA Meeting-H.Goraya                                                   |              |
|                                        | 001-018-000-518-20-31-01                   |           |                                     | Office & Operational Supplies                                                   | \$278.86     |
|                                        |                                            |           |                                     | J.Bartelson-Costco/Vista Print-Kitchen Supplies; Resident Door Hangers          |              |
|                                        | 001-018-000-518-20-31-01                   |           |                                     | Office & Operational Supplies                                                   | \$35.23      |
|                                        |                                            |           |                                     | B.Whitman-Milton Ace-Screw Eye-Barn Flag                                        |              |
|                                        | 001-018-000-518-20-31-01                   |           |                                     | Office & Operational Supplies                                                   | \$235.41     |
|                                        |                                            |           |                                     | B.Whitman-Continental Battery-Backup Battery-Generator                          |              |
|                                        | 001-018-000-518-20-31-08                   |           |                                     | Wellness Supplies                                                               | \$135.53     |
|                                        |                                            |           |                                     | J.Bartelson-Dicks Sporting Goods-TEBW-Rethink Your Drink Incentive              |              |
|                                        | 001-018-000-518-20-39-11                   |           |                                     | Teambuilding-Supplies                                                           | \$18.49      |
|                                        |                                            |           |                                     | J.Bartelson-Costco-Cookie Dough-TEBW-July Bday Treats                           |              |
|                                        | 001-018-000-518-85-49-03                   |           |                                     | Computer Subscriptions                                                          | \$318.00     |
|                                        |                                            |           |                                     | M.Ray-Dmarcly(Netflare)/Liquidfiles Manly-Email Security; Annual Subscription   |              |
|                                        | 001-019-020-518-90-49-03                   |           |                                     | Registration & Training                                                         | \$75.00      |
|                                        |                                            |           |                                     | V.Bradeen-IIMC-PD Class-Intro to Municipal Records Management                   |              |
|                                        | 001-022-000-548-30-31-01                   |           |                                     | Operating Supplies                                                              | \$113.77     |
|                                        |                                            |           |                                     | B.Whitman-Costco-Trash Bags & Water                                             |              |
|                                        | 001-022-000-548-30-32-02                   |           |                                     | Supplies/Parts-Vehicles & Equipment                                             | \$59.24      |
|                                        |                                            |           |                                     | J.Privett-NAPA-Tractor Fluid                                                    |              |
|                                        | 001-022-000-548-30-35-01                   |           |                                     | Small Tools/Minor Equipment                                                     | \$468.27     |
|                                        |                                            |           |                                     | B.Whitman-Harbor Freight-Oxy/Act. Torch-Shop                                    |              |
|                                        | 001-058-000-558-50-49-03                   |           |                                     | Registration & Training                                                         | \$73.00      |
|                                        |                                            |           |                                     | J.Tumelson-WABO-Summer Business Meeting                                         |              |
|                                        | 001-076-000-576-80-31-01                   |           |                                     | Operational Supplies                                                            | \$188.54     |
|                                        |                                            |           |                                     | B.Whitman-Coastal/Harbor Freight/Ace-Repair Supplies for Playground Surface-ECP |              |
|                                        | 001-076-000-576-80-31-01                   |           |                                     | Operational Supplies                                                            | \$76.46      |
|                                        |                                            |           |                                     | J.Bartelson-Coscto-Paper Towels-Parks                                           |              |
|                                        | 410-000-000-531-38-31-54                   |           |                                     | Work Clothing/Uniforms                                                          | \$145.35     |
|                                        |                                            |           |                                     | J.Ward-Levis.com/Fred Meyer-Pants (Qty 2); Work Shirts (Qty 2)                  |              |
|                                        | Total 072525-USB                           |           |                                     |                                                                                 |              |
|                                        |                                            |           |                                     |                                                                                 |              |
|                                        | Total EFT Payment 8/21/2025 8:57:53 AM - 8 |           |                                     |                                                                                 |              |
|                                        |                                            |           |                                     |                                                                                 |              |
| Total US Bank Corporate Payment System |                                            |           |                                     |                                                                                 |              |
|                                        |                                            |           |                                     |                                                                                 |              |
| Grand Total                            | Vendor Count                               |           | 31                                  |                                                                                 | \$392,551.73 |

City of Edgewood 2025

August 26th, 2025 Council Meeting Check & EFT Payment Distribution Review & Authorization

| Number                                                 | Name                          | Print Date | Amount              |
|--------------------------------------------------------|-------------------------------|------------|---------------------|
| <b>US Bank PAYROLL ACCOUNT DISTRIBUTION</b>            |                               |            |                     |
| <b>10611 Last Number Issued Previous Authorization</b> |                               |            |                     |
| DCP EFT 8/15/25                                        | Deferred Compensation Program | 8/15/2025  | \$18,446.82         |
| Direct Deposit Run -                                   | Payroll Vendor                | 8/15/2025  | \$89,204.32         |
| DRS EFT 8/15/25                                        | Dept of Retirement Systems    | 8/15/2025  | \$13,129.28         |
| IRS 941 EFT 8/15/25                                    | IRS 941                       | 8/15/2025  | \$15,929.37         |
| <b>Total</b>                                           |                               |            | <b>\$136,709.79</b> |

| Number                                                 | Name                                     | Print Date | Amount       |
|--------------------------------------------------------|------------------------------------------|------------|--------------|
| <b>CLAIM VOUCHER ACCOUNT DISTRIBUTION</b>              |                                          |            |              |
| <b>26551 Last Number Issued Previous Authorization</b> |                                          |            |              |
| 26552                                                  | Bunce Rental Inc.                        | 8/26/2025  | \$326.63     |
| 26553                                                  | Fife Milton Edgewood Chamber of Commerce | 8/26/2025  | \$35.00      |
| 26554                                                  | Form Source, Inc.                        | 8/26/2025  | \$904.86     |
| 26555                                                  | Gray & Osborne, Inc                      | 8/26/2025  | \$1,331.02   |
| 26556                                                  | LONG Building Technologies, Inc.         | 8/26/2025  | \$37,109.85  |
| 26557                                                  | Menke Jackson Beyer, LLP                 | 8/26/2025  | \$269.50     |
| 26558                                                  | Petty Cash Custodian                     | 8/26/2025  | \$193.62     |
| 26559                                                  | Pierce County Budget & Finance           | 8/26/2025  | \$479.61     |
| 26560                                                  | Pierce County Budget & Finance 2% Dist   | 8/26/2025  | \$1,056.63   |
| 26561                                                  | Pierce County Budget & Finance PW        | 8/26/2025  | \$1,733.73   |
| 26562                                                  | Pierce County Budget & Finance Sheriff   | 8/26/2025  | \$280,314.90 |
| 26563                                                  | Tumelson, James G                        | 8/26/2025  | \$605.36     |
| 26564                                                  | Bradeen, Vicki S                         | 8/26/2025  | \$109.30     |
| 26565                                                  | Tacoma Screw Products Inc                | 8/26/2025  | \$228.88     |
| 26566                                                  | The Bag Lady                             | 8/26/2025  | \$1,030.54   |
| Direct Pay Payment                                     | AHBL                                     | 8/26/2025  | \$20,420.00  |
| Direct Pay Payment                                     | Alpine Products/AramSCO, Inc.            | 8/26/2025  | \$116.80     |
| Direct Pay Payment                                     | Amazon Capital Services                  | 8/26/2025  | \$2,596.05   |
| Direct Pay Payment                                     | Inslee, Best, Doezie & Ryder, P.S.       | 8/26/2025  | \$22,391.50  |
| Direct Pay Payment                                     | Raedeke Associates, Inc.                 | 8/26/2025  | \$161.00     |
| Direct Pay Payment                                     | SS Landscaping Services                  | 8/26/2025  | \$4,141.44   |
| Direct Pay Payment                                     | Traffic Management, Inc.                 | 8/26/2025  | \$3,291.99   |
| Direct Pay Payment                                     | Transpo Group                            | 8/26/2025  | \$590.00     |
| EFT Payment 8/21/2025                                  | Automated Gates & Equipment              | 8/26/2025  | \$503.71     |
| EFT Payment 8/21/2025                                  | Comcast Business                         | 8/26/2025  | \$830.09     |
| EFT Payment 8/21/2025                                  | Crystal Springs                          | 8/26/2025  | \$205.59     |
| EFT Payment 8/21/2025                                  | Department of Ecology                    | 8/26/2025  | \$6,127.00   |
| EFT Payment 8/21/2025                                  | Mt. View-Edgewood Water Co.              | 8/26/2025  | \$411.27     |
| EFT Payment 8/21/2025                                  | Pitney Bowes Global Financial Services   | 8/26/2025  | \$377.32     |
| EFT Payment 8/21/2025                                  | Shell                                    | 8/26/2025  | \$2,373.39   |
| EFT Payment 8/21/2025                                  | US Bank Corporate Payment System         | 8/26/2025  | \$2,261.15   |
| EFT Payment 8/21/2025                                  | US Bank ACH/EFT                          | 8/26/2025  | \$24.00      |

|                                          |                     |
|------------------------------------------|---------------------|
| <b>Total Claims Voucher Distribution</b> | <b>\$392,551.73</b> |
|------------------------------------------|---------------------|

|                                                                    |                      |
|--------------------------------------------------------------------|----------------------|
| <b>Total Distribution Submitted for Review &amp; Authorization</b> | <b>\$ 529,261.52</b> |
|--------------------------------------------------------------------|----------------------|

**Authorization Adjustments:**

|                                                               |                      |
|---------------------------------------------------------------|----------------------|
| <b>Total Distribution Net of Prior Authorized Adjustments</b> | <b>\$ 529,261.52</b> |
|---------------------------------------------------------------|----------------------|

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

\_\_\_\_\_  
Accounting Manager, Stephanie Goff

\_\_\_\_\_  
Mayor, Dave Olson

\_\_\_\_\_  
Council Member



## City Of Edgewood Council Agenda Summary Sheet

|                                                                                                                                                                               |                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| <b>Subject:</b><br><b>AB25-0781</b> - Resolution 25-0781, Establishing the Equity Diversity and Inclusion Council Sub-Committee as an Ad Hoc Council Advisory Board           | <b>Agenda Item #:</b> 3.D                         |
|                                                                                                                                                                               | <b>For Agenda of:</b> 8/26/2025                   |
|                                                                                                                                                                               | <b>Prepared by:</b> Jill Schwerzler-Herrera       |
| <b>Attachments (list):</b><br>1. RESOLUTION 25-0781_FORMALLY ACKNOWLEDGING AND ESTABLISHING THE EQUITY, DIVERSITY, AND INCLUSION (EDI) COUNCIL SUBCOMMITTEE AS AN AD HOC COUN |                                                   |
| <b>Approval of Materials:</b><br>Jill Schwerzler-Herrera<br>Dave Olson, Mayor 08/20/2025                                                                                      | <b>Expenditure Required:</b>                      |
|                                                                                                                                                                               | <b>Amount Budgeted:</b>                           |
|                                                                                                                                                                               | <b>Timeline:</b><br>8/19/2025 SS<br>8/26/2025 RCM |

### Summary Statement:

#### Item History:

The council has asked that this topic be discussed at all study sessions for the foreseeable future. As such, this has been a reoccurring agenda item since September of 2020.

At their June meeting, the Equity, Diversity, and Inclusion (EDI) Sub-Committee requested the City's assistance in formalizing the Sub-Committee through a resolution.

Following this, the Sub-Committee members worked directly with City Attorney Maili Barber during their July meeting to develop the attached resolution, which they are now presenting to the City Council for review and approval.

#### Recommended Action:

MOTION to adopt **AB25-0781** - Resolution 25-0781, Establishing the Equity Diversity and Inclusion Council Sub-Committee as an Ad Hoc Council Advisory Board

#### Fiscal Note/Consideration:

N/A

## **RESOLUTION NO. 25-0781**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, FORMALLY ACKNOWLEDGING AND ESTABLISHING THE EQUITY, DIVERSITY, AND INCLUSION (EDI) COUNCIL SUBCOMMITTEE AS AN AD HOC COUNCIL ADVISORY BODY.**

**WHEREAS**, the Edgewood Municipal Code (EMC) 2.35.010 authorizes the City Council to appoint ad hoc committees and task forces in accordance with the City Council Rules of Procedure to act as advisory bodies to the City Council with specific tasks, timelines, and terms; and

**WHEREAS**, Section 3.1(10) of the Council Rules of Procedure authorizes the Mayor to appoint Councilmembers to ad hoc committees as deemed necessary; and

**WHEREAS**, the City Council has previously convened an Equity, Diversity, and Inclusion (EDI) Subcommittee comprised of three Councilmembers and one appointed staff liaison to discuss and make recommendations on matters related to equity, diversity, and inclusion within City policies, practices, and community engagement; and

**WHEREAS**, the EDI Subcommittee currently provides regular updates and discussion points during Council study sessions and serves as a platform for advancing the City's commitment to inclusive governance; and

**WHEREAS**, the Council now wishes to formally acknowledge and establish the EDI Subcommittee as an ad hoc Council advisory body to solidify its structure, purpose, and standing within the City's organizational framework; and

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

**Section 1. Establishment.** The City Council hereby acknowledges and formally establishes the Equity, Diversity, and Inclusion (EDI) Council Subcommittee as an ad hoc advisory body comprised of three Councilmembers and supported by a designated staff liaison.

**Section 2. Purpose.** The purpose of the EDI Subcommittee is to support the City Council's efforts, in an advisory capacity, to identify and address issues related to equity, diversity, and inclusion, to recommend strategies and initiatives that promote an inclusive and equitable community, and to advise the full Council accordingly.

**Section 3. Advisory Role.** The EDI Subcommittee shall serve in an advisory capacity only and shall not take binding action on behalf of the City. Any recommendations of the Subcommittee shall be presented to the full City Council for discussion and consideration.

**Section 4. Reporting.** The EDI Subcommittee shall have a standing place on the City Council's study session agenda and may provide updates, reports, or recommendations as necessary and appropriate.

**Section 5. Membership and Term.**

Members of the EDI Council Subcommittee shall be appointed annually by the Mayor in January, as part of the broader appointment process for Council Committee Liaisons, service on regional boards, and other City representation. As an ad hoc body, the EDI Subcommittee exists at the discretion of the City Council and may be disbanded, restructured, or reassigned at any time by Council motion. EDI Council Subcommittee members will serve a two-year term. Subcommittee members may be reappointed after the expiration of their two-year term. Terms should be staggered to promote continuity.

**Section 6. Effective Date.** This resolution will take effect immediately upon passage by the City Council.

**ADOPTED THIS 26<sup>TH</sup> DAY OF AUGUST, 2025**

\_\_\_\_\_  
Dave Olson, Mayor

**ATTEST:**

\_\_\_\_\_  
Jill Schwerzler-Herrera, CMC  
City Clerk



## City Of Edgewood Council Agenda Summary Sheet

|                                                                                                                                                                           |                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <b>Subject:</b><br><b>AB25-0687</b> - Ordinance 25-0687 relating to amendments to EMC chapter 18.98 Sign Code; updating regulations for signs within or facing public ROW | <b>Agenda Item #:</b> 4.A                                                              |
|                                                                                                                                                                           | <b>For Agenda of:</b> 8/26/2025                                                        |
|                                                                                                                                                                           | <b>Prepared by:</b> Jeremy Metzler                                                     |
| <b>Attachments (list):</b><br>1. Ordinance 25-0687 Sign Code Updates<br>2. Exhibit A - EMC 18.97 Amendments 2025-07-16                                                    |                                                                                        |
| <b>Approval of Materials:</b><br>Jeremy Metzler<br>Dave Olson, Mayor 08/20/2025                                                                                           | <b>Expenditure Required:</b><br>N/A                                                    |
|                                                                                                                                                                           | <b>Amount Budgeted:</b><br>N/A                                                         |
|                                                                                                                                                                           | <b>Timeline:</b><br>07/15/2025 SS<br>07/22/2025 RCM<br>08/19/2025 SS<br>08/26/2025 RCM |

**Summary Statement:** There are some inconsistencies and conflicts to address in Edgewood Municipal Code (EMC) regarding signs located in public right-of-way. EMC 12.05.010(A) adopts Pierce County Code (PCC) Title 12 by reference, which prohibits objects in the public right-of-way “without the express permission in writing of the [City] Engineer” under [PCC 12.28](#). EMC Chapter 18.97 is consistent with this for permanent signs, but inconsistent for temporary signs. While EMC remains dependent on PCC for certain provisions, staff believes EMC 18.97 needs to be updated to resolve this inconsistency.

