



**CITY OF EDGEWOOD
REGULAR COUNCIL MEETING AGENDA**

Tues., January 23, 2018 – 7:00 pm. ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1. CALL TO ORDER

Pledge of Allegiance, Roll Call, Additions/Deletions

2. PRESENTATION *(no material)*

FCS Group – Utility Tax Data Analysis

3. AUDIENCE COMMENT

4. MAYOR'S REPORT

5. CONSENT AGENDA *(pg. 2): 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 January 9, 2018,

B. Council Strategic Planning Retreat Minutes of January 14, 2018,

C. Study Session Meeting Minutes of January 16, 2018.

D. AB 18-003, a motion approving January 2018 Budgeted Expenditures as follows: Deferred Compensations Program; Payroll Direct Deposit; Dept. of Retirement Systems; Employment Security Dept.; IRS 941 ACHs and Dept. of Labor & Industry in the amount of \$56,431.08; with Vendor Check Numbers 23106-23136 with EFT Payments in the amount of \$184,894.47. Total distributions submitted for review & authorization in the amount of \$241,325.55

6. COUNCIL BUSINESS

A. AB18-0397 *(pg. 22)*, a motion adopting Resolution No. 18-0397, approving Northwood Estates West Phase One Final Plat, located at 2108 97th Avenue East, Edgewood, Washington

7. COUNCIL COMMENTS

8. EXECUTIVE SESSION

9. ADJOURN



CITY OF EDGEWOOD

REGULAR COUNCIL MEETING SUMMARY

Tues., January 9, 2018 – 7:00 p.m. “ City Hall – 2224 104th Avenue East ” Edgewood, WA

1. CALL TO ORDER

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

1. SWEARING IN OF NEWLY ELECTED COUNCILMEMBERS

Mayor Eidinger asked City Clerk Pitzel to administer the Oaths of Office for Councilmembers Christopherson, Tomy, West, and Hunter (Shook).

Mayor Eidinger recessed the meeting for pictures at 7:02pm

Mayor Eidinger called the meeting back to order at 7:08pm

ROLL CALL

Present: Mayor Daryl Eidinger, Councilmember John C. West, Councilmember Mark Creley, Deputy Mayor Tyron Christopherson, Councilmember Stephanie Hunter, Councilmember Roseanne Tomy, Councilmember Nate Lowry. **Excused:** Councilmember Luke Meyers.

Staff Present: Assistant City Administrator Dave Gray, City Clerk Rachel Pitzel, Community Development Director Darren Groth, Public Works Director Jeremy Metzler, Police Chief Micah Lundborg, Carol Morris, City Attorney.

Additions/Deletions to the Agenda

There were no additions or deletions to the agenda.

2. NOMINATIONS FOR DEPUTY MAYOR

Mayor Eidinger asked for nominations for a Deputy Mayor.

Councilmember Hunter nominated Councilmember Christopherson, it was Seconded by Councilmember Creley; nomination passed unanimously (6-0).

3. AUDIENCE COMMENT

Stephanie Hunter stated she wanted to thank the PC Sheriff's office, she noted that not only her family, but her public safety family are all mourning the loss of PC Deputy McCartney and keeping the Chief and his officers in her prayers.

4. MAYOR'S REPORT

Mayor Eidinger read his report for the record; Community Development Director Groth thanked Council for the adoption of the SmartGov software at the last meeting and noted staff will be meeting tomorrow with SmartGov to discuss the portal and getting the program up to date and public access soon. He also discussed ESRI mapping, that coming to fruition soon as well. Police Chief Lundborg thanked everyone for the support these last few days with the shooting of PC Deputy McCartney; he also discussed how proud he was of his Officers and what a tremendous job they are doing already, nine

days in to the year- he briefed Council on criminal incidents that occurred and commended the Officers and Investigator on all their hard work.

5. CONSENT AGENDA

The consent agenda includes items that are routine in nature and are adopted by one motion. Should Council wish to discuss a consent agenda item, the item would be removed from the consent agenda and discussed under Council Business.

The following items are presented for Council approval:

- A. Regular City Council Meeting Minutes of December 12, 2017,
- B. Study Session Meeting Minutes of December 19, 2017.
- C. **AB18-001**, a motion approving January 2018 Budgeted Expenditures as follows: AWC Employee Benefit Trust; IRS 941 ACHs; Deferred Compensations Program; Dept. of Retirement Systems and Payroll Direct Deposit in the amount of \$144,059.71; and Vendor Check Numbers 23070-23105 with EFT Payments in the amount of \$591,245.99. Total distributions submitted for review & authorization in the amount of \$735,305.70

Motion: As Read, **Action:** Approve, **Moved by** Councilmember Stephanie Hunter, **Seconded by** Deputy Mayor Tyron Christopherson. **Motion passed unanimously (6-0).**

6. COUNCIL BUSINESS

- A. **AB17-0514**, a motion to accept first reading and adoption of Ordinance No. 17-0514, relating to Land Use and Zoning, Terminating the Moratorium adopted in Ordinance No. 17-0504 on the acceptance of Development Applications for Planned Residential Developments (PRDs); repealing Edgewood Municipal Code (EMC) Section 18.50.095- Planned Residential Development

Community Development Director Groth briefed on the agenda item.

Motion: As Read, **Action:** Approve, **Moved by** Councilmember Stephanie Hunter, **Seconded by** Councilmember Roseanne Tomy. **Motion passed unanimously (6-0).**

- B. **AB18-0396**, a motion adopting Resolution No. 18-0396, repealing and replacing Resolution No. 17-0360 making appointments to positions on External Boards, Commissions, Committees, and other Organizations for the Year 2018

Mayor Eiding briefed on this agenda item. Exhibit A being amended to add Councilmember Hunter as representative to the Joint City/County Open Space Taxation Determination Board, and Councilmember West as representative to the Puyallup River Watershed Council.

Motion: As Amended, **Action:** Approve, **Moved by** Councilmember Nate Lowry, **Seconded by** Councilmember Mark Creley. **Motion passed unanimously (6-0).**

- C. **AB18-002**, presentation - "Start with Why"

Community Development Director Groth presented Council with a PowerPoint focused on "Start with Why." He discussed the importance of the why, what and how and how it all works in to the Strategic

Planning Retreat on Sunday, January 14 where Council will be focusing on the City's vision statement and what that picture looks like to them.

7. COUNCIL COMMENTS

Mayor Eidinger reminded folks of the Retreat on Sunday, January 14 at 9am. He noted if everyone was okay with the same lunch menu provided in the past that we would do the same.

8. EXECUTIVE SESSION

There was no executive session.

9.ADJOURN

Mayor Eidinger adjourned the meeting at 7:51 pm.

Rachel Pitzel, City Clerk

Daryl Eidinger, Mayor



CITY OF EDGEWOOD

SPECIAL MEETING SUMMARY- ANNUAL RETREAT

Sun., January 14, 2018 – 9:00am “ City Hall – 2224 104th Avenue East “ Edgewood, WA

1. CALL TO ORDER

Mayor Eidinger called the special meeting to order at 9:00am and led the attendees in the Pledge of Allegiance.

ROLL CALL

Present: Mayor Daryl Eidinger, Councilmember John C. West, Councilmember Mark Creley, Councilmember Luke Meyers, Deputy Mayor Tyron Christopherson, Councilmember Stephanie Hunter, Councilmember Roseanne Tomin, Councilmember Nate Lowry.

Staff Present: Assistant City Administrator Dave Gray, City Clerk Rachel Pitzel, Community Development Director Darren Groth, Jeremy Metzler Public Works Director, Police Chief Micah Lundborg.

2. COUNCIL BUSINESS

Mayor Eidinger thanked Councilmembers for being in attendance and discussed the agenda for the Special Meeting.

Announcements:

1. Facility Access
2. Expense Reports
3. Communication

Assistant City Administrator Dave Gray discussed safety and access to the facility after hours; he also noted that there is an expense report that Council can fill out for any reimbursements to trainings, or supplies purchased by them for a city event; City Clerk Pitzel reminded Council about emails and the Open Public Meetings Act.

Vision & Mission Statement Rewrite

Council worked on a Vision statement – with the end result:

“A unique, safe, and prosperous community of neighbors.”

Mayor Eidinger recessed the meeting at 10:30am for a quick break.

Mayor Eidinger called the meeting back to order at 10:35am.

Facilitator Session on Roles & Responsibilities

1. Executive
2. Legislative
3. Administrative
4. Commissions & Advisory Boards

Jim Doherty from MRSC presented Council with a PowerPoint presentation on Council's Roles and Responsibilities, differences between Executive, Legislative, and Administrative roles. He also discussed Commission and Advisory Boards, their purposes/differences.

Mayor Eidinger recessed the meeting at 11:55am for lunch.

Mayor Eidinger called the meeting back to order at 12:39pm.

Council Study Session Agenda

1. Recurring Agenda Items-every meeting
2. Quarterly Update Items-Financial, Staff Progress, Project Updates
3. Quarterly New Business Items-work load assessment for placement on the calendar

Mayor Eidinger discussed the agenda and placing recurring agenda items on every meeting- it was determined that Council would like quarterly updates on financial, staff projects and project updates. It was also discussed that at the first regular Council meeting having a recurring agenda item on updates of the Commissions/Boards/Committees and having two councilmembers represent each Commission/Board/Committee as a liaison that can update Council on the status of each Commission/Board/Committee projects. Discussion took place regarding other possible committees: Public Safety and Finance, etc.

Mayor Eidinger noted that FCS was not able to attend the Strategic Planning Retreat, and would be coming to an upcoming council meeting to present their utility tax data analysis.