Staff has also received multiple complaints regarding signs mounted on fences and other site features that are facing the public right-of-way, as well as signs that are located on a different site than the business or service for which they are promoting or intended, as they may be considered distractions for the driving public and/or pose a legitimate safety concern.

Staff issued a SEPA Determination of Nonsignificance (DNS) on May 19, 2025, with the SEPA public comment period ending with the PC's public hearing on June 9, 2025. No public comments were received.

The Planning Commission (PC) unanimously approved their recommendation to the City Council at their June 9, 2025 meeting. Since the PC's recommendation, the City Attorney has reviewed the proposed amendments and advised changing EMC 18.97.240(G) to remain complaint with relevant case law regarding the prohibition of signage within the public right-of-way. To summarize, the following clarifications have been made to the existing provisions:

- Prohibiting signage in public right-of-way adjacent to public property,

- Prohibiting signage attached to any public owned improvements or infrastructure within the public right-of-way,
- Prohibiting signage placed within a drainage swale located within the public right-of-way, and
- Requires the approval of the abutting property owner to place signage in the public right-of-way.

Attached for Council's consideration are an adopting ordinance and exhibit containing the proposed code amendments.

**Item History:**

Planning Commission: [May 12, 2025](#), June 9, 2025 ([Public Hearing](#), [Action](#))

**Recommended Action:**

MOTION to adopt **AB25-0687** - Ordinance 25-0687 relating to amendments to EMC chapter 18.98 Sign Code; updating regulations for signs within or facing public ROW

**Fiscal Note/Consideration:**

N/A

**ORDINANCE NO. 25-0687**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, RELATING TO AMENDMENTS TO EMC CHAPTER 18.97, SIGN CODE; UPDATING REGULATIONS FOR SIGNS WITHIN OR FACING PUBLIC RIGHT-OF-WAY; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE**

**WHEREAS**, the City of Edgewood adopted a new sign code under Ordinance 19-0552 on July 9, 2019, and amended sections regarding prohibited signs and definitions under Ordinance 21-0603 on April 13, 2021; and

**WHEREAS**, inconsistencies in Edgewood Municipal Code (EMC) have been identified regarding temporary sign allowances within the public-right-of-way; and

**WHEREAS**, staff has also received complaints regarding signs mounted on fences and other site features that are facing the public right-of-way, as well as signs that are located on a different site than the business or service for which they are promoting or intended, as they may be considered distractions for the driving public and/or pose a legitimate safety concern; and

**WHEREAS**, the Planning Commission met to review suggested amendments to EMC Chapter 18.97 on May 12, 2025; and

**WHEREAS**, this Ordinance was submitted to the Department of Commerce for 60-day expedited review on May 19, 2025; and

**WHEREAS**, in accordance with the State Environmental Policy Act (SEPA), the City issued a Determination of Nonsignificance (DNS) on May 19, 2025 under File No. 25-007-CODE with a public comment period ending on June 9, 2025 and appeal period ending on June 24, 2025, where no appeals were received; and

**WHEREAS**, in accordance with EMC 18.60.070, on May 19, 2025 the City issued a Notice of a Public Hearing on the proposed code amendments, setting the Planning Commission public hearing for June 9, 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 Chapter 18.97 related to signs in and near the public right-of-way; and

**WHEREAS**, the City Council reviewed the proposed code amendments at their study sessions held on July 15, 2025 and August 19, 2025; and

**WHEREAS**, the City Council considered the amendments at their regular meetings held on July 22, 2025 and August 26, 2025;

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

**Section 1. EMC Chapter 18.97 Amended.** Amendments to EMC Chapter 18.97 relating to signs in and near the public right-of-way 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.

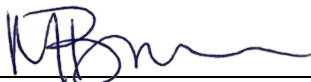
**PASSED BY THE CITY COUNCIL ON THE 26<sup>TH</sup> DAY OF AUGUST, 2025**

\_\_\_\_\_  
Dave Olson, Mayor

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Jill Schwerzler-Herrera, CMC  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Maili C. Barber, City Attorney

*Date of Publication:* August 29, 2025  
*Effective Date:* September 3, 2025

## Chapter 18.97 SIGN CODE

### **18.97.010 – NO CHANGES**

### **18.97.020 Applicability and interpretations.**

#### *A. to C. – NO CHANGES*

D. Compliance with these regulations does not remove an applicant’s obligation to comply with applicable provisions of any other federal, state, or local law or regulation.

### **18.97.030 – NO CHANGES**

### **18.97.040 Prohibited signs.**

No person shall erect, alter, maintain, or relocate any of the following signs in the city:

#### *A. to J. – NO CHANGES*

K. Support Signs. Any sign tacked, painted, burned, cut, pasted, or otherwise affixed to utility poles, fences, poles, trees, rocks, posts, ladders, or similar supports visible from and/or within public rights-of-way.

L. Off-Site Signs. Any sign that is not located on the property for which it supports.

#### *M. to O. – NO CHANGES*

### **18.97.050 to 18.97.060 – NO CHANGES**

### **18.97.070 Sign placement and location restrictions.**

A. Rights-of-Way. No sign, permanent or otherwise, may be placed within the public right-of-way, except Governmental Signs (EMC 18.97.030(E)) or as otherwise permitted by first obtaining a street use permit or a special event permit from the city. See EMC 18.97.240(G) for restrictions on temporary signs within the right-of-way but outside the roadway.

#### *B. to D. – NO CHANGES*

### **18.97.080 to 18.97.120 – NO CHANGES**

### **18.97.130 Permanent signs.**

Permanent signs shall comply with the sign area, height, number, type, and other requirements of this section and any other applicable sections, as well as the following Table 1 in this section<sup>1</sup>. Sign permits are required for all permanent signs in accordance with EMC 18.97.260, Sign permits.

**Table 1 – Standards for Permanent Signs by Sign Type.**

| Type                                                         | Zone                                                          | Number of Signs                                                                                           | Maximum Height (feet)                                                             | Maximum Area (sq. ft.)                                                                                  | Setbacks                                                                                                                    |
|--------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>Accessory Sign (EMC 18.97.140)</b>                        | Only allowed in the TC, C, MUR, BP, I, and P zoning districts | 1 sign at each vehicle ingress or egress, no more than 4 accessory signs per parcel                       | Building- mounted max. of 8 ft.; freestanding max. of 3 ft. from grade            | 3 sq. ft. per sign face; may be double-sided                                                            | Flexible, see EMC 18.97.140                                                                                                 |
| <b>Accessory Sign – Drive Through, Large (EMC 18.97.140)</b> | Only allowed in the TC, C, MUR, BP, I, and P zoning districts | In addition to other accessory signs, 1 large accessory sign for each point of entry to a drive-up window | 5.5 ft., including the associated sign structure                                  | 45 sq. ft. per drive-up point of entry                                                                  | Signs shall be oriented so that the sign face is not visible from vehicles travelling in the public right-of-way            |
| <b>Awning or Canopy Sign (EMC 18.97.150)</b>                 | Only allowed in the TC, C, MUR, BP, I, and P zoning districts | 1 awning sign for each primary entrance to a tenant space, see EMC 18.97.150 for secondary entrances      | Awning sign cannot be mounted higher than a max. of 25 ft. above the ground floor | On primary elevation, sign shall not exceed 1 sq. ft. of sign per linear foot of awning or canopy width | Cannot project beyond the edges of the awning on which it is displayed. Cannot project above, below, or beyond the edges of |

**Table 1 – Standards for Permanent Signs by Sign Type.**

| Type                                                          | Zone                                                                  | Number of Signs                                                                                                         | Maximum Height (feet)                                                                                                      | Maximum Area (sq. ft.)                                                                                                                                                        | Setbacks                                                                                                                                         |
|---------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                               |                                                                       |                                                                                                                         |                                                                                                                            |                                                                                                                                                                               | the building wall on which it is located.                                                                                                        |
| <b>Building-Mounted Wall Signs (EMC 18.97.160)</b>            | Residential parcels larger than 2 acres in any zoning district        | 1 per each building facade on an accessory structure, e.g., barn that is parallel to and visible from a street frontage | Shall not project above rooflines or obscure architectural details and may not exceed 70% of the blank wall height         | 50 sq. ft., but cannot exceed 3% of the area of the facade of building where sign is mounted                                                                                  | Mounted on building that must comply with setbacks                                                                                               |
| <b>Building-Mounted Wall Signs (EMC 18.97.160)</b>            | In the TC, C, MUR, BP, I, and P zoning districts                      | 1 per each building facade that is parallel to and visible from a street frontage                                       | Shall not project above rooflines or obscure architectural details and may not exceed 70% of the blank wall height         | Up to 5% of the area of the facade upon which sign is placed, not to exceed 60% of the width of wall plane or tenant space                                                    | Mounted on building that must comply with setbacks                                                                                               |
| <b>Changeable Copy Signs (EMC 18.97.170)</b>                  | In all zoning districts                                               | 1 per parcel but 1 additional sign allowed if placed 100 ft. from public right-of-way and other restrictions            | 15 ft. max.                                                                                                                | No more than 20% of the allowed wall sign area or 50% of a freestanding sign may be changeable copy; if at least 100 ft. from streets, may be a max. of 50% of wall sign area | If building-mounted, building must comply with setbacks; if freestanding, sign must comply with setbacks for freestanding signs                  |
| <b>Freestanding Signs (EMC 18.97.180)</b>                     | MR-2, TC, C, MUR, BP, I, and P zoning districts <sup>1</sup>          | See code – 1 for each site frontage                                                                                     | See code – depending on street frontage, 6 to 15 ft.                                                                       | See code – depending on street frontage, 20 to 100 sq. ft.                                                                                                                    | 5 ft. from street property line; 25 ft. from any interior side lot line; and 30 ft. from any residential zone                                    |
| <b>Ground-Mounted or Landscape Wall Signs (EMC 18.97.190)</b> | Allowed in all zones but not allowed on individual single-family lots | 1 per development                                                                                                       | 5 ft. max. from grade                                                                                                      | Between 24 sq. ft. to 32 sq. ft., see EMC 18.97.190                                                                                                                           | At least 5 ft. from street property line; 25 ft. from any interior side lot line                                                                 |
| <b>Portable Signs (EMC 18.97.200)</b>                         | Only allowed in the TC, C, MUR, BP, I, and P zoning districts         | 1 per business or tenant space                                                                                          | Sandwich board signs, max. of 4 ft. in height; pole-mounted signs, max. of 5 ft. in height                                 | Sandwich board signs, 3 ft. in width; pole-mounted, 2 ft. in width                                                                                                            | Must be located no further than 10 ft. from primary building of business; prohibited on public right-of-way without street use permit            |
| <b>Projecting Signs (EMC 18.97.210)</b>                       | All zoning districts                                                  | 1 per tenant space or building frontage, allowed in addition to wall signage                                            | No higher than the first story level of the building; no lower than 8 ft. above the grade of sidewalk, walkway or driveway | Nonresidential zones: cannot exceed 12 sq. ft.; residential zones: face of sign cannot exceed 1.5 sq. ft. in area                                                             | Must be attached to building which complies with setbacks, may extend a max. of 4 ft. from building and hung a minimum of 6 inches from building |
| <b>Service Island Signs (EMC 18.97.220)</b>                   | Only allowed in the TC, C, MUR, BP, I, and P zoning districts         | 1 sign on canopy fascia per street frontage, not to exceed 20% of area of canopy fascia                                 | See building-mounted wall sign requirements                                                                                | 20% of area of canopy fascia to which sign is mounted                                                                                                                         | Mounted on building that must comply with setbacks                                                                                               |
| <b>Sign Walker (EMC 18.97.230)</b>                            | Only allowed in the TC, C, MUR, BP, and I zoning districts            | No limit                                                                                                                | Shall not exceed 8 ft. in height when held in place                                                                        | 8 sq. ft. in area                                                                                                                                                             | Minimum of 30 ft. from street intersection; prohibited on public property or public right-of-way, in                                             |

**Table 1 – Standards for Permanent Signs by Sign Type.**

| Type                                            | Zone                 | Number of Signs                                 | Maximum Height (feet)                                          | Maximum Area (sq. ft.)                                            | Setbacks                                                             |
|-------------------------------------------------|----------------------|-------------------------------------------------|----------------------------------------------------------------|-------------------------------------------------------------------|----------------------------------------------------------------------|
|                                                 |                      |                                                 |                                                                |                                                                   | driveways, parking stalls, driving lanes, etc.                       |
| <b>Window Sign</b> <sup>2</sup> (EMC 18.97.250) | All zoning districts | No more than 1 permanent window sign per window | No higher than second-story windows for permanent window signs | Shall not exceed 25% of area of window in which sign is displayed | Building in which window sign is displayed must comply with setbacks |

1. See EMC 18.97.240 for temporary freestanding signs which are allowed in residential areas.
2. Window signs may be permanent or temporary. This table includes the regulations for permanent window signs.

**18.97.140 Accessory signs.**

No permit shall be issued for an accessory sign which does not comply with the following standards:

*A. to F. – NO CHANGES*

G. Drive-Through Large Accessory Signs. In addition to the accessory signs allowed for vehicle points of entry and in addition to freestanding signs otherwise allowed under EMC 18.97.180, large accessory signs are allowed for each point of entry to a drive-up window, subject to the following standards:

1. Maximum Sign Size. Thirty square feet.
2. Maximum Sign Height. Five feet, six inches, including the associated sign structure.
3. Orientation. Large accessory signs must be oriented so that the sign face is not visible from vehicles travelling in any public rights-of way.
4. Screening. All sides of large accessory signs must be screened from the view of vehicles travelling in the public right-of-way with landscaping or walls of brick, stone, or siding materials that match the principal walls of the building to which the sign applies. If landscaping is used for screening, it must provide full screening at maturity and must be large enough at planting to provide at least 70 percent screening of the sign.
5. Audio. No sound or amplification may be emitted that is audible beyond the site.

**18.97.150 to 18.97.170 – NO CHANGES**

**18.97.180 Freestanding signs.**

No sign permit shall be issued for a freestanding sign that does not comply with the following standards:

A. Zone. Permanent freestanding signs are only allowed in the MR-2, TC, C, MUR, BP, I, and P zoning districts.<sup>2</sup>

*B. to E. – NO CHANGES*

**18.97.190 Ground-mounted or landscape wall sign.**

No permit shall be issued for a ground-mounted or landscape wall sign which does not comply with the following standards:

**Figure 18**



A. Zones. Allowed in all zones except residential lots in the R-1 and R-2 zones.

B. Number. Multiple signs are permitted to a maximum of 24 square feet and sign(s) shall not cover more than 40 percent of the landscape wall's background area.

C. Setback. Perimeter/screen walls shall be located wholly on private property, comply with setback requirements of the underlying zone, and be located at least five feet from the sidewalk when abutting public right-of-way.

D. Dimensions.

1. Residential subdivisions or multifamily developments: one sign up to a maximum of 24 square feet in area.
2. Nonresidential use in R-1, R-2, MR-1, and MR-2 zoning districts: one sign up to a maximum of 16 square feet in area.
3. Nonresidential use in TC, C, MUR, BP, I, and P zoning districts: one sign up to a maximum of 24 square feet in area.
4. Civic uses in all zoning districts: one sign up to a maximum of 32 square feet.

E. Height. Maximum of five feet above grade. The sign copy shall be a minimum of six inches below the top of the wall and 12 inches above ground level. Signs shall not project above or beyond the top or sides of the landscape wall.

F. Design. Illumination is permitted.

**18.97.200 Portable signs.**

No permit shall be issued for a portable sign, sandwich board sign, or pole-mounted sign that does not comply with the following standards:

A. Zone. Allowed only in the MR-2, TC, C, MUR, BP, I, and P zoning districts, except that temporary portable signs are allowed in residential zones, subject to the provisions of EMC 18.97.240, Temporary signs.

B. Number. Not more than one portable sign may be displayed per business or per tenant space.

C. Location. Must be located no farther than 10 feet from the primary building of the business, or, if there is only one business or tenant space on the site, it may be located not farther than 10 feet from the site's driveway entrance. No portable sign may be located within, over, or on public right-of-way without a street use permit issued by the city.

D. to G. – NO CHANGES

**18.97.210 Projecting signs.**

No permit shall be issued for any projecting sign that does not comply with the following standards:

*A. to B. – NO CHANGES*

C. Location.

*1. to 4. – NO CHANGES*

5. No projecting sign shall extend into the public right-of-way to any point within ten feet of a vehicular travel lane without an approved street use permit issued by the city.

*D. to E. – NO CHANGES*

F. Design.

1. In nonresidential zones, Projecting signs may be illuminated, internally or indirectly. In residential zones, projecting signs may not be illuminated.

*2. to 4. – NO CHANGES*

**18.97.220 – NO CHANGES**

**18.97.230 Sign walkers.**

Sign walkers are allowed, subject to the following standards:

*A. to C. – NO CHANGES*

D. Location. Sign walkers are restricted to a minimum of 30 feet from a street or driveway intersection, measured from the back of the curb or edge of pavement if no curb exists, and shall not be located in any of the following places:

1. On any public property or within public right-of-way, although sign walkers are allowed on public sidewalks as limited above;

*2. to 5. – NO CHANGES*

*E. to F. – NO CHANGES*

**18.97.240 Temporary signs.**

*A. to C. – NO CHANGES*

D. Residential Zones. Temporary signs may be placed on property residentially zoned in accordance with the requirements of this chapter and the following:

*1. to 2. – NO CHANGES*

3. Freestanding Signs (Includes Post-Mounted, Stake-Mounted, and Portable Signs). No more than two on-site freestanding temporary signs may be displayed per site, as follows:

a. Non-Multifamily Properties. Temporary freestanding signs shall not exceed four square feet in size and five feet in height if the sign is mounted on the ground. Temporary freestanding signs shall not exceed three feet in height if the sign is stake-mounted or portable.

b. Multifamily Properties. Temporary freestanding signs shall not exceed six square feet in size and five feet in height if the sign is post-mounted on the ground. Temporary freestanding signs shall not exceed three feet in height if the sign is stake-mounted or portable.

*4. – NO CHANGES*

E. Nonresidential or Mixed-Use Properties. Temporary signs are allowed on properties within the TC, C, MUR, BP, and P zoning districts in accordance with the requirements of this chapter and the following:

1. Building-/Surface-/Wall-Mounted Signs.

- a. Size. Limited to 40 square feet total per building site, not to exceed 20 square feet per individual sign.
- b. Location. Must be flatly affixed to walls below the fascia or parapet line, or flatly affixed to on-site fences only if not visible from public right-of-way. Signs shall not be attached or tethered to other site improvements.

2. to 3. – *NO CHANGES*

*F. – NO CHANGES*

G. City Right-of-Way. Except for Governmental Signs (EMC 18.97.030(E)), and unless otherwise authorized by a street use permit, other valid permit, license, or other government approval, temporary signs are prohibited in the public right-of-way adjacent to public property. Temporary signs placed in violation of this section are subject to removal and disposal by the city without notice. The city shall hold signs removed from public right-of-way for a minimum of two weeks before disposing of the sign. Other temporary signs in the public right-of-way (placed outside of the roadway) must comply with the following requirements:

1. Location.

- a. Where a sidewalk or pathway exists: Allowed only between the property line and the back edge of the nearest sidewalk or pathway.
- b. Where no sidewalk or pathway exists: Allowed only between the property line and a line five feet away from the nearest edge of the roadway pavement.
- c. Signs may not be placed on sidewalks, driveways, or other paved areas designed for pedestrian or vehicular use; attached to any public owned improvements or infrastructure within the public right-of-way; or placed within a drainage swale located within the public right-of-way. Approval of the abutting property owner is required.

2. Type. Signs on stakes that can be manually pushed or hammered into the ground are allowed. All other signs are prohibited, unless specifically allowed by a street use permit.

3. Size and Height. Limited to four square feet in area, and no more than three feet in height.

4. Attachments. Signs in the right-of-way may not include attachments such as balloons, streamers, or other attention-getting devices.

**18.97.250 to 18.97.290 – *NO CHANGES***

**18.97.300 Definitions.**

The words and phrases used in this chapter shall be construed as defined in this section, unless the context clearly appears otherwise. Unless specifically defined in this section, the definitions set forth in other provisions of this code shall likewise apply to this chapter.

*“A Definitions” to “Nonconforming sign” – NO CHANGES*

“Nonresidential zone” means, in the context of this chapter, the Mixed Use Residential (MUR), Commercial (C), Town Center (TC), Public (P), Business Park (BP), and Industrial (I) zones..

*“O Definitions” to “Raceway” – NO CHANGES*

“Residential zone” means, in the context of this chapter, the Residential (R-1/R-2) and Mixed Residential (MR-1/MR-2) zones.

*“Right-of-way” to “Window sign” – NO CHANGES*



## City Of Edgewood Council Agenda Summary Sheet

|                                                                                                                                                                                                                                                                                                                                                                                                                              |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Subject:</b><br><b>AB25-0780</b> - Resolution 25-0780 Northwood Estates<br>West Phase 2 - Phase 1 Final Plat                                                                                                                                                                                                                                                                                                              | <b>Agenda Item #:</b>               |
|                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>For Agenda of:</b> 8/26/2025     |
|                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Prepared by:</b> Jeremy Metzler  |
| <b>Attachments (list):</b> <ol style="list-style-type: none"><li>1. Northwood Estates West Phase 2 Phase 1 Final Plat_Resolution No. 25.0780</li><li>2. Exhibit A. Northwood Estates West Phase 2 - Phase 1 Staff Report</li><li>3. Exhibit B. Northwood Estates West Phase 2 Phasing Plan</li><li>4. Exhibit C. Final Plat Map</li><li>5. Exhibit D. Location Map</li><li>6. Exhibit E. Hearing Examiner Decision</li></ol> |                                     |
| <b>Approval of Materials:</b><br>Jeremy Metzler<br>Dave Olson, Mayor 08/20/2025                                                                                                                                                                                                                                                                                                                                              | <b>Expenditure Required:</b><br>N/A |
|                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Amount Budgeted:</b><br>N/A      |
|                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Timeline:</b><br>08/26/2025 RCM  |

### Summary Statement:

Edgewood Municipal Code (EMC) Section 16.01.060(G), as vested by this application on February 28, 2025, requires the City Council to authorize the Mayor to sign a final full subdivision, which includes subdivisions for seven (7) or more lots. This decision must be made within five (5) years of the expiration of preliminary approval, or the preliminary approval expires and becomes void.

Staff is recommending approval of the Northwood Estates West Phase 2 - Phase 1 Subdivision, being the first phase of a proposal to develop approximately 10.82 acres into forty-five (45) residential lots zoned Single-Family High (SF-5) at 9609 24th Street East, Edgewood, WA, 98371. This Phase 1 takes the underlying parcels and divides them into two lots: Lot 1 containing an existing residence, and Lot 2 containing the remainder of the development to be subdivided under Phase 2. The proposed subdivision is determined by staff to meet the criteria established in the Edgewood zoning and subdivision ordinances, the City of Edgewood Comprehensive Plan, and to be generally consistent with the requirements and conditions of the preliminary plat approval.

### Item History:

N/A

**Recommended Action:** MOTION to adopt **AB25-0780** - Resolution 25-0780 Northwood Estates West Phase 2 - Phase 1 Final Plat

### Alternatives:

The applicant has demonstrated compliance with the requirements to obtain final approval. While the options below are available to the Council, staff recommends **strongly against** either of the following alternative options:

1. Adopt the proposed resolution with modifications; or
2. No action (do not adopt a resolution).

**Fiscal Note/Consideration:**

N/A

## **RESOLUTION NO. 25-0780**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, GRANTING FINAL PLAT APPROVAL TO THE NORTHWOOD ESTATES WEST PHASE 2 – PHASE 1 SUBDIVISION; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, on January 26, 2024, the City received an application under File 23-1536 to subdivide 10.82 acres into forty-five (45) single-family residential lots zoned Single Family High (SF-5), located at 9609-9623 24<sup>th</sup> Street E, Edgewood WA, as depicted in the map attached as Exhibit D and incorporated by this reference; and

**WHEREAS**, the subdivision application (File 23-1536) included being separated into two phases pursuant to EMC 16.04.090. Phase 1 includes one new residential lot (lot 1) and Phase 2 includes residential lots 2-45, Tract A (storm pond), Tract B (storm drainage), Tract C (open space), and Tract I (private road and utilities) as depicted in the phasing map attached as Exhibit B and incorporated by the reference; and

**WHEREAS**, the City issued a Revised Mitigated Determination of Non-significance (MDNS) on December 11, 2024, with thirteen (13) mitigating measures, and there were no appeals to the MDNS; and

**WHEREAS**, on January 17, 2017, the Hearing Examiner held a hearing on the phased preliminary plat, and on January 31, 2025, the Hearing Examiner granted preliminary phased plat approval for forty-five (45) single-family residential lots to comply with the maximum density of the site, subject to thirty-three (33) conditions, as shown in Exhibit D attached and incorporated by this reference; and

**WHEREAS**, on February 28, 2025, an application was submitted to the City for Northwood Estates West Phase 2 – Phase 1 final plat approval, and said application was deemed complete on March 31, 2025; and

**WHEREAS**, the Northwood Estates West Phase 2 – Phase 1 subdivides Tax parcels 0420091136, 0420091103, and 042009113 into two lots, Lot 1 and Lot 2; and

**WHEREAS**, Lot 1 will create a new residential lot for an existing residence, and Lot 2 will be further subdivided under a separate final plat application for Northwood Estates West Phase 2 – Phase 2 in compliance with the phasing map (Exhibit B); and

**WHEREAS**, the Northwood Estates West Phase 2 – Phase 1 final plat application has been reviewed by relevant City departments as summarized in the Staff Report dated August 19, 2025, attached as Exhibit A, and City staff have determined the application conforms to all terms and conditions of the preliminary plat approval and meets the criteria for final plat approval;

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

**Section 1. Adoption of Findings.** The City Council hereby adopts the findings included in the City of Edgewood Staff Report, Findings, and Recommendation, under File 25-1106, attached hereto as Exhibit A and incorporated herein by this reference.

**Section 2. Grant of Approval.** The City Council hereby grants final plat approval of the Northwood Estates West Phase 2 – Phase 1 subdivision, attached as Exhibit C, and City staff and the Mayor are authorized to inscribe and execute the Council’s approval on the face of the plat, subject to engineering signature on Final Plat drawing and recording of the Final Plat with the Pierce County Auditor.

**Section 3. Severability.** If any section, sentence, clause or phrase of this resolution 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 resolution.

**Section 4. Effective Date.** This resolution will take effect immediately upon passage by the City Council.

**ADOPTED THIS 26<sup>TH</sup> DAY OF AUGUST, 2025.**

\_\_\_\_\_  
Dave Olson, Mayor

**ATTEST:**

\_\_\_\_\_  
Jill Schwerzler-Herrera, CMC  
City Clerk

## **Exhibit A**

August 19, 2025 - City of Edgewood, Northwood Estates West Phase 2 – Phase 1 Staff Report



# Final Plat

EMC 16.01.065(G) and 16.04.160-170

City of Edgewood ■ 10440 Dom Calata Way E ■ Edgewood, Washington 98372-0101 ■ 253-952-3299

## Staff Report, Findings, and & Recommendation

To: Edgewood City Council  
From: Josh Kubitza, Planning Manager  
253-392-2558 | josh@cityofedgewood.org  
Date Prepared: August 20, 2025  
File: #25-1106 - Northwood Estates West Phase 2 – Phase 1 Final Plat  
#23-1539 - Northwood Estates West Phase 2 Preliminary Plat  
Recommendation: Approval

### SECTION I. INTRODUCTION

#### A. Application Information

Applicant/Owner: GCH LLC c/o Shaun Prestridge  
4802 Tacoma Mall Blvd, Tacoma WA 98409  
Location: 9609 24th St E, Edgewood, WA 98371  
Parcel No(s): 0420091136, 0420091103, and 0420091135  
Vested Land Use Designation: Single-Family High  
Vested Zoning: Single Family High (SF-5)  
Requested Action: Final approval of Phase 1 of the Northwood Estates West Phase 2 subdivision. Phase 1 includes Tax parcel 0420091136, 0420091103, and 0420091135 being subdivided into two lots, Lot 1 and Lot 2. Lot 1 will be a new residential lot with an existing residence. Lot 2 will be further subdivided with Tax Parcel 0420095005 and 6027180140 under a separate Northwood Estates West Phase 2 – Phase 2 application.  
Review Process: Process IV, City Council (No Hearing or Recommendation Required from Planning Commission)  
Final Plat Application Submitted: February 28, 2025  
Notice of Complete Application: March 31, 2025  
State Environmental Policy Act Mitigated Determination of Nonsignificance (MDNS) issued on  
(SEPA) Threshold Determination: December 11, 2024.

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

Page 1 of 5

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Preliminary Plat Decision: The Hearing Examiner preliminary approval, subject to 33 conditions, on January 31, 2025.

Preliminary Plat Expiration: January 31, 2030

B. Exhibits

| Document Exhibit No.                           | Prepared By                     | Date Prepared | Date Received |
|------------------------------------------------|---------------------------------|---------------|---------------|
| A. Staff Report, Findings & Recommendation     | Josh Kubitza, City of Edgewood  | 2025/08/19    | 2025/08/19    |
| B. Northwood Estates West Phase 2 Phasing Plan | Furr Engineering Services, PLLC | 2024/12/31    | 2025/01/02    |
| C. Final Plat Map                              | Christopher Dodos, AHBL         | 2025/02/24    | 2025/08/08    |
| D. Location Map                                | Josh Kubitza, City of Edgewood  | 2025/08/18    | 2025/08/18    |
| E. Hearing Examiner Decision                   | Brian T. McGinn                 | 2025/01/31    | 2025/01/31    |

## SECTION II. BACKGROUND

A. Project Description

Northwood Estates West Phase 2 is a two phase subdivision consisting of five (5) lots totaling approximately 10.82 acres being divided into forty-five (45) residential lots. This proposal is the final approval of Phase 1 of the Northwood Estates West Phase 2 subdivision. Phase 1 includes Tax parcel 0420091136, 0420091103, and 0420091135 being subdivided into two lots, Lot 1 and Lot 2. Lot 1 will be a new residential lot with an existing residence. Lot 2 will be further subdivided with Tax Parcels 0420095005 and 6027180140 under a separate Northwood Estates West Phase 2 – Phase 2 application. Northwood Estates West Phase 2 – Phase 1 does not include any on-site or off-site improvements. All Northwood Estates West Phase 2 subdivision improvements will be associated with the future Phase 2 final plat application.

The Hearing Examiner approved phasing plan is provided in Exhibit B. The phase 1 final plat application materials are included in Exhibit C.

B. Existing Site / Vicinity Conditions

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Lot Size: 10.82 acres

Current Land Use: One single-family residence and vacant land with site improvements installed

Site Description: The site is relatively flat and slightly slopes to the south. There is one (1) single-family detached home. The site has been largely cleared from previous development activities, which includes the partial construction of a stormwater and utilities.

Critical Areas: ☐ The site contains no critical areas.

- 
- ☒ The site contains the following types of critical areas:
- ☐ Wetlands (Chapter 14.40 EMC)
  - ☐ Critical Fish and Wildlife Habitat Areas (Chapter 14.50 EMC)
  - ☒ Aquifer Recharge and Wellhead Protection Areas (Chapter 14.60 EMC)
  - ☐ Volcanic Hazard Areas (Chapter 14.70 EMC)
  - ☐ Flood Hazard Areas (Chapter 14.80 EMC)
  - ☐ Landslide Hazard Areas (Chapter 14.90 EMC)
  - ☐ Seismic (Earthquake) Hazard Areas (Chapter 14.100 EMC)
  - ☐ Erosion Hazard Areas (Chapter 14.110 EMC)
  - ☐ Natural Resource Lands (Chapter 14.120 EMC)

Neighboring Properties:

|        |                    |                               |
|--------|--------------------|-------------------------------|
| North: | Existing Land Use: | Residential                   |
|        | Future Land Use:   | Single-Family Moderate        |
|        | Zoning:            | Single-Family Moderate (SF-3) |
| South: | Existing Land Use: | Residential                   |
|        | Future Land Use:   | Single-Family Moderate        |
|        | Zoning:            | Single-Family Moderate (SF-3) |
| East:  | Existing Land Use: | Residential                   |
|        | Future Land Use:   | Single-Family High            |
|        | Zoning:            | Single-Family High (SF-5)     |
| West:  | Existing Land Use: | Residential                   |
|        | Future Land Use:   | Single-Family High            |
|        | Zoning:            | Single-Family High (SF-5)     |

### SECTION III. FINAL PLAT APPROVAL PROCESS

Final plat approval must be made by the legislative body (City Council). The final plat approval is in the nature of a ministerial, non-discretionary process; that is, if the applicant meets the terms of preliminary approval and the plan conforms to state law and local ordinances, final approval must be granted (RCW 58.17.170).