~~Utility Tax-FCS Presentation~~

Utility Tax Power Point Presentation-Talking Points

Assistant City Administrator Dave Gray presented Council with a PowerPoint presentation entitled: "Third Leg of the Stool." The presentation took Council down the road of how we got where we are, and what kind of "wind down" we would be looking at in the future, discussion took place regarding utility tax, and what that looks like for the City.

ADJOURN

Mayor Eidinger adjourned the meeting at 2:48pm

Rachel Pitzel, City Clerk

Daryl Eidinger, Mayor



CITY OF EDGEWOOD COUNCIL STUDY SESSION SUMMARY

Tues., January 16, 2018 – 7:00 PM “ City Hall – 2224 104th Avenue East “ Edgewood, WA

1. CALL TO ORDER

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

ROLL CALL

Present: Mayor Daryl Eidinger, Councilmember John C. West, Councilmember Mark Creley, Councilmember Luke Meyers, Deputy Mayor Tyron Christopherson, Councilmember Stephanie Hunter, Councilmember Roseanne Tomin, Councilmember Nate Lowry.

Staff Present: Assistant City Administrator Dave Gray, City Clerk Rachel Pitzel, Community Development Director Darren Groth, Jeremy Metzler Public Works Director, Police Chief Micah Lundborg, Jill Schwerzler-Herrera Communications Coordinator, Stephanie Goff Accounting Manager, Kristin Moerler, Senior Planner, Bill Centen, Building Inspector, Dean Mundy Building Official, Taylor Garvin, ROW/Engineering Tech, Howard Bowers Maintenance Tech.

2. COUNCIL BUSINESS

A. Staff Introductions & CPR “Hands Only” Training

Mayor Eidinger noted that not only is it beneficial for Council to know staff, but this is a great opportunity for staff to get to know Council. He asked that each Councilmember give a brief summary of them.

City staff introduced themselves with a quick bio, which included their job title, primary responsibilities, back up responsibilities, school, certs, hobbies and what their passions are.

East Pierce Fire and Rescue Battalion Chief Jeff Moore provided a “Hands Only” CPR Refresher Course to Council and Staff.

B. Discussion – Utility Tax

Mayor Eidinger noted a doodle poll will be coming out in the next day or so for a meeting with FCS Group to discuss the utility tax “white paper” they will be providing Council.

C. Discussion – Council Pictures- date and time

Mayor Eidinger asked Council what date they would like staff to schedule Council pictures to update on the website and the foyer wall- for February 6th.

Council action: Council recommended staff to get a bid out for local photographers for cost comparisons.

D. Discussion / Review – Northwood Estates West Phase One Final Plat

Community Development Director Darren Groth and Public Works Director Jeremy Metzler briefed Council on this agenda item.

Discussion followed between staff and the Council.

3. OTHER COUNCIL ISSUES

4. ADJOURN

Mayor Eidinger adjourned the meeting at 8:50pm.

Rachel Pitzel, City Clerk

Daryl Eidinger, Mayor



CITY OF EDGEWOOD
REQUEST FOR COUNCIL ACTION
Agenda Bill No.: 18-003

Date Action Requested: January 23, 2018

Title: AB18-003, a motion approving January 2018 Budgeted Expenditures as follows: Deferred Compensations Program; Payroll Direct Deposit; Dept. of Retirement Systems; Employment Security Dept.; IRS 941 ACHs and Dept. of Labor & Industry in the amount of \$56,431.08; with Vendor Check Numbers 23106-23136 with EFT Payments in the amount of \$184,894.47. Total distributions submitted for review & authorization in the amount of \$241,325.55.

Attachments: Payment Distribution Review & Authorization, Voucher Directory

Submitted By: Dave Gray, Assistant City Administrator, Finance

Approved For Agenda By: Mayor Daryl Eiding

Prepared For Agenda By: Rachel Pitzel, City Clerk

Recommendation: Move to Approve AB18-003

Discussion: Approval of Claims and Payroll Expenditures

Alternatives: 1) Do not approve. 2) Refer to Council Study Session for Further Review.

Fiscal Impact: An increase in the sum of \$241,325.55 to authorized Budgeted Expenditures.

Number	Name	Print Date	Amount
US Bank PAYROLL ACCOUNT DISTRIBUTION			
10606 Last Number Issued Previous Authorization			
<u>DCP EFT 1/12/18</u>	Deferred Compensation Program	1/12/2018	\$5,460.43
<u>Direct Deposit Run -</u>	Payroll Vendor	1/12/2018	\$31,827.63
<u>DRS EFT 1/12/18</u>	Dept of Retirement Systems	1/12/2018	\$7,353.00
<u>ESD Q4-2017 EFT</u>	Employment Security Department	1/12/2018	\$3,732.62
<u>IRS 941 EFT 1/12/18</u>	IRS 941	1/12/2018	\$4,887.68
<u>L&I Q4 2018 EFT</u>	Dept of Labor & Industry	1/12/2018	\$3,169.72
Total			\$56,431.08

Number	Name	Print Date	Amount
CLAIM VOUCHER ACCOUNT DISTRIBUTION			
23105 Last Number Issued Previous Authorization			
<u>23106</u>	Akana	1/23/2018	\$5,953.48
<u>23107</u>	BHC Consultants	1/23/2018	\$4,892.50
<u>23108</u>	City of Sumner	1/23/2018	\$593.00
<u>23109</u>	Copiers Northwest	1/23/2018	\$16.50
<u>23110</u>	East Pierce Fire & Rescue	1/23/2018	\$8,621.97
<u>23111</u>	ESI Security	1/23/2018	\$807.77
<u>23112</u>	Foster Pepper PLLC	1/23/2018	\$713.00
<u>23113</u>	Herrera Environmental Consultants, Inc.	1/23/2018	\$12,274.25
<u>23114</u>	Lakehaven Water & Sewer District	1/23/2018	\$54.65
<u>23115</u>	McCarthy & Causseaux	1/23/2018	\$1,996.74
<u>23116</u>	Philips Publishing Group	1/23/2018	\$5,414.75
<u>23117</u>	Pierce County Auditor's Office	1/23/2018	\$5,715.00
<u>23118</u>	Pierce County Budget & Finance PW	1/23/2018	\$37,448.00
<u>23119</u>	Pierce County Budget & Finance Sheriff	1/23/2018	\$10,026.92
<u>23120</u>	Smarsh, Inc.	1/23/2018	\$209.75
<u>23121</u>	The News Tribune	1/23/2018	\$593.44
<u>23122</u>	WA State Treasurer	1/23/2018	\$229.50
<u>23123</u>	West Coast Code Consultants, Inc.	1/23/2018	\$4,319.33
<u>23124</u>	Century Link	1/23/2018	\$110.21
<u>23125</u>	City of Sumner	1/23/2018	\$2,908.92
<u>23126</u>	Form Source, Inc.	1/23/2018	\$114.63
<u>23127</u>	Int'l Assoc. - Chiefs of Police	1/23/2018	\$150.00
<u>23128</u>	Int'l Inst. of Municipal Clerks	1/23/2018	\$185.00
<u>23129</u>	Lindsey Electric LLC	1/23/2018	\$2,472.75
<u>23130</u>	Northwest Landscape Services	1/23/2018	\$826.74
<u>23131</u>	Office Depot	1/23/2018	\$71.21
<u>23132</u>	Pierce County Budget & Finance	1/23/2018	\$4,428.50
<u>23133</u>	Pierce County Budget & Finance Surf Wtr	1/23/2018	\$31,202.74
<u>23134</u>	Planning Association of Washington	1/23/2018	\$75.00
<u>23135</u>	Puget Sound Clean Air Agency	1/23/2018	\$7,058.00
<u>23136</u>	Pacific Cable Construction	1/23/2018	\$692.00
<u>Direct Pay Payment</u>	Paladin DATA	1/23/2018	\$21,210.70
<u>EFT Payment 1/18/2018</u>	Puget Sound Energy	1/23/2018	\$5,177.72
<u>EFT Payment 1/18/2018</u>	Shell	1/23/2018	\$579.78
<u>EFT Payment 1/18/2018</u>	US Bank Corporate Payment System	1/23/2018	\$7,636.09
<u>EFT Payment 1/18/2018</u>	Wells Fargo Financial Leasing	1/23/2018	\$85.93
<u>EFT Payment 1/18/2018</u>	US Bank ACH/EFT	1/23/2018	\$28.00
Grand Total			\$184,894.47

Total Claims Voucher Distribution	\$184,894.47
Total Distribution Submitted for Review & Authorization	\$241,325.55
Authorization Adjustments:	\$ -
Total Distribution Net of Prior Authorized Adjustments	\$241,325.55

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

Mayor, Daryl Eidinger

Council Member



Voucher Directory

Vendor	Number	Reference	Account Number	Description	Amount
Akana	23106			2017 - December - Period 13-2	
		17040-007			
			Dec Svcs-Prj 17040		
			001-058-000-558-60-41-01	Reim.Engineering - Prof. Serv	\$2,489.04
				Edgewood Heights	
			001-058-000-558-60-41-03	Prof. Services (Non-reimbursable)	\$739.85
				Westridge	
		Total 17040-007			\$3,228.89
		17077-001			
			Dec Svcs-Prj 17077		
			001-058-000-558-60-41-01	Reim.Engineering - Prof. Serv	\$2,724.59
				North Edgewood Apts 17-1093	
		Total 17077-001			\$2,724.59
	Total 23106				\$5,953.48
Total Akana					\$5,953.48
BHC Consultants	23107			2017 - December - Period 13-2	
		0009504			
			Dec Svcs-Prj 17-20054.00		
			001-058-000-558-60-41-03	Prof. Services (Non-reimbursable)	\$4,892.50
		Total 0009504			\$4,892.50
	Total 23107				\$4,892.50
Total BHC Consultants					\$4,892.50
City of Sumner	23108			2017 - December - Period 13-2	
		123117-COS			
			4th Qtr 2017 Animal Licenses		
			650-000-000-586-10-00-05	Animal Licenses	\$593.00
				4th Qtr Animal Licenses	
		Total 123117-COS			\$593.00
	Total 23108				\$593.00
Total City of Sumner					\$593.00