The final plat is reviewed by staff for conformance with preliminary plat approval conditions and all applicable laws and regulations. In this report, City staff is submitting written findings and a recommendation to the City Council for final plat approval.

Pursuant to EMC Section 16.04.160 and RCW 58.17.170(1), "when the legislative body of the city . . . finds that the subdivision proposed for final plat approval conforms to all terms of the preliminary plat approval and that said subdivision meets the requirements of Chapter 58.17 RCW, other applicable state laws and any local ordinances adopted under this chapter which were in effect at the time of preliminary plat approval, it shall suitably inscribe and execute its written approval on the face of the plat."

## SECTION IV. PROJECT ANALYSIS AND STAFF FINDINGS

### A. Conformance with the Comprehensive Plan

The Single-Family Moderate and Single-Family High designations are intended to preserve and maintain established residential neighborhoods. Allowable uses include single family detached dwelling units and compatible uses. Allowable uses include single family detached dwelling units and compatible uses. The maximum number of allowable dwelling units in the Single Family High designation is five (5) dwelling units per acre. Staff finds the proposed subdivision is in conformance with the Comprehensive Plan.

### B. Conformance with the City of Edgewood Zoning Ordinance (EMC Title 18)

The vested zoning designation of the property is SF-5. The preliminary plat approval details the project's compliance with the zoning designation applicable to the proposed development which includes a private road, stormwater drainage and pond tract, shared access and utilities tracts, and open space tracts. The site is approximately 10.82 acres in size. The Northwood Estates West Phase 2 – Phase 1, as conditioned by the Hearing Examiner, provides one new residential (Lot 1) and one lot to be further subdivided (Lot 2) under Phase 2 of the Northwood Estates West Phase 2 subdivision, which are consistent with the allowed density allowed in the SF-5 zone classification.

All lots have sufficient building area to accommodate a reasonably sized, single-family residential home. The building permit process will include review of zoning provisions applicable to the individual lot development and assure compliance with lot development standards.

### C. Conformance with the City of Edgewood Subdivision Ordinance (EMC Title 16)

The applicant submitted a final plat application in conformance with EMC 16.04.100-16.04.180. The final plat and associated submittals have been reviewed against the approved project conditions and subdivision standards, see Exhibit C. Additionally, the Northwood Estates West Phase 2 – Phase 1 final plat application complies with the Northwood Estates West Phase 2 phasing plan, See Exhibit B and Exhibit C. Staff finds the proposed subdivision conforms to EMC Title 16.

### D. Conformance with Hearing Examiner's Conditions of Approval

The Hearing Examiner imposed thirty-three (33) conditions of approval on the phased Northwood Estates West Phase 2 Preliminary Plat. These conditions are in addition to the MDNS mitigation measures and other code requirements. The Hearing Examiner imposed conditions on the project include a number of procedural and informative conditions specifying the duration of the permit approval, final plat permit submittal and final plat recording requirements. The applicant has conformed to the procedural requirements for Final Plat approval at this time. Staff will coordinate receipt, signing and recording of the final documents with the applicant to assure all recording requirements are met.

E. Conformance with the City of Edgewood Engineering Requirements

The City's Public Works staff and City Engineer have reviewed the final plat application with the purpose to promote the public health, safety, and welfare in accordance with the standards established by the state and the City to provide and promote safe, convenient vehicle access on public and private streets, to facilitate the adequate provision of public water and sewer service and for the proper handling of stormwater. The City Engineer determined that a City Engineer's Certificate of Improvements was not required for the Northwood Estates West Phase 2 Phase 1 because all of the associated subdivision improvements will be completed with the Northwood Estates West Phase 2 – Phase 2 Final Plat application.

## SECTION V. CONCLUSIONS AND RECOMMENDATION

Based on the information above and materials provided in the file, City of Edgewood staff concludes that the final plat meets the applicable requirements for final plat approval. The applicant has completed required improvements for the development, and submitted performance bonds for right-of-way, utility, surface water improvements, wetland and stream mitigation, and landscaping.

Therefore, staff recommends that the City Council adopt the findings in this report and APPROVE the Northwood Estates West Phase 2 – Phase 1 Final Plat, City of Edgewood File #25-1106.

Josh Kubitza, AICP

DN: C=US, E=josh@cityofedgewood.org,  
O=City of Edgewood, OU=Community  
Development, CN="Josh Kubitza, AICP"  
Date: 2025.08.20 09:07:26-07'00'

8/19/25

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Josh Kubitza, Planning Manager  
Community Development Department

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Date

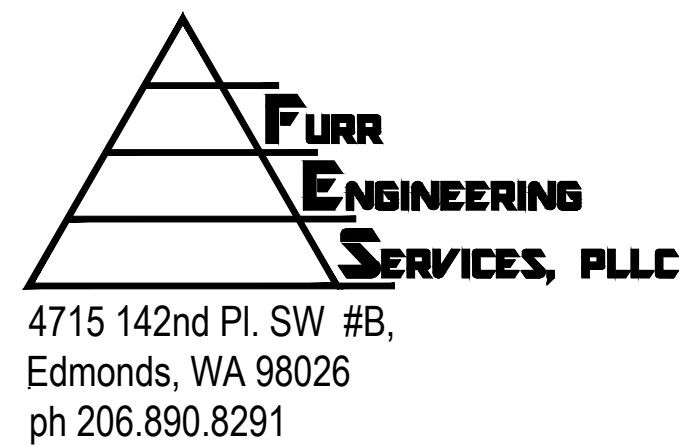
## **Exhibit B**

### Northwood Estates West Phase 2 – Phasing Plan

NORTHWOOD  
ESTATES WEST  
9623 24TH ST E  
EDGEWOOD, WA 98371

### Key Plan

## Registration



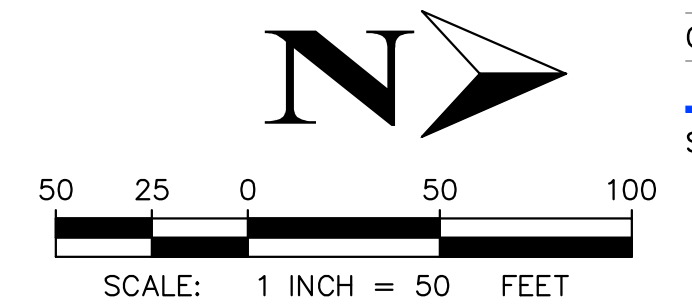
Sheet Title

## Revisions

|                 |                   |
|-----------------|-------------------|
| Scale:          |                   |
| FES Project No: | 22075             |
| Date:           | DECEMBER 31, 2024 |
| Designed:       | DAF               |
| Drawn:          | TJW               |
| Checked:        | DAF               |

Sheet Number

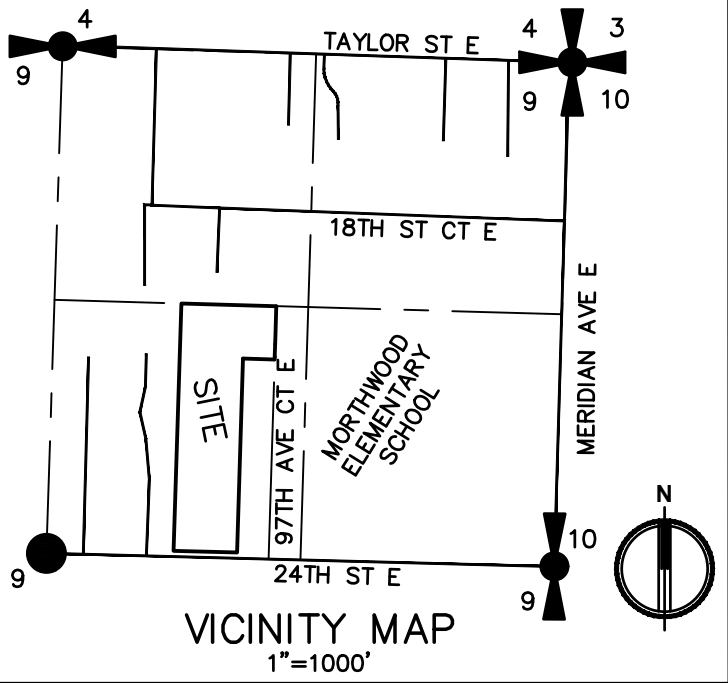
Page 41 of 69



## **Exhibit C**

Northwood Estates West Phase 2 – Phase 1 Final Plat

PHASE 1 OF NORTHWOOD ESTATES WEST PHASE 2 SHEET 1 OF 5  
A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 9, TWN. 20 N., RGE. 04 E. W.M.  
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON.



CITY OF EDGEWOOD  
COUNCIL APPROVAL

PURSUANT TO RESOLUTION \_\_\_\_\_ THE EDGEWOOD CITY COUNCIL FINDS THIS PLAT CONFORMS TO ALL TERMS OF THE PRELIMINARY APPROVAL, APPLICABLE STATE AND LOCAL LAWS, AND THE EDGEWOOD MUNICIPAL CODE AND HEREBY AUTHORIZES THE MAYOR TO EXECUTE IT'S WRITTEN APPROVAL ON THE FACE OF THE PLAT.

THS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

MAYOR REPRESENTING THE CITY COUNCIL'S APPROVAL

COMMUNITY AND  
ECONOMIC DEVELOPMENT

APPROVED AS TO BEING IN COMPLIANCE WITH ALL TERMS OF THE PRELIMINARY APPROVAL OF THIS PROPOSED PLAT.

THS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

PUBLIC WORKS

APPROVED AS TO TO THE LAYOUT OF STREETS, ALLEYS, AND OTHER RIGHTS OF WAY, DESIGN OF STORM SEWER SYSTEMS, AND OTHER STRUCTURES.

THS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

PUBLIC WORKS DIRECTOR

CITY OF EDGEWOOD & LAKEHAVEN WATER & SEWER DISTRICT DIRECTOR

MILTON WATER DISTRICT

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

CITY CLERK

ASSESSOR-TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE HAVE BEEN FULLY PAID AND DISCHARGED.

ASSESSOR TREASURER  
PIERCE COUNTY, WASHINGTON

DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_

MINUTES PAST\_\_\_\_ M., RECORDS OF THE PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON.

RECORDING NUMBER

FEE

LINDA FARMER  
PIERCE COUNTY AUDITOR

BY

ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF GARRETTE CUSTOM HOMES PUGET SOUND INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE  
STATE OF WASHINGTON, RESIDING  
AT \_\_\_\_\_ WASHINGTON.

DEDICATION

WE THE UNDERSIGNED, ATTEST THAT WE/I ARE THE OWNER(S) IN FEE SIMPLE OF THE LAND REPRESENTED ON THIS PLAT AND THAT THIS FULL SUBDIVISION HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF EDGEWOOD, IT'S SUCCESSORS AND ASSIGNS, WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THE SUBDIVISION.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS  
GCH PUGET SOUND INC.

BY: \_\_\_\_\_  
GCH PUGET SOUND INC. DATE

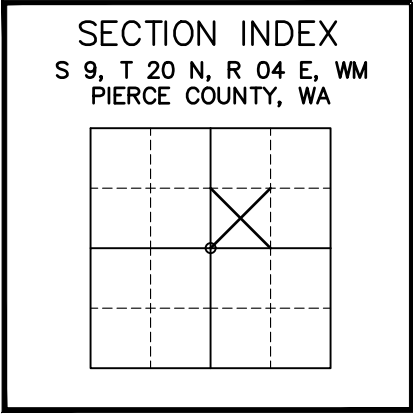
SURVEYOR'S CERTIFICATE

I, CHRISTOPHER S. DODOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN FEBRUARY, 2025, IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 58.09 R.C.W. AND 332-130 W.A.C., AT THE REQUEST OF GCH PUGET SOUND INC.

CHRISTOPHER S. DODOS, PLS 22028788 DATE



|          |            |
|----------|------------|
| DWN. BY  | DATE       |
| GD       | 2/24/25    |
| CHKD. BY | JOB NO.    |
| CD       | 2250099.50 |



PHASE 1 OF NORTHWOOD ESTATES WEST PHASE 2  
A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 9, TWN. 20 N., RGE. 04 E. W.M.  
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON.

SHEET 2 OF 5

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO ANY POWER COMPANY, ANY GAS COMPANY, ANY TELEPHONE COMPANY, ANY TELEVISION CABLE COMPANY, ANY WATER COMPANY, ANY CITY, PIERCE COUNTY, ANY OTHER PUBLIC OR PRIVATE UNDERGROUND UTILITY SERVICE (INCLUDING, BUT NOT LIMITED TO, PRIVATE ROOF DRAIN CONNECTIONS), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREET(S), IF ANY, AND THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS, AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL STREET(S) IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH SANITARY SEWER, STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, WATER AND OTHER UTILITY SERVICE (TO INCLUDE INSTALLATION AND MAINTENANCE OF STREET SIGNS), TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED. ALL PERMANENT UTILITY SERVICES SHALL BE PROVIDED BY UNDERGROUND SERVICE EXCLUSIVELY. AFTER COMPLETION OF ANY ALLOWED ACTIVITY WITHIN THE ABOVE MENTIONED EASEMENT, THE GROUND SURFACE WILL BE RESTORED TO THE CONDITION WHICH EXISTED BEFORE THE ALLOWED ACTIVITY TOOK PLACE.

WELLHEAD PROTECTION AREA NOTE

THE PLAT IS WITHIN A HIGH SUSCEPTIBILITY/CRITICAL AQUIFER RECHARGE AREA. USES AND ACTIVITIES ON THIS SITE SHALL COMPLY WITH THE CITY'S CRITICAL AREA ORDINANCE (EDGEWOOD MUNICIPAL CODE 14.60). ACTIVITIES THAT DO NOT CAUSE DEGRADATION OF GROUND WATER QUALITY AND WILL NOT ADVERSELY AFFECT THE RECHARGING OF THE AQUIFER MAY BE PERMITTED IN A CRITICAL AQUIFER RECHARGE AREA AND DO NOT REQUIRE PREPARATION OF A CRITICAL AREA REPORT; PROVIDED, THAT THEY COMPLY WITH THE CITY STORM WATER MANAGEMENT REGULATIONS AND OTHER APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

HOMEOWNER'S ASSOCIATION NOTE

LOT 1 OF THIS PLAT IS NOT PART OF OR SUBJECT TO THE NORTHWOOD ESTATES PHASE 2 HOME OWNER'S ASSOCIATION. LOT 1 IS NOT SUBJECT TO ANY CONDITIONS, COVENANTS, OR RESTRICTIONS OF SAID HOMEOWNER'S ASSOCIATION.

UTILITY CONNECTION NOTE

UTILITY CONNECTIONS FOR LOT 1 TO BE DONE WITH PHASE 2 DEVELOPMENT; INCLUDING SEWER, WATER, STORM, POWER, CABLE, AND PHONE CONNECTIONS.

LEGAL DESCRIPTION

PER FIDELITY NATIONAL TITLE; ALTA COMMITMENT FOR TITLE INSURANCE  
COMMITMENT NO. 611323295 DATED JULY 29, 2025:

FOR APN/PARCEL ID(S): 0420091103  
THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON;  
EXCEPT THE NORTH 530 FEET THEREOF;  
ALSO EXCEPT THE WEST 30 FEET THEREOF;  
AND EXCEPT 49TH AVENUE NORTHWEST.

FOR APN/PARCEL ID(S): 0420091135  
THE NORTH 530 FEET OF THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;  
TOGETHER WITH THE WEST 30 FEET OF THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;  
EXCEPT THE NORTH 530 FEET OF SAID WEST 30 FEET;  
AND EXCEPT THE SOUTH 30 FEET FOR 24TH STREET EAST;  
AND TOGETHER WITH THE NORTH 2 ACRES OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9.  
(ALSO KNOWN AS REVISED PARCEL A, PIERCE COUNTY BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 9903175003).

FOR APN/PARCEL ID(S): 0420091136:  
THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON;  
EXCEPT 24TH STREET EAST;  
AND EXCEPT THE NORTH 2 ACRES THEREFROM.  
(ALSO KNOWN AS REVISED PARCEL B, PIERCED COUNTY BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 9903175003).



| DWN. BY  | DATE       |
|----------|------------|
| GD       | 2/24/25    |
| CHKD. BY | JOB NO.    |
| CD       | 2250099.50 |

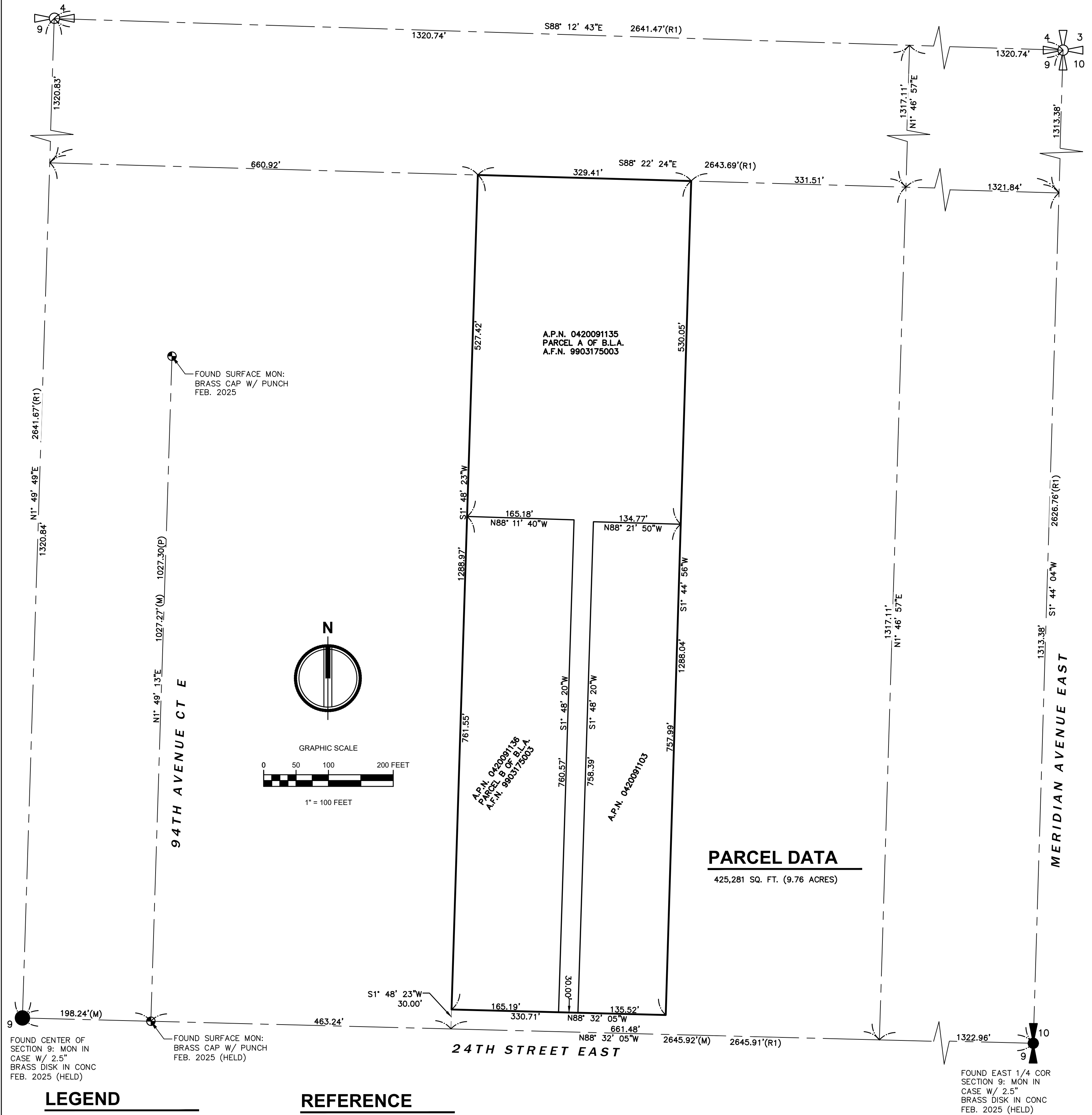
**AHBL**

TACOMA • SEATTLE • SPOKANE • TRI-CITIES

2215 North 30th Street, Suite 300 Tacoma, WA 98403  
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

PHASE 1 OF NORTHWOOD ESTATES WEST PHASE 2  
A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 9, TWN. 20 N., RGE. 04 E. W.M.  
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON.

SHEET 3 OF 5



LEGEND

- CALCULATED NORTHEAST CORNER OF SECTION 9 PER R.O.S. RECORDED UNDER A.F.N. 200604255002
- CALCULATED NORTH 1/4 CORNER SECTION 9 PER R.O.S. RECORDED UNDER A.F.N. 200604255002
- FOUND EAST QUARTER CORNER
- FOUND CENTER OF SECTION 9 AS NOTED
- FOUND MONUMENT AS NOTED
- (M) MEASURED
- (P) REFER TO NICKLAUS PLAT
- (R1) REFER TO RECORD OF SURVEY

REFERENCE

- (R1) RECORD OF SURVEY AFN 200604255002
- (P) NICKLAUS PLAT AFN 201906125006
- PLAT OF NORTHWOOD ESTATES AFN 2011011015001

EQUIPMENT AND PROCEDURE

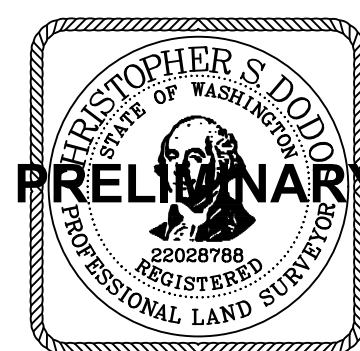
3" TOTAL STATION USING STANDARD FIELD TRAVERSE FOR CONTROL AND STAKING AND TRIMBLE GPS RECEIVER.

BASIS OF BEARING

MONUMENTED CENTERLINE OF 24TH STREET EAST; SAID CENTERLINE BEING NORTH 88°32'05" WEST. REFERENCE RECORD OF SURVEY 200604255002.

PARCEL DATA

425,281 SQ. FT. (9.76 ACRES)



|          |            |
|----------|------------|
| DWN. BY  | DATE       |
| GD       | 2/24/25    |
| CHKD. BY | JOB NO.    |
| CD       | 2250099.50 |

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PHASE 1 OF NORTHWOOD ESTATES WEST PHASE 2  
A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 9, TWN. 20 N., RGE. 04 E. W.M.  
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON.

SHEET 4 OF 5

MATCHLINE SEE SHEET 5

R.O.S.  
AF#202004025006

PARCEL NO.  
0420091131

LOT 2  
386542 S.F.  
FUTURE DEVELOPMENT  
TRACT OF PHASE 2 OF  
NORTHWOOD ESTATES  
WEST PHASE 2

9615 24TH ST E

PARCEL NO.  
0420091132

PARCEL NO.  
0420091091

10' PRIVATE STORM  
DRAINAGE EASEMENT

10' PUBLIC UTILITY  
EASEMENT PER  
AFN 202210280545

LOT 1  
38739 S.F.

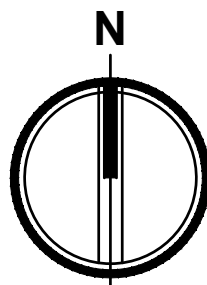
EXISTING  
HOUSE

EXISTING  
GARAGE

20'X30' EASEMENT FOR  
PUGET SOUND ENERGY  
AFN 202210280541

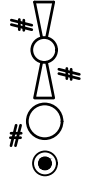
$\Delta=89^{\circ}43'00''$   
 $R=25.00'$   
 $L=39.15'$

24TH STREET EAST

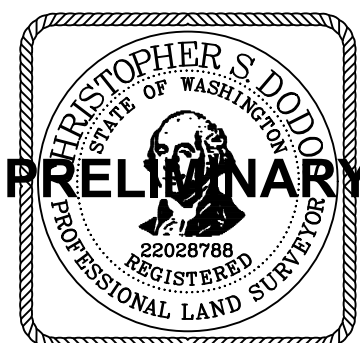


GRAPHIC SCALE  
0 20 40 80 FEET  
1" = 40 FEET

LEGEND



FOUND EAST 1/4 CORNER OF SECTION 9  
AS NOTED  
FOUND CENTER OF SECTION 9 AS NOTED  
SET 5/8 REBAR AND CAP LS 22028788



|          |            |
|----------|------------|
| DWN. BY  | DATE       |
| GD       | 2/24/25    |
| CHKD. BY | JOB NO.    |
| CD       | 2250099.50 |

**AHBL**  
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2215 North 30th Street, Suite 300 Tacoma, WA 98403  
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

PHASE 1 OF NORTHWOOD ESTATES WEST PHASE 2  
A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 9, TWN. 20 N., RGE. 04 E. W.M.  
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON.

SHEET 5 OF 5

PARCEL NO.  
0420091067

S88° 22' 24"E 329.41'

PARCEL NO.  
0420095033

LOT 2  
386542 S.F.  
FUTURE DEVELOPMENT  
TRACT OF PHASE 2 OF  
NORTHWOOD ESTATES  
WEST PHASE 2

9615 24TH ST E

PARCEL NO.  
0420095005  
NOT INCLUDED PHASE 1 OF  
NORTHWOOD ESTATES WEST  
PHASE 2

TRACT F

PARCEL NO.  
6027180140  
NOT INCLUDED IN PHASE 1  
OF NORTHWOOD ESTATES  
WEST PHASE 2

TRACT E

9

10

11

12

13

15

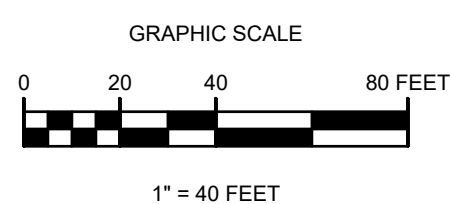
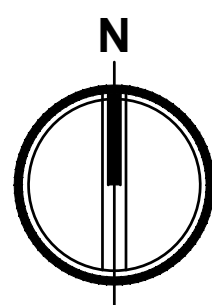
14

13

NORTHWOODS ESTATES  
WEST PHASE 1  
AF#201801255001

PARCEL NO.  
0420095032

1288.97' S1° 48' 23"W  
1038.40'

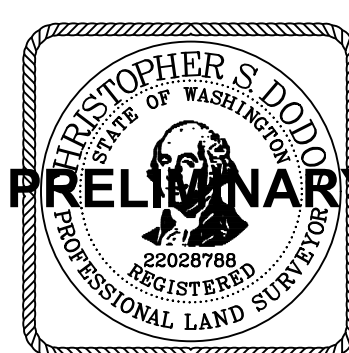


LEGEND

● SET 5/8 REBAR AND CAP LS 22028788

PARCEL NO.  
0420091117

MATCHLINE SEE SHEET 4



|          |            |
|----------|------------|
| DWN. BY  | DATE       |
| GD       | 2/24/25    |
| CHKD. BY | JOB NO.    |
| CD       | 2250099.50 |



## **Exhibit D**

### **Northwood Estates West Phase 2 Location Map**

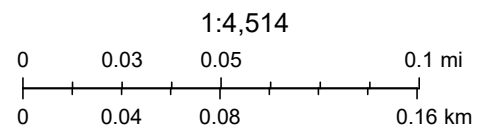
# Exhibit D. Location Map



8/18/2025, 1:37:03 PM

 Project Parcels

 Base Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

## **Exhibit E**

Hearing Examiner Decision, Northwood Estates West Phase 2 Subdivision 23-1539

## CITY OF EDGEWOOD HEARING EXAMINER

|                                                                                               |   |                                                    |
|-----------------------------------------------------------------------------------------------|---|----------------------------------------------------|
| Preliminary Plat Application by Satwant Singh c/o Furr Engineering Services PLLC              | ) | FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION |
| to subdivide 10.82 acres into forty-five (45) single family residential lots in the SF-5 zone | ) | File #23-1539                                      |

### SUMMARY OF PROPOSAL AND DECISION

Summary of Proposal: The Applicant proposes to subdivide 10.82 acres in the Single-Family High (SF-5) zone into forty-five (45) single-family residential lots and four tracts. Phase 1 includes proposed Lot 1. Phase 2 includes proposed Lots 2-45 and Tract A (storm pond), Tract B (storm drainage), Tract C (open space), and Tract I (private road and utilities).

Summary of Decision: Approved, with conditions.

### FINDINGS OF FACT – BACKGROUND INFORMATION

1.1 The Applicant is Satwant Singh, 15 S. Grady Way, Suite 527, Renton, Washington, 98057. *See* Exs. A1-A2. The Applicant is acting on behalf of the property owners, Singh Edgewood Heights, LLC, 24419 105<sup>th</sup> Pl SE, Kent, Washington, 98030; Northwood Estate LLC, 2631 16<sup>th</sup> Ave Ct SW, Puyallup, Washington, 98371; and JJDL, LLC, 1524 Jericho Pl NE, Renton, Washington, 98059. *See* Exs. A1 & A3; *see also* Staff Report, p. 1. The Applicant and owners are represented by Dean Furr of Furr Engineering Services, PLLC, 4715 142<sup>nd</sup> Pl SW #B, Edmonds, Washington, 98026. *See* Ex. A3.

1.2 The property consists of five tax parcels, i.e. Parcels 0420091136, 6027180140, 0420091103, 0420091135 and 0420095005. *See* Staff Report, p. 1; *see also* Ex. A1. The property is located at 9609-9623 24<sup>th</sup> St E, Edgewood, Washington, 98371. *See id.* The legal descriptions for the parcels are set forth in Exhibits B1 and B5a-B5c.

1.3 The property is zoned Single-Family High (SF-5). *See* Staff Report, p. 6. The property is designated as Single-Family High in the Edgewood Comprehensive Plan. *See* CP, Chapter 02, Figure 3 (Future Land Use Map).

1.4 The property is 10.82 acres in size. *See* Staff Report, p. 2. The site is relatively flat. *See* Staff Report, p. 4. The topography generally slopes down from the northeast to the southwest at a slope of approximately 5%. *See* Ex. B4, p. 3; *see also* Ex. B13, p. 5. The site is improved with one single-family detached home. *See id.* The site has been largely cleared of previous development activities. *See id.* There are a few trees along the north property boundary. *See id.*

1.5 There are no wetlands on site. *See* Ex. B9a, pp. 3 & 21. There is a wetland approximately 350 feet southwest of the southwest corner of the property. *See* Ex. B9a, p. 3. The buffer of this wetland, however, does not encroach into the project site. *See id.* Similarly, there are no streams, high erosion risk, steep or difficult to stabilize slopes on the property. *See* Ex. B13, p. 5. There is no evidence that a floodplain exists on the site. *See e.g.* Ex. B4, p. 12. There are no priority habitats or species on or near the project site. *See* Ex. B9b. There are no critical areas on the site. *See* Ex. B13, p. 5.

1.6 Properties in all directions from the project site are developed with single-family residences. *See* Staff Report, p. 4. The land to the east and west of the project site is zoned Single-Family High (SF-5). The land to the north and south of the project site is zoned Single-Family Moderate (SF-3). 24<sup>th</sup> Street E abuts the southern border of the project site. *See* Staff Report, p. 5 (Preliminary Plat Phasing Plan). Residential uses have been developed adjacent to all other borders of the project site. *See* Staff Report, p. 4.

1.7 On May 21, 2023, a pre-application conference was held between the developer and the City of Edgewood, consistent with the requirements of EMC 18.40.130. *See* Staff Report, pp. 13 & 20.

1.8 On June 22, 2023, a neighborhood meeting was conducted by the Applicant in accordance with EMC 16.04.040. *See* Ex. B14; *see also* Ex. D1, p. 3 (Finding 5 of MDNS).