Vendor	Number	Reference	Account Number	Description	Amount
Copiers Northwest	23109			2017 - December - Period 13-2	
		INV1693718			
			12/14/17-1/13/18 Overage Charges		
			001-018-000-518-30-45-06	Copier Lease	\$16.50
				Lexmark Copy Overage Charges	
		Total INV1693718			\$16.50
	Total 23109				\$16.50
Total Copiers Northwest					\$16.50
East Pierce Fire & Rescue	23110			2017 - December - Period 13-2	
		123117-EPF&R			
			4th Qtr 2017 Fire Plan Review Fees		
			650-000-000-586-10-00-06	Fire Plan Review	\$8,621.97
				Q4-2017 Fire Plan Review Fees	
		Total 123117-EPF&R			\$8,621.97
	Total 23110				\$8,621.97
Total East Pierce Fire & Rescue					\$8,621.97
ESI Security	23111			2017 - December - Period 13-2	
		047777			
			October Services		
			001-076-000-576-80-35-01	Small Tools/Minor Equipment	\$403.88
				Paclocks & Cores for Bollards	
			101-000-000-542-30-35-01	Small Tools & Minor Equipment	\$403.89
				Padlocks & Cores for Bollards	
		Total 047777			\$807.77
	Total 23111				\$807.77
Total ESI Security					\$807.77
Foster Pepper PLLC	23112			2017 - December - Period 13-2	
		1188270			
			Dec Svcs-Matter No. 7		
			411-000-000-535-10-41-02	Legal Services	\$713.00
				Rogers Buchanan Foreclosure	
		Total 1188270			\$713.00
	Total 23112				\$713.00
Total Foster Pepper PLLC					\$713.00

Vendor	Number	Reference	Account Number	Description	Amount
Herrera Environmental Consultants, Inc.					
	23113		2017 - December - Period 13-2		
		41614			
			Dec Svcs-Prj 17-06504-000		
			410-000-000-531-38-41-02	Prof. Service-Plan Update	\$12,274.25
		Total 41614			\$12,274.25
	Total 23113				\$12,274.25
Total Herrera Environmental Consultants, Inc.					
Lakehaven Water & Sewer District					
	23114		2017 - December - Period 13-2		
		3574701	10/17-12/14/17		
			10/17-12/14/17 Services		
			001-018-000-518-30-47-04	Sewer Charges	\$54.65
				City Hall	
		Total 3574701 10/17-12/14/17			\$54.65
	Total 23114				\$54.65
Total Lakehaven Water & Sewer District					
McCarthy & Causseaux					
	23115		2017 - December - Period 13-2		
		194			
			December Services		
			001-015-000-515-32-41-14	Hearing Examiner Legal Fees	\$1,996.74
				Sheets & Edgewood View	
		Total 194			\$1,996.74
	Total 23115				\$1,996.74
Total McCarthy & Causseaux					
Philips Publishing Group					
	23116		2017 - December - Period 13-2		
		28237			
			Winter 2018 Magazine		
			001-018-000-518-20-49-05	Printing & Binding	\$5,414.75
				Winter 2018 Magazine	
		Total 28237			\$5,414.75
	Total 23116				\$5,414.75
Total Philips Publishing Group					
Pierce County Auditor's Office					
	23117		2017 - December - Period 13-2		
		CI-243284			
			2017 General Election Costs		
			001-014-000-514-40-51-01	Election Costs	\$5,715.00
				2017 General Election	
		Total CI-243284			\$5,715.00
	Total 23117				\$5,715.00
Total Pierce County Auditor's Office					

Vendor	Number	Reference	Account Number	Description	Amount
Pierce County Budget & Finance PW					
	23118		2017 - December - Period 13-2		
		CI-243163			
			November Traffic Services		
			101-000-000-542-64-51-02	Traffic Operations (Contract)	\$8,167.25
		Total CI-243163			\$8,167.25
		CI-243857			
			December Services		
			101-000-000-541-30-51-01	Road Preservation (Intergov)	\$334.94
			101-000-000-542-70-51-04	ROW Veg Maint (Intergov)	\$2,058.90
			101-000-000-542-70-51-04	ROW Veg Maint (Intergov)	\$470.18
			410-000-000-531-38-51-01	Ditch Maint (Intergov)	\$3,821.47
			410-000-000-531-38-51-03	Structure Maint (Intergov)	\$19,914.02
			410-000-000-531-38-51-03	Structure Maint (Intergov)	\$136.08
			410-000-000-531-38-51-04	Ponds Maint (Intergov)	\$388.92
			410-000-000-531-68-51-06	ROW Veg Maint (Intergov)	\$990.55
			410-000-000-531-78-51-07	Polution Control (Intergov)	\$1,165.69
		Total CI-243857			\$29,280.75
	Total 23118				\$37,448.00
Total Pierce County Budget & Finance PW					\$37,448.00
Pierce County Budget & Finance Sheriff					
	23119		2017 - December - Period 13-2		
		CI-243520			
			December Jail Services		
			001-021-000-523-60-51-01	Jail Services	\$2,543.25
		Total CI-243520			\$2,543.25
		CI-243597			
			December Police OT		
			001-021-000-521-20-51-02	Police Overtime	\$7,483.67
		Total CI-243597			\$7,483.67
	Total 23119				\$10,026.92
Total Pierce County Budget & Finance Sheriff					\$10,026.92
Puget Sound Energy					
	EFT Payment 1/18/2018 1:01:24 PM - 1		2017 - December - Period 13-2		
		300000011233 Dec 2017			
			December Services		
			001-018-000-518-20-47-01	Electricity	\$5,177.72
		Total 300000011233 Dec 2017			\$5,177.72
	Total EFT Payment 1/18/2018 1:01:24 PM - 1				\$5,177.72
Total Puget Sound Energy					\$5,177.72

Vendor	Number	Reference	Account Number	Description	Amount
Shell		EFT Payment 1/18/2018 1:01:24 PM - 2	2017 - December - Period 13-2		
		8000093974801			
		December Purchases			
		001-018-000-518-30-32-01	Fuel		\$579.78
		Total 8000093974801			\$579.78
		Total EFT Payment 1/18/2018 1:01:24 PM - 2			\$579.78
Total Shell					\$579.78
Smarsh, Inc.	23120		2017 - December - Period 13-2		
		INV00326107			
		December Services			
		001-014-000-518-80-49-03	Computer Subscriptions		\$209.75
		Total INV00326107			\$209.75
		Total 23120			\$209.75
Total Smarsh, Inc.					\$209.75
The News Tribune	23121		2017 - December - Period 13-2		
		255556 11/27-12/31/17			
		December Services			
		001-014-000-511-30-41-02	Legal Publications		\$286.93
		Legal Notice			
		001-058-000-558-60-41-08	Legal Notices/Publications		\$306.51
		Legal Notice			
		Total 255556 11/27-12/31/17			\$593.44
		Total 23121			\$593.44
Total The News Tribune					\$593.44
US Bank ACH/EFT		EFT Payment 1/18/2018 1:00:07 PM - 1	2017 - December - Period 13-2		
		123117-USBank			
		December Safekeeping Fees			
		001-014-000-514-20-42-05	Bank & Bond Fees		\$28.00
		December Safekeeping Fees			
		Total 123117-USBank			\$28.00
		Total EFT Payment 1/18/2018 1:00:07 PM - 1			\$28.00
Total US Bank ACH/EFT					\$28.00
US Bank Corporate Payment System		EFT Payment 1/18/2018 1:01:24 PM - 3	2017 - December - Period 13-2		
		122617-USBank			
		December Statement			
		001-011-000-511-60-31-05	Meeting Meals Expense		\$75.00
		J.Herrera-Corina Bakery-Donna O'Ravez Cake			
		001-011-000-511-60-49-04	Subscriptions		\$10.98
		R.Pitzel-Itunes-Ipad Updates			