1.9 On or about January 26, 2024, the Applicant submitted a Land Division Application to the City of Edgewood. *See* Exs. A1-A4. The Applicant proposes to subdivide 10.82 acres into forty-five (45) single-family residential lots and four tracts. *See* Ex. B1. The development will occur in two phases. *See* Ex. B12. Phase 1 of the development includes proposed Lot 1. *See id.* Phase 2 includes the proposed Lots 2-45 and the four tracts. *See id.* The four tracts include one for a storm pond (Tract A), one for storm drainage (Tract B), one for open space (Tract C), and one for a private road and utilities (Tract I). *See id.*; *see also* Ex. B1. The proposal results in a density of 4.95 dwellings units per acre. *See* Staff Report, p. 10; *see also* Ex. B11 (Sheet C.10, Density Calculation).

1.10 There is one single-family home on the site, located in the southwest corner of the property, which will occupy Lot 1. *See* Staff Report, p. 4 & 16; *see also* Ex. B11, p. 2 (Sheet SP1.0). New single-family homes will be constructed on the remaining 44 lots. *See* Ex. B4, p. 3. Frontage improvements will include, at the minimum, street widening, new curb and gutter, a landscaping buffer/strip, and new sidewalk. *See id.*; *see also* Ex. D1, p. 7 (Mitigation Measure 5). Existing driveways will be removed, and a new private access road will be constructed. *See* Ex. B4, p. 3; *see also* Ex. B11 (Sheet C3.1, Frontage Improvements & Sheet C3.2, Details).

1.11 On February 5, 2024, the City determined that the application was complete. *See* Ex. C1.

1.12 On February 16, 2024, the City issued a Notice of Application (NOA) for the proposed preliminary plat, in accordance with the requirements of EMC 18.40.180 and RCW 36.70B.110. *See* Staff Report, p. 2; *see also* Ex. C2. The NOA was posted on the property and at City Hall; published in The Tacoma News Tribune; and mailed to owners of property within 300 feet and two parcels deep. *See* Staff Report, p. 2; *see also* Ex. C2. The NOA established a 14-day public comment period which was open from February 16, 2024 to March 4, 2024. *See* Ex. C2.

1.13 On December 11, 2024, the City issued a Revised Mitigated Determination of Nonsignificance (Revised MDNS) for the Northwood Estates Preliminary Plat. *See* Ex. D1; *see also* Staff Report, p. 8. Through the Revised MDNS, the City determined that the proposal does not have a probable, significant impact on the environment, provided that thirteen mitigation measures are followed. *See* Ex. D1, pp. 2, 6-8. The Revised MDNS was issued pursuant to WAC 197-11-340 and EMC 20.05.150. *See* Ex. D1, p. 2. The appeal period for the MDNS expired on December 27, 2024. *See id.*, p. 9. The MDNS was not appealed. *See* Staff Report, p. 8.

1.14 The City of Edgewood received three agency comments on this project. On February 21, 2024, the Puyallup School District submitted a comment on the proposed subdivision. *See* Ex. F1. On March 1, 2024, the Washington State Department of Ecology (DOE) submitted a comment on the proposed subdivision. *See* Ex. F2. On February 22, 2024, the Lakehaven Water and Sewer District submitted a comment on the proposal. *See* Ex. F3.

1.15 On January 2, 2025, the City issued a Notice of Public Hearing (NOH) for the proposed preliminary plat, in accordance with the requirements of EMC 18.40.190. *See* Staff Report, p. 3; *see also* Ex. C3. The NOH was posted at the project site; mailed to owners of property within 300 feet and two parcels deep; and published in the Tacoma News Tribune. *See* Staff Report, p. 3; *see also* Ex. C3. The NOH provided notice that the public hearing was scheduled for Friday, January 17, 2025, at 11:00 a.m., and would be conducted virtually through Zoom. *See* Ex. C3.

1.16 On Friday, January 17, 2025, at approximately 11:00 a.m., the Hearing Examiner conducted the public hearing on the application. The following individuals testified at the public hearing:

Josh Kubitza, Planning Manager  
City of Edgewood  
2224 104<sup>th</sup> Avenue East  
Edgewood, Washington 98372

Jeremy Metzler, PE  
City of Edgewood  
2224 104<sup>th</sup> Avenue East  
Edgewood, Washington 98372

Jamie Ward, Senior Engineer  
City of Edgewood  
2224 104<sup>th</sup> Avenue East  
Edgewood, Washington 98372

Shaun Prestridge  
Pacific Lifestyle Homes  
3410 37<sup>th</sup> Ave S  
Seattle, Washington 98144

Martin Burns  
Burns Law, PLLC  
3711 Center Street  
Tacoma, Washington 98409

Dean Furr  
Furr Engineering Services, PLLC  
4715 142<sup>nd</sup> Pl SW #B  
Edmonds, Washington 98026

Christopher Andrade  
2116 97<sup>th</sup> Ave Ct 8  
Edgewood, Washington 98371

Monica McKinney  
1920 96<sup>th</sup> Ave Ct E  
Edgewood, Washington 98371

Jeanette Langford  
1921 96<sup>th</sup> Ave Ct E  
Edgewood, Washington 98371

Daniel Peterson  
2107 97<sup>th</sup> Ave Ct E  
Edgewood, Washington 98371

1.17 The record includes the project file and all documents or materials submitted at the public hearing, up to the time that the Hearing Examiner closed the record in this matter. The exhibits included in the record and therefore considered by the Hearing Examiner are set forth on the Hearing Exhibit List attached to this decision as ATTACHMENT A.

## FINDINGS AND CONCLUSIONS

2.1 *The proposed full subdivision conforms to the Edgewood comprehensive plan. See EMC 16.04.080(A)(1); see also EMC 18.40.100(Q)(1).*

The property is designated as Single-Family High in the Edgewood Comprehensive Plan (CP). *See* CP, Chapter 02, Figure 3, Future Land Use Map. The Single-Family High designation is intended to preserve and maintain established residential neighborhoods. *See* CP, Chapter 02, Policy LU.I.g. This designation permits single-family detached dwelling units and compatible uses. *See id.* The maximum density of this designation is five dwelling units per acre. *See id.*

The proposed subdivision fulfills the general intent of the Single-Family High designation. This designation allows and encourages single-family residential use. The development of a residential subdivision is clearly compatible with a residential neighborhood. In addition, the intensity of the development is similar to its surroundings. The Single-Family High designation allows residential density up to five dwelling units per acre. Consistent with that standard, the proposed development has a density of 4.95 acres. *See* Staff Report, p. 10.

The goals and policies of the comprehensive plan generally support the proposed development. *See* Staff Report, pp. 14-15. For example, the project site is surrounded by a developed neighborhood of single-family residences. *See* Finding 1.6. The development of the site with single-family residences promotes the community character and identity by developing at a scale that is appropriate both to the site and the surrounding vicinity. *See* CP, Chapter 02, Policy LU.II.b & Goal LU.IV. The project constitutes infill that is compatible with surrounding development and furthers the quality, character, and function of the residential neighborhood. *See* CP, Chapter 02, Goal LU.IV & Policy LU.IV.c.

The Applicant has proposed detailed landscape and tree retention plans for this project. *See* Ex. B11 (Sheets L-1 to L-5). The project conditions ensure that the landscaping is maintained and the trees are preserved as much as possible. *See e.g.* Conditions 3-5, 7-8, 12, 27-28. The plans and conditions fulfill several policies of the comprehensive plan. For example, the comprehensive plan calls for the retention of existing landscaping and native vegetation. *See* CP, Chapter 02, Policy LU.III.b. The CP also promotes tree preservation as an integral part of community character. *See* CP, Chapter 02, Policy LU.III.c.

As required by EMC Title 12, a sidewalk will be installed along the right-of-way of 24<sup>th</sup> Street East. *See* Condition 13. This improvement furthers the objectives of Policy PR.III.b, which encourages pathways and sidewalks to increase non-motorized connections in the community. *See* CP, Chapter 06, Policy PR.III.b.

For the reasons discussed above, as well as based upon the other policies identified in the Staff Report, the Hearing Examiner concludes that the proposed subdivision is consistent with the goals and policies of the comprehensive plan. Therefore, this criterion for approval is satisfied.

2.2 *The proposed full subdivision conforms to the development standards in EMC Title 18. See EMC 16.04.080(A)(2).*

The property is zoned SF-5, Single Family High. *See* Staff Report, p. 6. Single-Family Detached Dwellings are outright permitted in this zone. *See* EMC 18.70.050, Table 1. The minimum density is the SF-5 zone is 2.5 units per acre. *See* EMC 18.80.040(C)(1). The maximum density in the SF-5 zone is five dwelling units per acre. *See id.* The density proposed for this development is within that range at 4.95 dwelling units per acre. *See* Staff Report, p. 10.

As proposed and conditioned, the project satisfies the other development standards of the zoning code, including the minimum lot size, maximum lot coverage, maximum impervious surface area, setbacks, and the like. *See* Staff Report, p. 10 (Table of Land Use Development Standards); *Testimony of J. Kubitza*.

In the SF-5 zone, landscaping shall be provided as set forth in EMC 18.90.090. *See* Staff Report, p. 11. In accordance with this requirement, the Applicant submitted preliminary landscape plans for the project. *See* Ex. B11 (Sheets L-2 to L-4). Per the project conditions, the Applicant will be required to submit final landscaping plans for approval. *See* Staff Report, p. 11; *see also* Condition 12. The final landscaping plans must demonstrate that the landscaping complies with the SEPA mitigation measures and with EMC 18.90.090. *See* Condition 12.

The Applicant is required to satisfy the City standards for tree preservation, found in EMC 18.90.180. *See* Staff Report, pp. 10-11. Per the project conditions, the Applicant is required to comply with the mitigation measures set forth in the MDNS. *See* Condition 2. Those mitigation measures require that significant trees be preserved in accordance with EMC 18.90.180, as well as setting forth specific requirements to protect trees from potential impacts of development activity. *See* Ex. D1 (Mitigation Measures 1-3). In furtherance of the code requirements, the Applicant's landscape architect prepared a Tree Retention Plan for this development. *See* Ex. B11 (Sheet L-1, Tree Retention Plan). The landscape architect also prepared a Landscape and Tree Replacement Plan for the site. *See* Ex. B11 (Sheets L-2 & L-3). These plans are thorough and appear to address the tree retention requirements.

The proposed subdivision will be required to comply with the parking standards set forth in EMC 18.90.130. *See* Staff Report, p. 11. Staff confirmed that parking requirements must be satisfied at the time of residential building permit application. *See id.* Therefore, the City will ensure that the parking standards are satisfied when permits for construction are requested.

No evidence in this record suggests that the proposed subdivision does not satisfy the other development standards of the municipal code.

The Hearing Examiner concludes that the proposed subdivision, as designed and conditioned, is consistent with the applicable development standards. Therefore, this criterion is met.

*2.3 The proposed full subdivision conforms to the critical area regulations in EMC Title 14. See EMC 16.04.080(A)(3).*

The Hearing Examiner concludes that, based on this record, the critical area regulations have limited application to this site. Notably, there are no wetlands on site. *See* Ex. B9a, pp. 3 & 21. There is a wetland approximately 350 feet southwest of the southwest corner of the property. *See* Ex. B9a, p. 3. The buffer of this wetland, however, does not encroach into the project site. *See id.* Similarly, there are no streams, high erosion risk, steep or difficult to stabilize slopes on the property. *See* Ex. B13, p. 5. There is no evidence that a floodplain exists on the site. *See e.g.* Ex. B4, p. 12. Finally, there are no priority habitats or species on or near the project site. *See* Ex. B9b.

That said, the site is located within the aquifer recharge and wellhead protection area. *See* Staff Report, p. 12. To address this concern, the project conditions require the development to comply with the critical aquifer area recharge standards contained in EMC 14.60.040(E), concerning "nonhazardous uses" such as the subdivision of land. *See* Condition 6. Staff determined the project was adequately conditioned under SEPA to address the potential impacts, per the MDNS. *See* Staff Report, p. 12; *see also* Ex. D1. Compliance with the MDNS is incorporated as a project condition. *See* Condition 2. Moreover, several

other project conditions ensure that drainage from the site is properly handled to protect groundwater resources. *See e.g.* Conditions 7, 29, & 30.

Based upon the foregoing, the Hearing Examiner agrees with Staff that the potential impacts of the project are adequately mitigated to protect critical areas, in compliance with EMC Title 14. Therefore, this criterion for approval of the plat is satisfied.

*2.4 The proposed full subdivision conforms to the other applicable codes, ordinances, standards, policies or plans adopted by the City of Edgewood and other applicable laws. See EMC 16.04.080(A)(4); see also EMC 18.40.100(Q)(2).*

Based upon the analysis contained in the Staff Report, the Staff concluded that the proposed subdivision, as conditioned, “conforms with any other applicable codes, ordinances, standards, policies or plans adopted by the city.” *See* Staff Report, p. 14. The Hearing Examiner agrees based on the analysis contained in the Staff Report and throughout this decision. In addition, neither the evidence in the record nor the testimony at the hearing suggested that the proposal transgressed any other requirements or policies of the City of Edgewood. The Hearing Examiner concludes that this criterion for approval of the subdivision is met.

*2.5 Adequate provisions have been made for utilities and other public services necessary to serve the needs of the proposed full subdivision. See EMC 16.04.080(B).*

The following discussion demonstrates that public services and facilities are adequate to serve the proposed subdivision, so long as project conditions are fulfilled. Therefore, the proposed subdivision satisfies the requirements of EMC 16.04.080(B).

*2.5.1 Adequate provisions have been made for open spaces, parks, and playgrounds.*

The development standards for the SF-5 zone are set forth in EMC 18.80.040. The development standards of the SF-5 zone do not require that a specific amount of open space be set aside. *See* EMC 18.80.040(C) (providing development standards for the single-family zones); *see also* Staff Report, pp. 10-11 (listing the applicable development standards). The local legislature has determined, it follows, that adherence to the development standards will result in sufficient space to serve the community. Consistent with the zone, the subdivision will result in density 4.95 dwelling units per acre. *See* Staff Report, p. 10. The project is conditioned on satisfying the other development standards as well, such as maximum lot coverage of 50%, maximum impervious surface of 55%, and various setback standards. *See id.* The Hearing Examiner concludes that adequate provisions have been made for open space, given the zoning and the nature of the development.

The subdivision and SF-5 regulations, likewise, do not require the developer to set aside a specific amount of land for parks or playgrounds. The subdivision regulations provide that the “boundaries, dimension, and areas of public and common park and open space areas” must be shown on the preliminary plat. *See* EMC 16.04.060(O). However, those provisions do not mandate that parks, playgrounds, or open spaces be created in the first place.

The Hearing Examiner concludes that adequate provisions have been made for open space, parks and playgrounds because the subdivision complies with the development standards and there are no specific provisions requiring the developer to set aside open space or create parks or playgrounds. Despite the lack of such a requirement, the developer is creating a private park. *See* Ex. B11 (Sheet L-3). This park will be equipped with custom play equipment, accessible tables, and a lawn. *See id.* This amenity must be developed in accordance with city standards. *See* Condition 11.

Under the circumstances, the Hearing Examiner concludes that adequate provisions have been made for open space, playgrounds, and parks. Therefore, this criterion is met.

#### *2.5.2 Adequate provisions have been made for drainage ways.*

The Applicant has submitted a Preliminary Drainage Report as well as detailed plans for the proposed stormwater system to serve the site. *See* Exs. B4 & B11 (Sheets C4.0-C4.4).

The majority of the stormwater runoff from the site will be collected into catch basins and conveyed to a detention pond at the south of the site. *See* Ex. B4, p. 7; *see also* Staff Report, p. 12. Flow control and water quality treatment will be provided by the onsite pond. *See* Ex. B4, p. 5. The stormwater collected in the pond will discharge into the municipal storm system within 24<sup>th</sup> St E through a new catch basin and follow the existing drainage pattern. *See* Ex. B4, pp. 3 & 5. The remainder of the stormwater runoff will be connected to the Northwood Estates and the Northwood Estates West Phase 1 stormwater pond. *See Staff Report*, p. 12. The project site benefits from a utility easement for this purpose. *See id.*

The drainage design was reviewed and approved by the City of Edgewood Public Works Department, provided certain conditions were satisfied. *See* Staff Report, p. 12; *see also* Ex. E2. Compliance with EMC Chapters 13.05 (Stormwater Manual – Site Development Regulations) and 13.25 (Illicit Stormwater Discharges) is required for construction activity. *See* Staff Report, p. 12; *see also* Condition 9. This includes compliance with the minimum standards of the 2021 PCM, as amended by EMC 13.05.170, prior to site development permit approval or submittal of a final subdivision application. *See* Staff Report, p. 12. The proposed drainage system is designed to comply with the 2021 PCM and the Edgewood Municipal Code. *See* Ex. B4, p. 3.

The Hearing Examiner concludes that the proposed subdivision, as conditioned, makes appropriate provisions for stormwater facilities and conveyance systems. Therefore, this criterion for approval is satisfied.

#### *2.5.3 Adequate provisions have been made for streets, alleys, and other public ways.*

The public roadway serving the proposed subdivision is 24<sup>th</sup> Street E. *See* Ex. B16 p. 6. This public road is a two-to-three lane Minor Arterial which borders to the project site to the south. *See id.*; *see also* Staff Report, p. 8. The primary access to and from the subdivision will be a new roadway extending north from 24<sup>th</sup> Street E. *See* Ex. B16, p. 4. This roadway will also connect to the 97<sup>th</sup> Avenue Ct East, located within the adjacent subdivision to the east. *See* Ex. B16, pp. 4-5. The City has confirmed that the project site is benefited by access rights to 97<sup>th</sup> Avenue Ct East. *See* Staff Report, p. 8.

The Applicant submitted a traffic impact analysis (TIA) evaluating the potential traffic impacts of the proposal. *See* Ex. B16. According to the TIA, the proposed development will generate 35 AM peak and 46 PM peak trips. *See* Ex. B16, p. 12. Because the proposed subdivision generates more than ten new PM peak trips, it is subject to concurrency review. *See* Staff Report, p. 9; *see also* EMC 18.105.030(B). Concurrency review means that the director must conduct a capacity evaluation to confirm that public facilities and services are adequate to support proposed development. On August 28, 2023, the City issued a Concurrency Reservation Certificate (CRC) for Northwood Estates, confirming that transportation concurrency standards were satisfied. *See* Ex. B15.

The proposed subdivision will not have a material impact on the capacity or function of the public road system. The City of Edgewood has adopted a Level of Service Standard of D or better. *See* Ex. B16, p. 11. The existing level of service is sufficient because the relevant intersection (24<sup>th</sup> St E & 96<sup>th</sup> Ave Ct

E) operates at LOS B conditions or better. *See* Ex. B16, p. 11. No intersection deficiencies were identified in the TIA. *See* Ex. B16, p. 11. The traffic engineer's analysis shows that the intersection will continue to operate with LOS B conditions following development of the project, satisfying the level of service standards. *See* Ex. B16, p. 20. The construction of the project will not create any new intersection deficiencies. *See* Ex. B16, p. 20. In addition, no sight-distance deficiencies are identified with the proposed access location. *See* Ex. B16, p. 20. The project engineer concluded no intersection deficiencies or off-site mitigation is required due to the proposed development. *See id.*, p. 22. City Staff reviewed the TIA and concurred that the project would not result in probable, significant impact, and that additional mitigation is not necessary for this proposal. *See* Ex. D1, p. 6; *see also* Ex. E1.

The potential impacts of the development are adequately addressed by project conditions and mitigation measures. For example, the Applicant will be making frontage improvements to 24<sup>th</sup> Street E and the proposed private road, including a 12-foot travel lane, a 5-foot bicycle lane, and a 5-foot sidewalk. *See* Staff Report, p. 8; *see also* Ex. D1, p. 7 (Mitigation Measure 5); *see also* Condition 13. Those frontage improvements must be made in accordance with EMC 12.12.040. *See id.*

Mitigation for the project will also include traffic impact fees. *See* Condition 32; *see also* Ex. D1, p. 6 (Finding 16b). The TIA states that, under the City's fee schedule, the estimated traffic impact fees will be \$11,944 per peak hour trip. *See* Ex. B16, p. 22. According to the traffic engineer's preliminary calculation, the traffic impact fees for this project will total \$549,424 (46 PM peak trips x \$11,944 per trip = \$549,424). *See* Ex. B16, p. 22. The Public Works Department determined that the payment of traffic impact fees at the time of building permit would adequately contribute to the overall City roadway system. *See* Ex. E1.

Based upon the foregoing, the Hearing Examiner concludes that adequate provisions have been made for streets and other public ways. Therefore, this criterion for approval of the proposed subdivision is satisfied.

#### *2.5.4 Adequate provisions have been made for potable water.*

Public water is available to the site and will be provided by the City of Milton. *See* Staff Report, p. 11. On December 27, 2023, the City of Milton issued a Certificate of Water Availability for the project. *See* Ex. B7 (Certificate of Water Availability). Final approval of water system acceptance by the City of Milton is required at the time of final plat. *See* Staff Report, p. 11. Therefore, adequate provisions have been made for potable water supplies.

#### *2.5.5 Adequate provisions have been made for sanitary sewers (where required).*

Sewer service to the site will be provided by the City of Edgewood, c/o Lakehaven Water and Sewer District. *See* Staff Report, p. 11. On January 4, 2024, the City of Edgewood issued a Certificate of Sewer Availability for this project. *See* Staff Report, pp. 11 & 21; *see also* Ex. B8. Final approval of sewer system acceptance by Lakehaven Water & Sewer District is required by the Applicant at the time of final plat. *See* Staff Report, p. 11. Therefore, adequate provisions have been made for sanitary waste disposal.

#### *2.5.6 Adequate provisions have been made for transit facilities.*

The Staff generally concluded that the proposal makes adequate provisions for public services and facilities. *See* Staff Report, p. 14. However, Staff did not specifically comment on transit services or recommend any conditions of approval related to transit facilities. *See id.*, pp. 15-16. This is understandable since there were no comments or testimony from Pierce Transit on this proposal. Only three agency comments were submitted on this proposal during the comment periods related to SEPA and

the NOA—one from the Puyallup School District and two from the DOE. *See* Staff Report, p. 17; *see also* Exs. F1-F3. None of these comments addressed transit service. The question of school bus facilities is discussed elsewhere in this decision. *See* Paragraph 2.5.7.

Transit service is provided at the nearby intersection of Meridian Avenue (SR 161) and 24<sup>th</sup> Street E. *See* Ex. B16, p. 6. The bus stop is located approximately 1,700 feet east of the project site. *See id.* Route 402 provides service from that stop to the Federal Way Transit Center, seven days a week, on a varying schedule. *See id.*

No evidence has been submitted describing any plans for additional services or facilities at or near the site. In addition, there is no evidence in the record suggesting that the proposed development has a material impact on the transit services or that mitigation measures were necessary as a result of the proposal.

Given the lack of testimony or comments to the contrary, the Hearing Examiner must conclude that the existing services and facilities are sufficient, and the proposed development does not have any material impact on transit services. Therefore, appropriate provisions have been made for transit facilities.

*2.5.7 Adequate provisions have been made for schools and sites for public schools and grounds.*

The proposed subdivision is within the Puyallup School District. *See* Staff Report, p. 11. The District reviewed the project for compliance with safe routes to schools, service levels, and capacity. *See id.* The District requested a new school bus stop to serve the site. *See* Ex. F1, p. 2. That request has been incorporated into the project conditions. *See* Ex. D1 (Condition 7); *see also* Condition 2. As a result, the Applicant will be constructing a new school bus stop waiting area along the plat frontage of 18<sup>th</sup> Street East. *See* Staff Report, p. 14; *see also* Condition 13. The School District did not suggest that any other mitigation measures were necessary. *See* Ex. F1. The project conditions also include a general requirement to pay impact fees pursuant to EMC Title 4. *See* Condition 32. To the extent that school impact fees apply are due under those provisions, the developer will be required to make those contributions at the time of obtaining building permits. The Hearing Examiner concludes that the project, as conditioned, makes adequate provisions for schools.

*2.5.8 Adequate provisions have been made for sidewalks, trails, and other planning features that assure safe walking conditions for students who walk to and from school.*

The project site is located within the Puyallup School District (PSD). *See* Staff Report, p. 13. On February 21, 2024, the PSD submitted comments on the proposed subdivision. *See* Ex. F1. The PSD requested that the developer provide a pedestrian connection between the proposed subdivision and the nearest bus stop at 97<sup>th</sup> Avenue Ct East and 24<sup>th</sup> Street East. *See id.*, p. 2.

As the Staff determined, the project design provides the requested connection. *See* Staff Report, p. 13. The frontage improvements required for the proposed subdivision include the installation of sidewalks along 24<sup>th</sup> Street East and the proposed, private road within the subdivision. *See* Condition 13. The frontage improvements result in continuous sidewalks/walking paths for students walking to and from the site. *See* Ex. B16, p. 9. Thus, the proposal includes internal sidewalks that will connect to 24<sup>th</sup> Street East and 97<sup>th</sup> Avenue Ct East. *See* Staff Report, p. 13. This will provide pedestrian connections to the existing school bus stop and Northwood Elementary. *See id.* In addition, the safe walking route to school requirements will be addressed by Public Works pursuant to the recommended condition of approval. *See id.*; *see also* Condition 13.

The project, as conditioned, includes appropriate features that assure safe walking conditions for students and others. Therefore, this criterion for approval of the subdivision is satisfied.

*2.6 The streets and utilities in the area of the subject property are adequate to serve the anticipated demand from the proposal. See EMC 18.40.100(Q)(4).*

The Hearing Examiner has already determined that adequate provisions have been made for streets and other public ways. *See* Paragraph 2.5.3. The project is also served with adequate utilities. For example, the project has a public water source and will be connected to public sewer. *See* Paragraphs 2.5.4 & 2.5.5. The project, as designed and conditioned, makes appropriate provisions for stormwater and drainage. *See* Paragraph 2.5.2. The Applicant will be required to provide or make arrangements for any utilities or services that may be needed to serve future residents. That said, no service providers reported, through written comments or testimony, that any utilities services were inadequate to serve the proposed subdivision. Under the circumstances, the Hearing Examiner concludes that this criterion for approval is met.

*2.7 The proposed access to the subject property is at the optimal location and configuration for access. See EMC 18.40.100(Q)(5).*

The project engineer concluded that the single access point, intersecting with 24<sup>th</sup> Street E, is appropriate for the site. Based upon preliminary measurements, sight lines are clear for at least 415 feet in both directions from that intersection. *See* Ex. B16, p. 21. “No intersection deficiencies are identified with the proposal.” *See id.* There is no evidence in this record contradicting these conclusions, or showing that the proposed access is in a suboptimal location or has an inappropriate configuration. City Engineering did not raise any objections about the access design. For these reasons, the Hearing Examiner concludes that the proposed access is at the optimal location and configuration, within the meaning of this standard. Therefore, this criterion is satisfied.

*2.8 Identified environmental impacts of the proposed full subdivision, together with any practical means mitigating adverse impacts, have been considered so that the proposal will not have an unacceptable adverse effect upon the quality of the environment. See EMC 16.04.080(C).*

As the lead agency, the City of Edgewood issued an MDNS for the proposed subdivision after evaluating the SEPA checklist and other information on file with the City. *See* Ex. D1. The MDNS incorporates substantial findings regarding the environmental factors and conditions. The MDNS also includes thirteen mitigation measures designed to address the potential environmental impacts of the proposal. *See id.* Through the MDNS, the City determined that the project would not have significant adverse effects on the environment, so long as certain mitigation measures were implemented. Those mitigation measures have been incorporated as conditions of this project. *See* Condition 2. In addition, the MDNS was not appealed. As a result, there is no basis to question either the City’s findings or the mitigation measures set forth in the MDNS.

The Staff Report and the record in this case demonstrate that the City has considered the potential environmental impacts of the development and addressed those concerns with appropriate conditions or mitigation measures. Among other things, the City evaluated the project’s compliance with the critical area regulations, the potential traffic impacts of the development, the plans for stormwater and drainage, and the provisions for sanitary waste disposal. *See* Staff Report; *see also* Paragraph 2.3, 2.5.2, 2.5.3, & 2.5.5. In reviewing the record, the Hearing Examiner did not identify any material omissions in the data or evidence or encounter any reason to conclude that the City did not consider all the salient information. Nor did the Hearing Examiner discover any evidence that the proposal would have an unacceptable,

adverse effect on the environment. As a result, the Hearing Examiner concludes that this criterion for approval of the preliminary plat is satisfied.

*2.9 Approval of the full subdivision will serve the public use and interest. See EMC 16.04.080(D).*

The proposed residential development is consistent with the zoning of the site and the long-term goals and policies for the property reflected in the comprehensive plan. *See* Paragraphs 2.1 & 2.2. The proposal serves the public interest by developing the property in a manner that fulfills public objectives and plans, including the City's housing growth target. *See id*; *see also* Staff Report, p. 16. The potential impacts of the proposed development were considered and properly addressed through the project conditions and mitigation measures. The City evaluated the environmental effects of the proposal and concluded that there were no significant impacts that could not be addressed through project mitigation. *See* Paragraph 2.8. The City's determination is reflected in the MDNS issued for the project, which was not appealed. *See id*. For these reasons, and for the reasons provided in the Staff Report and throughout this decision, the Hearing Examiner concludes that the public use and interest will be served by this preliminary plat.

*2.10 Adequate provision has been made for the public health, safety, and general welfare. See EMC 16.04.080(E); see also EMC 18.40.100(Q)(3).*

The Hearing Examiner concludes that this project makes adequate provisions for public health, safety, and welfare. This conclusion is supported by the analysis provided in Paragraphs 2.1 through 2.9 above, which demonstrate that all the relevant factors and information related this proposal has been considered, the project complies with all the regulatory and technical requirements of development, and that appropriate conditions have been proposed to address the potential impacts of the project. Therefore, this criterion is satisfied.

*2.11 The Hearing Examiner concludes that the proposed subdivision should be approved despite the concerns and objections raised by neighboring property owners.*

The purpose of this part of the decision is to address the primary concerns raised by neighboring property owners.

*Connection to 97<sup>th</sup> Avenue Ct East.* The primary objection to the proposed development concerned the access connection through Northwood Estates. Several residents of Northwood Estates contended that the new subdivision should not be allowed to connect to 97<sup>th</sup> Ct East. *See e.g.* Exs. G1 & G3. The neighbors emphasized that 97<sup>th</sup> Ct East is a private road, which is maintained and paid for by the homeowners of Northwood Estates. *See* Ex. G4 (Email of D. Peterson 2-29-24, 2:46 PM); *see also* Ex. G5 (Email of S. Elliott 2-29-24, 7:58 PM); *see also* Ex. G7 (Email of J. Virgin 3-4-24, 4:26 PM); *Testimony of C. Andrade.* One resident contended that because the homeowners are responsible for the wear and tear, only those residents should be allowed to use the road. *See* Ex. G3 (Email of C. Schafer 2-29-24, 2:07 PM). Another resident suggested that the homeowners should be compensated for the wear and tear, or the Applicant should be required to purchase the road to make it public. *See* Ex. G7 (Email of J. Virgin 3-4-24, 4:26 PM). Finally, there were requests to restrict access to 97<sup>th</sup> Ct East with a gate or limit that access to emergency vehicles only. *See* Ex. G5 (Email of S. Elliott 2-29-24, 7:58 PM); *see also* Ex. G4 (Email of D. Peterson 2-29-24, 2:46 PM).

The Applicant established that it has a legal right to connect the development to 97<sup>th</sup> Ct East. *See* Ex. B19. The City Attorney reviewed the documentation establishing this right and agreed that the connection is legally proper. *See* Staff Report, p. 8. The record confirms that the proposed access connection was contemplated when Northwood Estates was developed. *See* Ex. B19, p. 2; *see also* Staff Presentation, Slide 5; *Testimony of J. Kubitza & M. Burns.* No legal arguments or contrary documents were submitted

into this record. The commenting neighbors would prefer that no connection be made to 97<sup>th</sup> Ct East, or that the access rights be restricted or limited in certain respects. However, the record establishes that the Applicant has the right to make that connection. The Hearing Examiner does not have jurisdiction to terminate or ignore pre-existing, legal access rights. If the neighbors wanted to contest those access rights, their remedy lies in the courts.