Vendor	Number	Reference	Account Number	Description	Amount
			001-013-000-513-10-43-04	Conference Meals	\$25.00
				D.Eidinger-Fife Chamber-Lunch Meeting	
			001-013-000-513-10-43-04	Conference Meals	\$20.92
				D.Eidinger-The Mill-Lunch Meeting	
			001-018-000-518-20-31-01	Office & Operational Supplies	\$4.40
				J.Herrera-Dollar Tree-Kitchen Supplies	
			001-018-000-518-20-31-01	Office & Operational Supplies	\$202.74
				T.Garvin-Whistle Workwear-Work Boots	
			001-018-000-518-20-31-01	Office & Operational Supplies	(\$35.66)
				S.Goff-DS Services-City Hall Water Delivery	
			001-018-000-518-20-49-01	Memberships	\$408.00
				J.Herrera-SurveyMonkey-Membership Upgrade	
			001-018-000-518-30-31-01	Office & Operational Supplies	\$29.67
				D.Eidinger-Lowes-Misc Tools	
			001-018-000-518-30-48-06	Equipment Repairs	\$4,080.95
				D.Eidinger-Pacific Power-Generator Repair	
			001-018-000-518-30-48-07	Maintenance & Repairs-Vehicles	\$53.85
				D.Eidinger-Sterling Auto-Sonoma Door Latch Repair	
			001-018-000-518-30-48-07	Maintenance & Repairs-Vehicles	\$5.00
				D.Eidinger-Tahoma Market-Car Wash	
			001-021-000-521-20-31-01	Office & Operational Supplies	\$27.15
				J.Herrera-USPS-Police Mail Return	
			001-058-000-558-50-31-01	Office & Operational Supplies	\$255.72
				J.Herrera-DraftingSteals-Clipper Tags	
			001-058-000-558-50-31-01	Office & Operational Supplies	\$8.16
				J.Herrera-USPS-Adj Return on Clipper Tags	
			001-058-000-558-50-31-01	Office & Operational Supplies	\$130.84
				J.Curbow-CuttingMats-Clipper Tags	
			001-058-000-558-50-31-01	Office & Operational Supplies	\$56.63
				J.Herrera-USPS-Clipper Tag Return	
			001-058-000-558-50-31-01	Office & Operational Supplies	\$100.34
				D.Mundy-WA Assoc-IRC Study Books	
			001-058-000-558-60-31-11	Signs	\$419.71
				D.Eidinger-Xtreme Graphics-Public Notice Signs	
			001-076-000-576-80-35-01	Small Tools/Minor Equipment	\$400.00
				D.Eidinger-MegaDist-Arrow LED Sign	
			101-000-000-542-30-35-01	Small Tools & Minor Equipment	\$399.99
				D.Eidinger-MegaDist-Arrow LED Sign	
			101-000-000-542-30-35-01	Small Tools & Minor Equipment	\$44.64
				R,.Pederson-Alpine Products-Infrared Thermometer	
			410-000-000-531-38-31-01	Operational Supplies	\$400.00
				D.Eidinger-MegaDist-Arrow LED Sign	
			650-000-000-586-10-00-09	Suspense	\$512.06
				D.Mundy-Fraud Charges	

Vendor	Number	Reference	Account Number	Description	Amount
		Total 122617-USBank			\$7,636.09
		Total EFT Payment 1/18/2018 1:01:24 PM - 3			\$7,636.09
Total US Bank Corporate Payment System					\$7,636.09
WA State Treasurer					
	23122		2017 - December - Period 13-2		
		123117-WATreas			
		Q4 2017 State Building Fees			
		650-000-000-586-10-00-04		State Bldg Code Fee	\$229.50
				4th Qtr 2017 Building Fees	
		Total 123117-WATreas			\$229.50
	Total 23122				\$229.50
Total WA State Treasurer					\$229.50
West Coast Code Consultants, Inc.					
	23123		2017 - December - Period 13-2		
		207-EDG-DEC			
		December Services			
		001-058-000-558-50-41-01		Professional Service	\$4,319.33
				Northwood Elementary Plan Review	
		Total 207-EDG-DEC			\$4,319.33
	Total 23123				\$4,319.33
Total West Coast Code Consultants, Inc.					\$4,319.33
Grand Total		Vendor Count	22		\$113,302.14



Voucher Directory

Vendor	Number	Reference	Account Number	Description	Amount
Century Link	23124			2018 - January - 2nd Council Meeting	
		253-927-2018 680B 12/25-1/25/18			
			12/25/17-1/25/18 Services		
			001-018-000-518-30-42-01	Telecommunications Charges	\$110.21
				Elevator Alarm Line	
		Total 253-927-2018 680B 12/25-1/25/18			\$110.21
	Total 23124				\$110.21
Total Century Link					\$110.21
City of Sumner	23125			2018 - January - 2nd Council Meeting	
		03641			
			January Services		
			001-018-000-554-30-51-01	Animal Control Services	\$2,908.92
				Animal Control Svs. for January	
		Total 03641			\$2,908.92
	Total 23125				\$2,908.92
Total City of Sumner					\$2,908.92
Form Source, Inc.	23126			2018 - January - 2nd Council Meeting	
		852620			
			January Services		
			001-058-000-558-60-31-01	Office & Operational Supplies	\$66.38
				K.Moerler Business Cards	
		Total 852620			\$66.38
		852621			
			January Services		
			001-058-000-558-60-31-01	Office & Operational Supplies	\$48.25
				K.Moerler Business Cards (reprint spelling error)	
		Total 852621			\$48.25
	Total 23126				\$114.63
Total Form Source, Inc.					\$114.63

Vendor	Number	Reference	Account Number	Description	Amount
Int'l Assoc.- Chiefs of Police	23127			2018 - January - 2nd Council Meeting	
		1001303029			
			2018 Dues-Cust #2107168		
			001-021-000-521-20-49-01	Memberships	\$150.00
		Total 1001303029			\$150.00
	Total 23127				\$150.00
Total Int'l Assoc.- Chiefs of Police					\$150.00
Int'l Inst.of Municipal Clerks	23128			2018 - January - 2nd Council Meeting	
		121817-IIMC			
			2018 Dues- ID #24227		
			001-014-000-514-30-49-01	Memberships	\$185.00
			R. Pitzel		
		Total 121817-IIMC			\$185.00
	Total 23128				\$185.00
Total Int'l Inst.of Municipal Clerks					\$185.00
Lindsey Electric LLC	23129			2018 - January - 2nd Council Meeting	
		000056			
			January Services		
			001-018-000-518-30-48-04	Repairs to Facility	\$2,472.75
				Parking Lot LED lights, repair fixtures	
		Total 000056			\$2,472.75
	Total 23129				\$2,472.75
Total Lindsey Electric LLC					\$2,472.75
Northwest Landscape Services	23130			2018 - January - 2nd Council Meeting	
		RC000038210			
			January Services		
			101-000-000-542-70-48-04	Road Maint ROW Veg Maint Contractor	\$826.74
		Total RC000038210			\$826.74
	Total 23130				\$826.74
Total Northwest Landscape Services					\$826.74
Office Depot	23131			2018 - January - 2nd Council Meeting	
		993893720001			
			January Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	\$5.28
				Deskpads	
		Total 993893720001			\$5.28

Vendor	Number	Reference	Account Number	Description	Amount
		993893781001			
			January Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	\$65.93
			Labelmaker		
		Total 993893781001			\$65.93
	Total 23131				\$71.21
Total Office Depot					\$71.21
Paladin DATA					
	Direct Pay Payment 1/18/2018 1:06:58 PM - 1	2401299	2018 - January - 2nd Council Meeting		
			3/1/18-2/28/19 Subscription		
			001-014-000-518-80-49-03	Computer Subscriptions	\$21,210.70
			SmartGov		
		Total 2401299			\$21,210.70
	Total Direct Pay Payment 1/18/2018 1:06:58 PM - 1				\$21,210.70
Total Paladin DATA					\$21,210.70
Pierce County Budget & Finance					
23132			2018 - January - 2nd Council Meeting		
	CI-243389				
			Jan-Jun 2018 Emergency Mgmt Services		
			001-018-000-525-60-51-01	Emergency Services	\$4,428.50
	Total CI-243389				\$4,428.50
	Total 23132				\$4,428.50
Total Pierce County Budget & Finance					\$4,428.50
Pierce County Budget & Finance Surf Wtr					
23133			2018 - January - 2nd Council Meeting		
	CI-243433				
			2018 SW Mgmt Svcs		
			410-000-000-531-38-51-01	Ditch Maint (Intergov)	\$31,202.74
	Total CI-243433				\$31,202.74
	Total 23133				\$31,202.74
Total Pierce County Budget & Finance Surf Wtr					\$31,202.74
Planning Association of Washington					
23134			2018 - January - 2nd Council Meeting		
	1255				
			2018 Dues		
			001-058-000-558-60-49-01	Memberships	\$75.00
	Total 1255				\$75.00
	Total 23134				\$75.00
Total Planning Association of Washington					\$75.00

Vendor	Number	Reference	Account Number	Description	Amount
Puget Sound Clean Air Agency	23135			2018 - January - 2nd Council Meeting	
		18-0375			
			2018 Assessment		
			001-018-000-518-90-49-51	Puget Sound Clean Air Dues	\$7,058.00
				Clean Air Assessment	
		Total 18-0375			\$7,058.00
	Total 23135				\$7,058.00
Total Puget Sound Clean Air Agency					\$7,058.00
Refunds/Reimbursements Vendor	23136			2018 - January - 2nd Council Meeting	
		011718-PAC		Pacific Cable Construction	
			Refund Permit 18-003, 18-004		
			101-000-000-322-40-00-04	Right-of-Way Permit	\$346.00
				Refund 18-003; Receipt 4191	
			101-000-000-322-40-00-04	Right-of-Way Permit	\$346.00
				Refund 18-004; Receipt 4191	
		Total 011718-PAC			\$692.00
	Total 23136				\$692.00
Total Refunds/Reimbursements Vendor					\$692.00
Wells Fargo Financial Leasing					
	EFT Payment 1/18/2018 1:06:44 PM - 1			2018 - January - 2nd Council Meeting	
	5004516619				
			2/4-3/3/18 Lease		
			001-018-000-518-30-45-06	Copier Lease	\$85.93
				Lexmark Printers	
		Total 5004516619			\$85.93
	Total EFT Payment 1/18/2018 1:06:44 PM - 1				\$85.93
Total Wells Fargo Financial Leasing					\$85.93
Grand Total		Vendor Count	15		\$71,592.33



CITY OF EDGEWOOD
REQUEST FOR COUNCIL ACTION
Agenda Bill No.: 18-0397

Date Action Requested: January 23, 2018

Title: Northwood Estates West Phase 1 Final Plat Approval

Attachments: Resolution, Final Plat Map, Staff report, Engineer's Certificate, Memorandum of Understanding, Reference Map

Submitted By: Kristin Moerler, Senior Planner on behalf of Darren Groth, Director of Community Development

Approved For Agenda By: Daryl Eidinger, Mayor

Prepared For Agenda By: Kristin Moerler, Senior Planner

Recommendation: Approve Final Plat for Northwood Estates West Phase 1

Discussion: Northwood Estates West includes two phases of development, for a total of 45 new single family lots. Phase 1 is located within the Northwood Estates Subdivision and is limited to re-platting 8 lots into 13 lots all served by the existing roads and utilities. The plat received preliminary approval on October 24, 2017. They applied for final plat approval on November 13, 2017, and were deemed complete January 10, 2018 following the submittal of revised materials.