The neighbors were understandably concerned about the costs associated with additional wear and tear to the private road. The obligation to pay for private road repairs and maintenance is a matter of the terms of the easements involved and the law related to easements. The same can generally be said about the scope of the existing access rights. These are private, civil issues, that are not properly for the Hearing Examiner to resolve. The new and existing homeowners may want to consider, if needed and among other things, entering into a road maintenance agreement to share and allocate the costs associated with 97<sup>th</sup> Ct East. However, this is not a matter that the Hearing Examiner can decide or rule upon.

*Traffic Impacts.* The neighbors were also concerned about the additional traffic on 97<sup>th</sup> Ct East. *See e.g.* Ex. G6 (Email of J. Singh 3-4-24, 12:04 AM). They pointed out the private road was already very busy, in particular given the proximity to Northwood Elementary School. *See* Ex. G8a (Email of T. Miller 2-4-24, 8:07 AM). There were also concerns about speeding, safety, and security. *See id.*; *see also* Ex. G6 (Email of J. Singh 3-4-24, 12:04 AM).

The record clearly establishes that the proposed development will not result in significant traffic impacts. *See* Paragraph 2.5.3. This is established by the traffic impact analysis, which was reviewed and approved by the City. The City confirmed that the TIA did not show that there would be significant impacts on 97<sup>th</sup> Court E. *Testimony of J. Kubitza.* The neighbors' concerns are genuine, but are not supported by specific data or expert testimony. The comments express fears or worries, but do not establish that there are specific traffic impacts that warrant additional project conditions. Finally, it would not be appropriate for the Hearing Examiner to condition the project based upon the speculation that some drivers will not adhere to traffic laws. The Hearing Examiner concludes that the failure of some drivers to comply with the law is not the responsibility of a developer.

*Construction Impacts.* Area residents objected that construction-related activity would impact the neighborhood. For example, neighbors objected the construction would result in noise and dust, that construction-related traffic would be bothersome, and that heavy truck traffic would damage 97<sup>th</sup> Ct East. *See* Ex. G1 (Email of C. Andrade 2-29-24, 2:19 PM); *see also* Ex. G6 (Email of J. Singh 3-4-24, 12:04 AM). The neighbors also pointed out that the prior developer created nuisance conditions on the property, including leaving debris, junk vehicles, and construction palates on the site. *See* Ex. G2 (Email of P. Vance 2-28-24, 7:37 AM).

The Hearing Examiner believes the potential impacts of construction are limited and can easily be addressed. The construction activities are temporary in nature, so any impacts will be limited in duration. Those impacts are likely to be relatively minor, provided the contractors follow the usual practices to address the concern. The Hearing Examiner has added a project condition requiring the contractor to follow best management practices during the construction of the subdivision. *See* Condition 26. In addition, to address concerns about access through 97<sup>th</sup> Avenue Ct E (or other residential roads in phase I of Northwood Estates), the condition further provides that access to the site for construction activities shall be limited to the private road within the subdivision which directly connects to 24<sup>th</sup> Street E. *See id.* and the impacts can be mitigated with basic site management practices. Finally, there is a new developer on this project. The poor site management practices of the past owner should not be visited upon the current owner. That said, if any nuisance conditions arise, those concerns can be addressed by code enforcement.

## CONCLUSIONS OF LAW

- 3.1 Any finding of fact above that is a conclusion of law is deemed a conclusion of law.
- 3.2 The full subdivision, as conditioned, conforms to the Edgewood comprehensive plan.
- 3.3 The full subdivision, as conditioned, conforms to the development standards of EMC Title 18.
- 3.4 The full subdivision, as conditioned, conforms to the critical area regulations in EMC Title 14.
- 3.5 The full subdivision, as conditioned, conforms to the other applicable codes, ordinances, standards, policies or plans adopted by the City of Edgewood and other applicable laws.
- 3.6 Adequate provisions have been made for utilities and other public services necessary to serve the needs of the full subdivision, as required by EMC 16.04.080(B).
- 3.7 The preliminary plat, as conditioned, includes or addresses the required facilities, services and amenities, as follows:
  - 3.7.1 Adequate provisions have been made for open spaces, parks, and playgrounds;
  - 3.7.2 Adequate provisions have been made for drainage ways;
  - 3.7.3 Adequate provisions have been made for streets, alleys, and other public ways;
  - 3.7.4 Adequate provisions have been made for potable water;
  - 3.7.5 Adequate provisions have been made for sanitary sewers (where required);
  - 3.7.6 Adequate provisions have been made for transit facilities;
  - 3.7.7 Adequate provisions have been made for schools and sites for public schools and grounds;
  - 3.7.8 Adequate provisions have been made for sidewalks, trails, and other planning features that assure safe walking conditions for students who walk to and from school;
- 3.8 The streets and utilities in the area of the subject property are adequate to serve the anticipated demand from the proposal.
- 3.9 The proposed access to the subject property is at the optimal location and configuration for access.
- 3.10 Identified environmental impacts of the proposed full subdivision, together with any practical means mitigating adverse impacts, have been considered so that the proposal will not have an unacceptable adverse effect upon the quality of the environment.
- 3.11 Approval of the full subdivision will serve the public use and interest.
- 3.12 Adequate provision has been made for public health, safety, and general welfare.

3.13 The Hearing Examiner has jurisdiction to hear and decide this application. The approval of the preliminary plat is appropriate under Chapter 2.40 of the Edgewood Municipal Code, the hearing examiner ordinance.

3.14 Any conclusion of law above that is a finding of fact is deemed a finding of fact.

### DECISION

Based on the findings and conclusions above, it is the decision of the Hearing Examiner to approve the proposed preliminary plat subject to the following conditions:

#### General:

1. The plat configuration shall be developed in substantial conformance with the development plan set prepared by the Applicant and included in the project file subject applicable conditions of approval specified by the Hearing Examiner.
2. The proposal is required to comply with the SEPA Revised MDNS, its thirteen (13) mitigation measures contained therein, and any subsequent amendments.
3. A 10-foot Type I Vegetative Buffer is required around the stormwater pond and may be reduced to a minimum 8-foot with enhanced landscaping in accordance with EMC 18.90.090. Landscaping shall be placed outside of any required storm pond fencing.
4. A total of 349 replacement tree inches is required for the project. This replacement can be a mixture of 2-inch or 3-inch DBH trees. If only 2-inch DBH replacement trees are used, a minimum of 175 replacement trees are required. The replacement trees shall be provided within the 15-foot Tree Replacement & Preservation Easement as shown on the site plan.
5. The Applicant shall utilize tree protection measures in accordance with EMC 18.90.180, including tree protection fencing.
6. In accordance with Chapter 14.60 EMC Aquifer Recharge and Wellhead Protection Areas, this project is subject to Nonhazardous Use standards for subdivisions as outlined in EMC 14.60.040(E).
7. The final landscaping plan must be consistent with and state the following: "In accordance with Chapter 14.60 EMC Aquifer Recharge and Wellhead Protection Areas, integrated pest management (IPM) practices for pest control and BMPs for the use of fertilizers, as described by the Washington State University Pierce County Cooperative Extension Office, shall be utilized."
8. Maintenance of all required landscaped areas, including streetscape landscaping along 24th Street East and internal plat roads and tracts shall be maintained by the development and HOA, in accordance with final approved landscaping plans. The Applicant shall be responsible for ensuring this condition is provided within applicable covenants or agreements for the subject subdivision.
9. Compliance with EMC Chapters 13.05 (Stormwater Manual - Site Development

Regulations) and 13.25 (Illicit Stormwater Discharges) is required during and following any construction activity. This includes demonstrating compliance with all applicable Minimum Requirements contained in the 2021 PCM, as amended by EMC 13.05.170, prior to site development permit approval or submittal of a final subdivision application.

10. The Applicant shall sufficiently address and comply with the Lakehaven Water and Sewer District Comments provided on February 22, 2024.
11. The proposed park area and amenities on Tract C (Open Space) shall be reviewed and approved at the time of site development.

Site Development:

12. Final landscaping shall be submitted and approved under the site development permit demonstrating full compliance SEPA Mitigation Measures and with EMC 18.90.090, Landscaping.
13. Frontage Improvements are required along 24<sup>th</sup> Street East and the proposed private road. Street Improvements shall be designed in compliance with EMC Title 12 (Streets, Sidewalks and Public Places), which adopts Pierce County Code (PCC) Titles 12 and 17B by reference.
14. Fire lane signage must be installed on both sides of the fire apparatus access roads that are between 20 to 26 feet in width, and on at least one side of fire apparatus access roads between 26 to 32 feet in width, at intervals not to exceed 120ft apart as per EMC 15.70.503.3 and IFC appendix D.
15. The minimum design fire flow for water main extensions shall in accordance with International Fire Code, Appendix B, Fire Flow Requirements for Buildings.
16. Provide fire hydrants per EMC 15.70.010.
17. Street fire hydrants and mains capable of supplying the required fire flow shall be provided along the street frontage(s) and throughout the development. The maximum spacing between fire street hydrants shall not exceed 500 feet (EMC 15.70.010). Fire hydrant location(s) shall be approved by the Fire Code Official prior to installation.
18. Water mains serving fire hydrants shall be installed per the requirements of the water purveyor.
19. A minimum of three feet of clear space shall be maintained in all directions around all fire hydrants.
20. Fire apparatus access roads shall be provided to within 150 feet of all portions of the exterior walls of the first floor of all structures as measured by an approved route around the exterior of the building. Fire apparatus access roads shall be a minimum of 20 feet in width. Buildings over 30 feet in height require access roads 26 feet wide for ladder truck access. Access roads shall be designed to accommodate the turning radius and maneuvering characteristics of fire apparatus with a minimum inside turning radius of 30 feet. The access roads shall be paved and designed to support the

imposed load of fire apparatus. (EMC 15.70.01 0)

21. Where access is shared or provided across adjacent parcels/lots, provide a guarantee of access to all lots/parcels through a recorded easement or other appropriate legal instrument.
22. All Dead-end fire apparatus access roads/lanes in excess of 150 feet in length shall be provided with an approved turn-around.
23. Provide approved signage and red curb marking, prohibiting parking along the curbs as needed throughout the site to maintain a minimum of 20 and 26 feet of unobstructed emergency fire apparatus access and access to fire hydrants and fire appurtenances. (EMC 15.70.01 0)
24. Fire apparatus access roads and fire hydrants shall be installed and in service prior to the start of construction above the foundation. The fire access shall be maintained to accommodate fire apparatus access throughout the construction project.
25. Where installed, security gates on fire apparatus access roads shall be equipped for automatic operation by Pre-emption and by use of a Knox key switch and shall be designed and installed in accordance with the East Pierce Fire & Rescue requirements for security gates. (EMC 15.70.503.6). Separate permits and plan review submittals are required for the installation of gates.
26. The developer's contractor will utilize best management practices for the construction work on the site, consistent with customary practices in the industry in western Washington, to limit the potential impacts of construction activity on neighboring properties. Access to the site for construction activity related to the development of this subdivision shall be limited to the new private road which connects directly to 24<sup>th</sup> Street East. In order to mitigate the potential impacts of the construction work, no construction access is allowed through existing Northwood Estates Phase I roads.

Final Plat:

27. All site improvements shall be installed and approved or financially guaranteed prior to Phase 2 final plat application.
28. All landscaping and irrigation shall be installed and approved or financially guaranteed prior to Phase 2 final plat application.
29. A landscaping and tree retention maintenance bond shall be established for a minimum period of two (2) years once landscaping and tree retention has been installed and approved. Any landscaping that has not been maintained in accordance with the final approved landscaping plans or does not achieve its intended purpose shall be corrected. Deficiencies during the maintenance period may extend the term of the maintenance period to ensure full compliance.

Building Permit:

30. In accordance with Chapter 14.60 EMC Aquifer Recharge and Wellhead Protection Areas, floor drains shall not be allowed to drain to the stormwater system and must be

designed and installed to meet the Uniform Plumbing Code (UPC) Section 303.

31. In accordance with Chapter 14.60 EMC Aquifer Recharge and Wellhead Protection Areas, if any roof venting carries a contaminant, then the portion of the roof draining from this area must go through pretreatment pursuant to UPC Section 304(b).
32. An automatic fire sprinkler system shall be installed in all buildings 5000 gross square feet or more in floor area (EMC 15.30.AWV107.1 & 15.70.903.2). Separate permits and plan review submittals are required for the installation of the automatic fire sprinkler system, fire underground, and fire alarm systems.
33. Impact Fees shall be paid at building permit issuance pursuant to EMC Title 4.

DATED this 31<sup>st</sup> day of January, 2025.



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Brian T. McGinn  
City of Edgewood Hearing Examiner

#### **NOTICE OF RIGHT TO APPEAL**

The decision of the Hearing Examiner is final unless a letter of appeal is delivered to the community development department by an applicant or other party of record within 14 calendar days after the issuance of the hearing examiner's decision. *See* EMC 18.40.100(T)(1)-(2). The letter of appeal must be in the form set forth in the municipal code and be accompanied by the applicable appeal fee. *See* EMC 18.40.100(T)(2)-(3). Appeals from the decision of the hearing examiner will be heard by the city council as a closed record appeal. *See* EMC 18.40.100(T)(4) & (X).

The date of issuance of this decision is January 31, 2025. **THEREFORE, THE DATE OF THE LAST DAY TO APPEAL THE DECISION IS FEBRUARY 14, 2025.**

Pursuant to RCW 36.70B.130, affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

**ATTACHMENT A**  
**HEARING EXHIBITS LIST**

23-1539\_Northwood Estates West Phase II Preliminary Subdivision\_Staff Report

- A1. 23-1539 Land Use Application
- A2. 23-1539 Financially Responsible Party
- A3. 23-1539 Owner Authorization Affidavits
- A4. 23-1539 Preliminary Plat Checklist
- B1. 23-1539 Plat Drawing
- B2. 23-1539 Lot Closures Report
- B3. 23-1539 Lot Calculations
- B4. 23-1539 Preliminary Drainage Report
- B5a. 23-1539 Title Report - Tax Parcels 0420091103, 0420091135, 0420091136
- B5b. 23-1539 Title Report - Tax Parcel 0420095005
- B5c. 23-1539 Title Report - Tax Parcel 6027180140
- B6a. 23-1539 Northwood Estates Phase 1 Tract E and Tract F Deed
- B6b. 23-1539 Tax Parcel 040095005 Deed
- B6c. 23-1539 Easement - Recording Number 202210280545
- B6d. 23-1539 Easement - Recording Number 202210280541
- B7. 23-1539 Certificate of Water Availability
- B8. 23-1539 Certificate of Sewer Availability
- B9a. 23-1539 Wetland Verification Report
- B9b. 23-1539 Priority Habitats and Species Report
- B10a. 23-1539 January 1, 2024 Arborist Report
- B10b. 23-1539 May 15, 2024 Arborist Report
- B11. 23-1539 Preliminary Civil Plans
- B12. 23-1539 Plat Phasing Plan
- B13. 23-1539 Stormwater Pollution Prevention Plan
- B14. 23-1539 Neighborhood Meeting Documentation
- B15. 23-1539 Traffic Concurrency Reservation Certificate

- B16. 23-1539 Traffic Impact Analysis
- B17. 23-1539 Other - Applicant Response to Public Comments
- B18. 23-1539 Other - Existing Conditions Survey
- B19. 23-1539 Other - Applicants Legal Response to Access and Utility Rights
- C1. 23-1539 Notice of Complete Application
- C2. 23-1539 Notice of Application
- C3. 23-1539 Notice of Hearing
- D1. 23-1539 SEPA Revised MDNS issued December 11, 2024
- E1. 23-1539 Northwood Phase II Engineering Review (TIA) Memo
- E2. 23-1539 Northwood Phase II Engineering Review Memo
- E3. 23-1539 Northwood Phase II Fire Memo
- F1. 23-1539 2024-02-21 Puyallup School District
- F2. 23-1539 2024-03-01 ECY Comments
- F3. 23-1539 2024-02-22 Lakehaven Sewer
- G1. 23-1539 2024-02-26 C Andrade
- G2. 23-1539 2024-02-28 P Vance
- G3. 23-1539 2024-02-29 C Schafer
- G4. 23-1539 2024-02-29 D Peterson
- G5. 23-1539 2024-02-29 S Elliot
- G6. 23-1539 2024-03-04 J Singh
- G7. 23-1539 2024-03-04 J Virgin
- G8a. 23-1539 2024-03-04 T Miller
- G8b. 23-1539 2024-03-06 T Miller Follow-Up
- H1. 23-1539 Parties of Record List