The attached staff report details the project's compliance with the preliminary plat approval. Please be aware that most of the conditions are applicable only to the second phase as there was no substantive civil construction included in phase 1 as it is wholly contained within the recent Northwood Estates Subdivision.

The Council held a work study session on January 16, 2018 on the final plat application. Staff finds the applicant has complied with the Hearing Examiner's conditions for final plat approval as discussed in the attached staff report.

Alternatives: 1) Do not adopt. 2) Forward to Study Session for further review

Fiscal Impact: None.

RESOLUTION NO. 18-0397

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, APPROVING THE NORTHWOOD ESTATES WEST PHASE 1 FINAL PLAT, LOCATED AT 2108 97TH AVENUE EAST, EDGEWOOD WASHINGTON.

WHEREAS, in May 2017, an application was submitted to the City for a preliminary plat to divide 9.71 acres into 40 single-family lots and re-plat a section of Northwoods Estates from eight lots to 13 (increase of five lots), for a total of 45 new lots. The site is located within the Single-Family Residential High (SF-5) Zone, located at 2108 97th Avenue East, Edgewood, WA 98371; and

WHEREAS, the City issued a Final Mitigated Determination of Nonsignificance (MDNS) on August 29, 2017 and there were no appeals to the MDNS; and

WHEREAS, October 16, 2017, the Hearing Examiner held a hearing on the preliminary plat, and on October 24, 2017, the Hearing Examiner granted preliminary plat approval, subject to sixty-three (63) conditions; and

WHEREAS, on November 13, 2017, an application was submitted to the City for final plat approval, this application was deemed incomplete by the City on December 11, 2017; and

WHEREAS, on January 10, 2018, revised materials were provided to the City for review and deemed complete by City staff; and

WHEREAS, the final plat application has been reviewed by relevant City departments and minor revisions to the plat map and accompany documents were requested by staff on January 16, 2018; and

WHEREAS, on January 17, 2018, revised materials including an updated final plat map, attached as Exhibit A, attached hereto and incorporated herein by this reference as set forth in full, were provided to the City for review and circulated for final approval; and

WHEREAS, the City of Edgewood Public Works Director has certified through the submittal of the City Engineer's Certificate of Improvements in accordance with EMC 16.04.110 that substantial completion of the required improvements has been provided through construction and with the submittal of the performance bonds associated with Northwood Estates subject to conditions; and

WHEREAS, the final plat application has been reviewed by relevant City departments in a staff report dated January 18, 2018 and attached as Exhibit B; and

WHEREAS, the final plat application was forwarded to the City Council for action during the regular study session held January 16, 2017;

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

Section 1. Findings. The Edgewood City Council makes the following findings with regard to the Northwood Estates West Phase 1 final plat:

- A. In the City Staff Report dated January 18, 2018 and attached to this Resolution as Exhibit B, the City of Edgewood staff including the City's engineer have determined that all conditions of the preliminary plat and SEPA mitigations have been met for Phase 1 of the plat, or that the conditions apply only to the second phase of the development.
- B. The Northwood Estates West Phase 1 Plat, is located wholly within the boundaries of Northwood Estates. Northwood Estates has existing performance bonds for minor outstanding improvements which are not released by this approval and which the applicant is required to complete prior to the final inspection and occupancy of the final home within the subdivision (inclusive of Northwood Estates West Phase 1).
- C. The applicant has negotiated and agreed to a Memorandum of Understanding (MOU) with Puyallup School District to provide the pedestrian path required in Preliminary Plat approval Condition Number 14. The MOU will be recorded with the plat and the agreement is noted on the face of the final plat.
- D. The final plat as conditioned and with the performance bonds associated with the underlying Northwood Estates Final Plat, satisfies all applicable state and local requirements for final plat approval, including without limitation all applicable requirements set forth in Chapter 16.04 EMC and Chapter 58.17 RCW.
- E. The Northwood Estates West Phase 1 Plat, as conditioned, is in conformity with all applicable zoning ordinances and land use controls.
- F. The Northwood Estates West Phase 1 Plat, as conditioned, is supported by all applicable staff and agency approvals, attestations, certifications, and/or recommendations as required by state and local regulations.
- G. The Northwood Estates West Phase 1 Plat is compliant with the conditions of the Hearing Examiner's decision.
- H. The Northwood Estates West Phase 1 Plat has been processed and reviewed in material compliance with all applicable state and local procedural requirements.

Section 2. Final Plat Approval. Based upon the above findings, the City Council of Edgewood hereby adopts the Staff Report dated January 17, 2018 by reference attached as Exhibit B, and **APPROVES** the final plat of the Northwood Estates West Phase 1 subdivision subject to completion of the conditions as bonded and identified above, and authorizes and directs staff and the Mayor to inscribe and execute the Council's written approval on the face of the plat. The original of the plat shall be filed for record by the City at the applicant's cost with the Pierce County Auditor's office.

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

PASSED THIS 23RD DAY OF JANUARY, 2018

Daryl Eiding, Mayor

ATTEST:

Rachel Pitzel, City Clerk

APPROVED AS TO FORM:

Carol A. Morris, City Attorney

Exhibit A

Northwood Estates West Phase 1 Final Plat

Exhibit B

January 17, 2018 City of Edgewood Staff Report

CITY OF EDGEWOOD
PLAT # 17-1486

NORTHWOOD ESTATES WEST PHASE 1
(REPLAT OF LOTS 16-23 OF THE PLAT OF NORTHWOOD ESTATES)

A Portion of the SW 1/4 of the NE 1/4 of
Section 9, Township 20 North, Range 4 East
Willamette Meridian, City of Edgewood, Pierce County, Washington

DEDICATION & DECLARATION OF SUBDIVISION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S), IN FEE SIMPLE AND LIEN HOLDERS OF THE LAND HEREBY SUBDIVIDED, DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF SAME AND DEDICATE AND CONVEY TO THE CITY OF EDGEWOOD, FOREVER, THE USE OF ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC ROADWAY, UTILITY INSTALLATION AND STORM DRAINAGE INSTALLATION, TOGETHER WITH THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON.

FURTHER, 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, ITS SUCCESSORS AND ASSIGNS, WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THE SUBDIVISION.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS. ALSO THE SPECIFIC CONDITIONS AND/OR AGREEMENTS THAT ARE CONDITIONS OF THIS PLAT ARE MADE A PART HERETO AND THE OWNERS AND THEIR ASSIGNS DO HEREBY AGREE TO AND/OR COMPLY WITH THESE CONDITIONS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS.

STATE OF WASHINGTON)
COUNTY OF PIERCE) ss

ON THIS DAY PERSONALLY APPEARED BEFORE ME JOHN MERLINO, TO ME KNOWN TO BE THE VICE PRESIDENT OF LENNAR NORTHWEST INC., THE DELEWARE COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE CORPERATE SEAL AFFIXED, IF ANY, IS THE SEAL OF SAID CORPERATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY
OF _____, 2018.

NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON

RESIDING AT

MY COMMISSION EXPIRES

HOA TO SIGN AS OWNERS OF THE AFFECTED TRACTS

STATE OF WASHINGTON)
COUNTY OF PIERCE) ss

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ TO ME KNOWN TO BE THE INDIVIDUAL, OR INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE (SHE OR THEY) SIGNED THE SAME AS HIS (HER OR THEIR) FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2018.

Signature of
Notary Public _____

Date: _____

My appointment
Expires _____

THE HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL COMMON TRACTS WITHIN THIS SUBDIVISION INCLUDING ANY CRITICAL AREA TRACTS, PLANTER BUFFER STRIPS (INCLUDING WEEDING, MOWING, ETC.), TOT LOT PARK, STORMWATER FACILITIES, AND STREET LIGHTING.

ALL LOTS IN THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS (ORIGINAL) FILED UNDER AUDITOR'S FILE #201611010911 (FIRST AMENDMENT FILED UNDER AUDITOR'S FILE #201702090345 FILED UNDER AUDITOR'S FILE #_____.

PRESIDENT, NORTHWOOD ESTATES HOA, GARRETT GIBSON

STATE OF WASHINGTON)
COUNTY OF PIERCE) ss

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ TO ME KNOWN TO BE THE INDIVIDUAL, OR INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE (SHE OR THEY) SIGNED THE SAME AS HIS (HER OR THEIR) FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2018.

Signature of
Notary Public _____

Date: _____

My appointment
Expires _____

PIERCE COUNTY AUDITOR CERTIFICATE

FILED FOR RECORD ON THIS ____ DAY OF _____, 2018, AT _____.M.

RECORDED UNDER AUDITOR'S FILE NUMBER _____, RECORDS
OF PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON.

PIERCE COUNTY AUDITOR DATE

Vol/Page

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE

REQUEST OF KIRK MC AURHTUR

THIS 17TH DAY OF JANUARY 2018.

CERTIFICATE NO. 34145
PROFESSIONAL LAND SURVEYOR G. PHIL SARGENT.



FILE NAME
1445 NRTHWD
DRAWN
K WHITEHOUSE
CHECKED BY
G.P.S.
DATE/REVISED
01/17/2018
JOB NO. 1445
FIELD BOOK NO.
S9-T20-R4



HOLMVIG, DEWITT, GALLION & ASSOC., LLC.

LAND SURVEYING & ENGINEERING SUPPORT

1036 COLE STREET, ENUMCLAW, WA 98022 (360) 825-6963

www.hdgallion.com

SHEET 1 OF 4

CITY OF EDGEWOOD
PLAT # 17-1486

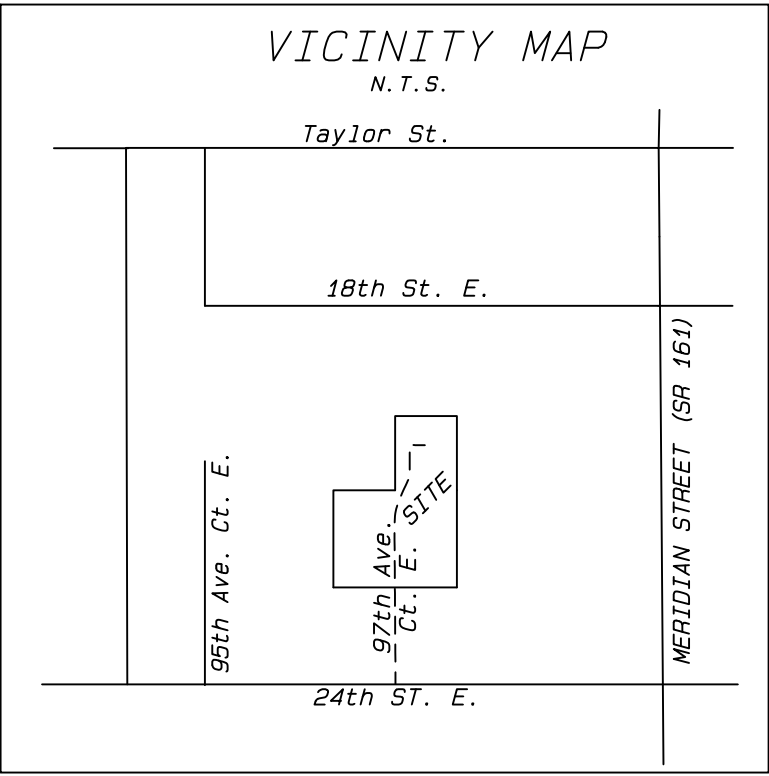
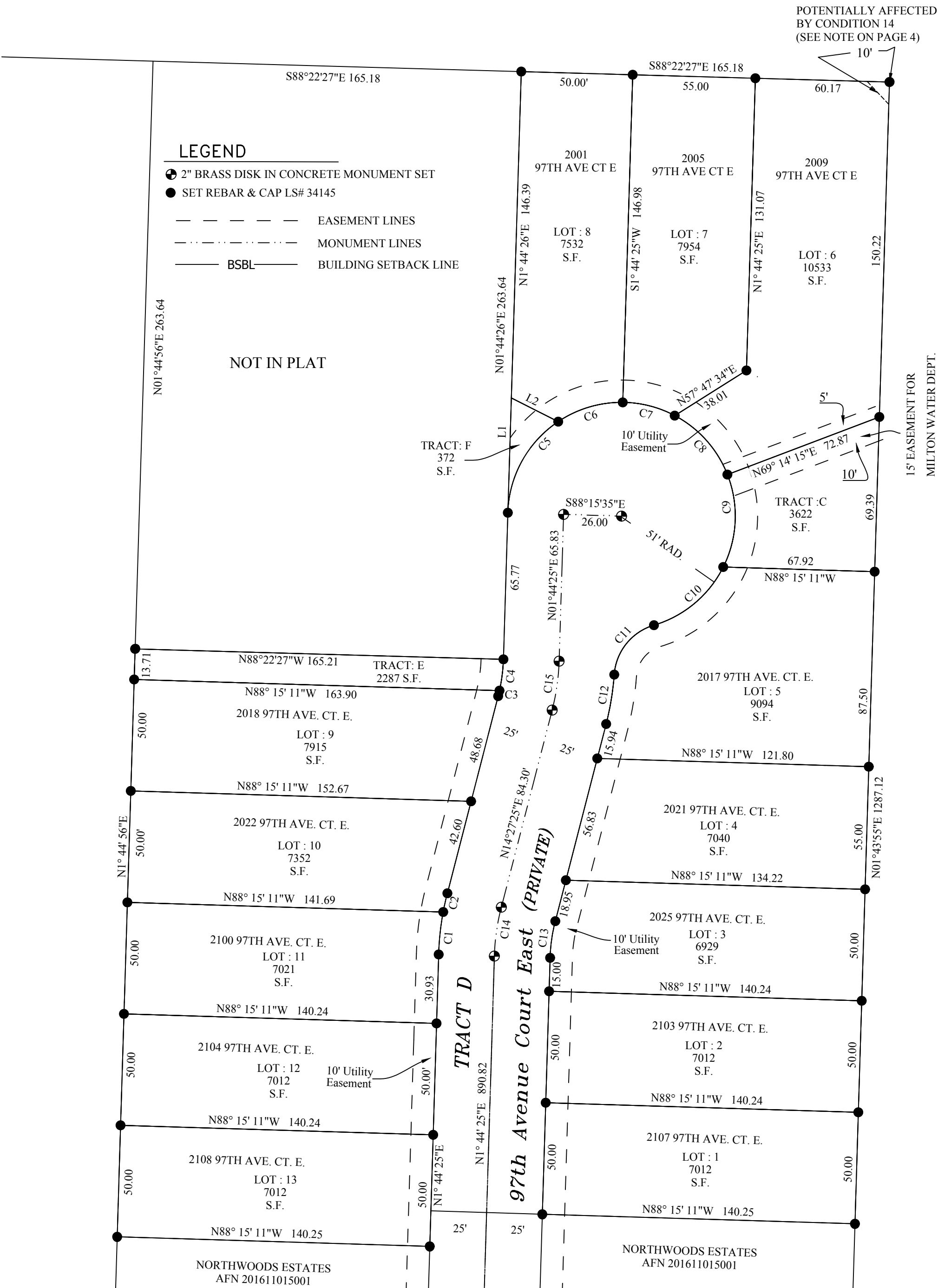
NORTHWOOD ESTATES WEST PHASE 1
(REPLAT OF LOTS 16-23 OF THE PLAT OF NORTHWOOD ESTATES)

A Portion of the SW 1/4 of the NE 1/4 of
Section 9, Township 20 North, Range 4 East
Willamette Meridian, City of Edgewood, Pierce County, Washington



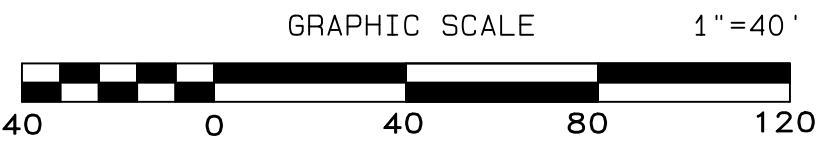
ORIGINAL PARCELS DESCRIPTION:

LOTS 16 THROUGH 23 OF THE PLAT OF NORTHWOOD
ESTATES AS RECORDED UNDER PIERCE COUNTY
AUDITOR'S FILE NUMBER 201611015001, IN PIERCE
COUNTY, WASHINGTON.



LINE TABLE		
Line #	Direction	Length
L1	N1°44'26"E	51.48
L2	S63°10'17"E	23.57

CURVE TABLE			
Curve #	Radius	Length	Delta
C1	125.00	19.15	8°46'32"
C2	125.00	8.60	3°56'28"
C3	75.00	2.56	1°57'33"
C4	75.00	14.14	10°48'02"
C5	51.00	48.46	54°26'29"
C6	51.00	30.65	34°26'09"
C7	51.00	24.27	27°16'00"
C8	51.00	36.19	40°39'35"
C9	51.00	42.74	48°00'46"
C10	51.00	41.73	46°52'51"
C11	25.00	30.23	69°16'51"
C12	125.00	22.47	10°18'00"
C13	75.00	16.65	12°43'00"
C14	100.00	22.19	12°43'00"
C15	100.00	22.19	12°43'00"



Vol/Page



FILE NAME 1445
NORTHWOOD
DRAWN
K. WHITEHOUSE
CHECKED BY
G.P.S.
DATE/REVISED
01/17/2018
JOB NO. 1445
FIELD BOOK NO. S9-T20-R4



HOLMVIG, DEWITT, GALLION & ASSOC., LLC.

LAND SURVEYING & ENGINEERING SUPPORT

1036 COLE STREET, ENUMCLAW, WA 98022 (360) 825-6963

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SHEET 2 OF 4

CITY OF EDGEWOOD
PLAT # 17-1486

NORTHWOOD ESTATES WEST PHASE 1
(REPLAT OF LOTS 16-23 OF THE PLAT OF NORTHWOOD ESTATES)

A Portion of the SW 1/4 of the NE 1/4 of
Section 9, Township 20 North, Range 4 East
Willamette Meridian, City of Edgewood, Pierce County, Washington

TAX PARCEL NUMBERS
6026960160
6026960170
6026960180
6026960190
6026960200
6026960210
6026960220
6026960230
6026960340

CITY OF EDGEWOOD AGENCY APPROVAL
APPROVED AS TO BEING IN COMPLIANCE WITH THE TERMS OF THE PRELIMINARY APPROVAL
OF THE PROPOSED PLAT.

COMMUNITY DEVELOPMENT DIRECTOR DATE

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

PUBLIC WORKS DIRECTOR DATE

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

CITY OF EDGEWOOD MAYOR DATE

PIERCE COUNTY ASSESSOR-TREASURER
I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES LEVIED
AGAINST THE PLATTED PROPERTY DESCRIBED HEREIN ACCORDING
TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID
AND DISCHARGED,

ASSESSOR/TREASURER, PIERCE COUNTY, WASHINGTON DATE

MILTON WATER DISTRICT
THE PUBLIC WATER INFRASTRUCTURE INSTALLED WITHIN THIS SUBDIVISION
HAS BEEN INSTALLED PER THE APPROVED PLANS.

DIRECTOR, MILTON WATER DISTRICT DATE

CITY OF EDGEWOOD SEWER
THE SEWER UTILITY INFRASTRUCTURE INSTALLED WITHIN THIS SUBDIVISION
HAS BEEN INSTALLED PER THE APPROVED PLANS.

DIRECTOR DATE

SEWER NOTES:
EACH INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR THEIR RESPECTIVE SIDE SEWER
CONNECTION. THE CITY OF EDGEWOOD IS NOT RESPONSIBLE FOR THE REPAIR AND
MAINTENANCE OF THE SANITARY SEWER MAINLINE PER EDGEWOOD MUNICIPAL CODE
_____ DATE _____

SURVEYOR'S CERTIFICATE:

I hereby certify that the Northwood Estates West
Phase 1 plat is based on an actual survey and
subdivision of Section 9, Township 20 North, Range
4 East, W.M. that all courses and distances are
shown thereon, that all of the property corners and
monuments shown, will be set, and that I have
complied with the provisions of the
platting regulations.
Surveyed on 1/1/2018

G. PHIL SARGENT P.L.S. 34145

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FILE NAME
1445 NRTHWD
DRAWN
K. WHITEHOUSE
CHECKED BY
G.P.S.
DATE/REVISED
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SHEET 3 OF 4

CITY OF EDGEWOOD
PLAT # 17-1486

NORTHWOOD ESTATES WEST PHASE 1
(REPLAT OF LOTS 16-23 OF THE PLAT OF NORTHWOOD ESTATES)

A Portion of the SW 1/4 of the NE 1/4 of
Section 9, Township 20 North, Range 4 East

Willamette Meridian, City of Edgewood, Pierce County, Washington

EASEMENT RESERVATION

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, ANY TELEPHONE COMPANY ANY CABLE TELEVISION COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS, AND SPACES WITHIN THE PLAT AND LYING PARALLEL WITH AND ADJOINING ALL STREETS IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES, WATER METERS AND FIRE HYDRANTS WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS, AND SPACES AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE LANDS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OR TRACT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

EASEMENT RESERVATION

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO THE CITY OF MILTON WATER DEPARTMENT AND SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDING AT LAW, AT TIMES AS MAY BE NECESSARY, TO ENTER UPON SAID PROPERTY AND THE ADJOINING PROPERTY OWNED BY THE GRANTOR AND HIS ASSIGNS AND SUCCESSORS TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN MAINS AND NECESSARY FACILITIES AND OTHER EQUIPMENT, FOR THE PURPOSES OF SERVING THE PROPERTY OR OTHER PROPERTIES WITH WATER AND OTHER UTILITY SERVICE.

THE GRANTOR COVENANTS THAT NO PERMANENT STRUCTURE SHALL BE ERECTED, AND NO LARGE TREES OR SHRUBS SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IN FAVOR OF THE CITY OF MILTON HAS BEEN PROVIDED HEREIN.

THIS EASEMENT AND THE COVENANTS HEREIN SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS AND ASSIGNS OF BOTH PARTIES HERETO.

THE GRANTOR WARRANTS THAT THE GRANTOR HAS GOOD TITLE TO THE ABOVE PROPERTY AND WARRANTS THE GRANTEE TITLE TO/AND QUIET ENJOYMENT OF THE EASEMENT CONVEYED HEREIN.

NO OTHER EASEMENTS FOR UTILITIES SHALL BE GRANTED WITHIN THE AFFORE DESCRIBED EASEMENT AREA EXCEPT FOR NECESSARY CROSSINGS AS MAY BE MUTUALLY APPROVED BY THE GRANTOR AND GRANTEE AND THE GRANTEE SHALL HAVE EXCLUSIVE RIGHT TO CONSTRUCT AND/OR MAINTAIN CITY OWNED UTILITIES WITHIN THE EASEMENT AREA EXCEPT FOR NECESSARY CROSSINGS.

SAID EASEMENT BEING 97TH AVE. CT. E. AND A 15 FOOT STRIP OF LAND BEING 5 FEET NORTH AND 10 FEET SOUTH OF THE PROPERTY LINE COMMON TO TRACT C AND LOT 6. SAID STRIP OF LAND BEGINNING AT THE RIGHT OF WAY OF 97TH AVE. CT. E. AND TERMINATING AT THE EAST LINE OF TRACT A AND LOT 6.

EASEMENT RESERVATION

AN EASEMENT IS HEREBY IRREVOCABLY RESERVED FOR AND DEDICATED TO CITY OF EDGEWOOD AND ITS AGENTS, SUCCESSORS AND ASSIGNS, FOR AS LONG AS IT SHALL OWN AND MAINTAIN THE UTILITIES REFERENCED HEREIN UNDER AND UPON THE AREA SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "WATERLINE EASEMENT" (WLE) AND "SANITARY SEWER EASEMENT" (SSE) TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE WATER AND SEWER MAINS AND APPERTANCES FOR THIS SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR PURPOSES INCIDENT THERETO. NO BUILDING, WALL, ROCKERY, FENCE, TREES OR STRUCTURE OF ANY KIND SHALL BE ERECTED OR PLANTED, NOR SHALL ANY FILL BE PLACED WITHIN THE BOUNDARIES OF SAID EASEMENT AREA. NO EXCAVATION SHALL BE MADE WITHIN THREE FEET OF SAID WATER OR SEWER SERVICE FACILITIES AND THE SURFACE LEVEL OF THE GROUND WITHIN THE EASEMENT AREA SHALL BE MAINTAINED AT THE ELEVATION AS CURRENTLY EXISTING. GRANTOR HEREBY AGREES THAT NO WATER AND/OR SEWER SYSTEM FACILITY OR APPURTENANCE OF ANY KIND SHALL BE CONSTRUCTED OR LOCATED BY GRANTOR, OR ANY THIRD PARTY ACTING UNDER THE AUTHORITY OF GRANTOR, WITHIN OR PROXIMATE TO SAID EASEMENT, UNLESS SUCH INSTALLATION IS APPROVED BY GRANTEE AND IS IN CONFORMANCE WITH THE THEN-CURRENT EDITION OF THE "CRITERIA FOR SEWAGE WORKS DESIGN" PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY. GRANTOR HEREBY FURTHER AGREES THAT NO OTHER UTILITY FACILITY OR APPURTENANCE OF ANY KIND, INCLUDING UTILITY SERVICE CONNECTIONS, SHALL BE CONSTRUCTED OR LOCATED BY GRANTOR, OR ANY THIRD PARTY ACTING UNDER THE AUTHORITY OF GRANTOR, WITHIN THREE FEET, MEASURED HORIZONTALLY FOR PARALLEL ALIGNMENTS, OR WITHIN 6 INCHES, MEASURED VERTICALLY FOR CROSSING OR PERPENDICULAR ALIGNMENTS, OF ANY PORTION OF THE GRANTEE'S FACILITIES. GRANTEE ADDITIONALLY GRANTS TO CITY OF EDGEWOOD AND IT'S AGENTS, SUCCESSORS AND ASSIGNS THE USE OF SUCH ADDITIONAL AREA IMMEDIATELY ADJACENT TO SAID EASEMENT AREAS AS SHALL BE REQUIRED FOR CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF SAID WATER OR SEWER FACILITIES. THE USE OF SUCH ADDITIONAL AREA SHALL BE HELD TO A REASONABLE MINIMUM AND SHALL BE RETURNED TO THE CONDITION EXISTING IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE CITY OF EDGEWOOD, ITS AGENTS, SUCCESSORS AND ASSIGNS. IN ADDITION TO THE OTHER RESTICIONS HEREIN, GRANTOR SHALL NOT CONVEY TO A THIRD PARTY AND EASEMENT OR OTHER INTEREST OR RIGHT OF USE PROPERTY SUBJECT TO THE EASEMENT THAT WOULD IMPAIR OR LIMIT THE USE OF THE EASEMENT RIGHTS GRANTED HEREIN.

PLAT NOTES

THE CITY WILL AND FOREVER HAVE EASEMENT RIGHTS FOR ACCESS UPON THE TRACTS SHOWN ON THIS PLAT.

ALL ROADS AND TRACTS ARE PRIVATE AND NOT DEDICATED TO THE CITY OF EDGEWOOD. THE MAINTENANCE AND REPAIR OF ALL ROADS AND TRACTS ARE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS WITHIN THIS PLAT PER THE C.C.& R.S OF THE NORTHWOOD ESTATES HOME OWNERS' ASSOC.

TRACT C IS A RECREATIONAL TRACT FOR THE USE OF THE RESIDENTS OF NORTHWOODS ESTATES AND IS TO BE MAINTAINED BY THE NORTHWOOD ESTATES HOME OWNER'S ASSOCIATION. EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED INTEREST.

TRACT D IS A ROAD AND UTILITY TRACT AND IS TO BE MAINTAINED BY THE NORTHWOOD ESTATES HOME OWNER'S ASSOCIATION. EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED INTEREST.

STORM WATER NOTE: IT IS THE RESPONSIBILITY OF THE NORTHWOOD ESTATES HOME OWNER'S ASSOC. TO CONTROL SURFACE WATER IN ACCORDANCE WITH CITY OF EDGEWOOD MUNICIPAL CODE 13.05 INDIVIDUALLY AND COLLECTIVELY.

ALL REPAIR OF SIDE SEWERS WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS.

ALL REPAIR TO THE SEWER MAINLINE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

TRACT E; SHALL BE RETAINED BY LENNAR NORTHWEST, INC. AS A FUTURE DEVELOPMENT TRACT

TRACT F; SHALL BE RETAINED BY LENNAR NORTHWEST, INC. FOR FUTURE INGRESS AND EGRESS FOR REMAINDER OF NORTHWOOD ESTATES WEST

HEARING EXAMINER CONDITION #14:
THE NORTHEAST 10 FEET OF LOT 6, AS DEPICTED ON SHEET 2, IS SUBJECT TO THE MEMORANDUM OF UNDERSTANDING FOR NORTHWOOD ESTATES WEST RECORDED UNDER AFN BETWEEN LENNAR NORTHWEST INC. AND PUYALLUP SCHOOL DISTRICT REGARDING PROVISION OF A PEDESTRIAN TRAIL TO NORTHWOOD ELEMENTARY SCHOOL. THE FINAL LOCATION OF THE PATHWAY MAY OCCUR OFF SITE AND SHALL BE PROTECTED VIA A RECORDED EASEMENT.

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SHEET 4 OF 4



City of Edgewood, Washington

2224 104th Avenue East, Edgewood WA 98372-1513
Phone: (253) 952-3299 Fax: (253) 952-3537

Staff Report and Recommendation Northwood Estates West Phase 1 Subdivision Final Plat Approval

To: Edgewood City Council
From: Kristin Moerler, Senior Planner
Date: January 23, 2018
Subject: Final Plat Approval for Northwood Estates West Phase 1 Subdivision

DATE: JANUARY 17, 2018

NAME OF SUBDIVISION: NORTHWOOD ESTATES WEST PHASE 1

NUMBER OF LOTS: Thirteen (13) within this phase

CITY FILE NUMBER: 17-1486

CITY FILE NUMBER FOR PRELIMINARY PLAT APPROVAL: 16-5431

LOCATION: 2108 97th Avenue East, Edgewood, Washington

TAX PARCEL NUMBER(S): 6026960160, 6026960170, 6026960180, 6026960190, 6026960200, 6026960210, 6026960220, 6026960230 and 6026960340

APPLICANT: Lennar Northwest INC.

PROPERTY OWNER: Lennar Northwest INC.

LEGAL DESCRIPTION: LOTS 16 THROUGH 23 OF THE PLAT OF NORTHWOOD ESTATES AS RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NUMBER 201611015001, IN PIERCE COUNTY, WASHINGTON

ZONING: Single Family 5 (SF-5)

COMPREHENSIVE PLAN DESIGNATION: Single-Family High

SEPA: The City of Edgewood issued a Final Mitigated Determination of Nonsignificance (MDNS) on August 29, 2017 and there were no appeals to the MDNS.

PRELIMINARY PLAT APPROVAL: The City of Edgewood Hearing Examiner granted preliminary approval subject to sixty-one (63) conditions on October 24, 2017. No appeals were submitted following issuance of this decision.

FINAL PLAT APPLICATION: Application was received on November 13, 2017. The City issued a notice of incomplete and asking for additional information. The City deemed the application complete on January 10, 2018.

ATTACHEMENTS:

1. The City of Edgewood Engineer's Certificate of Completion
2. Final Plat Map attached as Exhibit A to Resolution No. 18-0397
3. Memorandum of Understanding for Northwood Estates West

I. APPROVAL PROCESS

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. Based on staff's report, City Council determines whether the final plat conforms to the terms of the preliminary plat and applicable laws and regulations. The Council enters written findings to that effect to authorize the mayor to execute the City's written approval on the face of the plat (RCW 58.17.170). Final plat approval is a Process IV City Council decision (EMC 18.40.170). The code defines Process IV decisions as Quasi-Judicial, exempting the City Council's final plat decisions from requirements for either a hearing or a recommendation from the Planning Commission.

II. PROJECT ANALYSIS

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 compliant with all the requirements and conditions of the preliminary plat approval. The legal requirements as well as the hearing examiner's conditions are set forth below, together with staff's recommended findings on each.

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

The zoning designation of the property is Single Family-5 (SF-5). The preliminary plat approval details the project's compliance with the zoning designation and imposed a condition of approval requiring conformance in the future. All lots generally have a rectangular shape and 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. The proposed final plat satisfies all lot size regulations of the SF-5 zone. Parking,

landscaping, and tree preservation/replacement requirements have been met pursuant to EMC 18.90.130, 18.90.090, and 18.90.180.

B. Conformance with the City of Edgewood Subdivision Ordinance (EMC Title 16) and Issuance of the Hearing Examiner's conditions of approval.

The applicant submitted a final plat application in conformance with 16.04.100-16.04.180. Staff finds the proposed subdivision conforms to EMC Title 16.

C. Conformance with the Comprehensive Plan

The Comprehensive Plan designation of the property is Single Family High. Allowed uses in the Single-Family High designation includes single family detached dwelling units and compatible uses. The maximum number of allowable dwelling units in the Single-Family Moderate is five dwelling units per acre. Staff finds the proposed subdivision is in conformance with the Comprehensive Plan.

D. Conformance with the City of Edgewood Engineering Requirements

The City's Public Works staff and City Engineer have reviewed the civil design, construction drawings and 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 issued a Certificate of Completion for site development improvements in accordance with chapter 16.04 EMC on January 17, 2018 determining Substantial Completion has been met for phase 1 final plat approval, conditioned upon the completion of the minor civil improvements previously bonded for as a part of Northwood Estates Subdivision, prior to the final inspection and occupancy of the last residence within Northwood Estates (inclusive of Northwood Estates West Phase One).

C. Conformance with Hearing Examiner's conditions of approval:

1. The preliminary full subdivision shall be finalized and recorded within five (5) years of the preliminary approval in accordance with 58.17.140 RCW.

The Northwood Estates West Preliminary Plat was approved on October 24, 2017. The applicant applied for Final Plat approval on November 13, 2017, the applicant has complied with this condition for phase 1.

2. The Mitigated Determination of Nonsignificance was issued August 29, 2017. The conditions are hereby incorporated fully and shall be incorporated into the design of the plat and considered as conditions of the final plat approval.

The twelve (12) MDNS conditions were fully incorporated and considered during the preliminary plat approval and final plat review for the proposed subdivision. Many of them are also included within the Hearing Examiner's conditions of approval as well.

3. A Homeowners' Association shall be established under the provisions set forth in RCW 64.38 to assume responsibility for, and insure proper maintenance of, common or community facilities. In order to insure proper responsibility and authority to carry out necessary maintenance activities, the Homeowners' Association shall, at a minimum, include the following provisions:

a. Membership in the Homeowners' Association will be mandatory for all lot owners.

b. The Homeowners' Association shall have the power to levy fees and dues necessary to successfully accomplish necessary activities.

c. The Homeowners' Association shall have the provision for the collection of attorney fees extended in collecting delinquent assessments from lot owners.

d. Responsibility of the Homeowners' Association for maintenance of common areas shall be specifically detailed.

e. Assessment of the Association dues shall initially be established by the applicant and submitted to the City of Edgewood Department of Community Development for review. The applicant shall provide a description of the organization, including its bylaws, and all documents governing maintenance requirements and use restrictions for common facilities. Such documents shall be reviewed and approved by the City prior to final plat approval.

f. The Homeowners' Association and CCRs shall be recorded prior to recording the final plat and the Auditor's File Number shall be noted on the Final Plat with the following note:

"The Homeowners' Association shall be responsible for ongoing maintenance of all common Tracts within this Subdivision including any critical area tracts, planter buffer strips (including weeding, mowing, etc.), tot lot park, stormwater facilities, and street lighting."

The applicant did establish a Homeowners' Association in accordance with RCW 64.38 for the Northwood Estates, within which this phase is located. The HOA articles of incorporation and governing Covenants, Codes, and Restrictions (CC&Rs) have been reviewed and accepted by the City of Edgewood. The applicant will be recording the second amendment to the CC&Rs at the time of final plat recording. The Auditor's file number is on the final plat for the original declaration and first amendment. A blank space is provided to write in the recording number for the second amendments prior to the recording of the final plat document. The language in subsection f occurs on page 1 of the final plat.

4. The applicant shall provide landscaping plans for individual small-lot Single Family Residential Units. Landscaping plans shall be submitted at the time of building permit for Lots 1-40 and Lots 101-113.

This condition requires submittal at the time of building permit and is not applicable to the final plat process.

5. EMC Chapter 4.20 establishes a park impact fee for new development. A fee will be collected in accordance with Chapter 4.05- Deferral of Impact Fees. The amount of the fee will be based on the Park Impact Fee Schedule in place when the building permit application is submitted.

The City will impose and collect a park impact fee for each dwelling unit consistent with EMC Chapter 4.20. The amount will be calculated at the time of application for each building permit.

6. Pursuant to RCW 58.17.170, the subdivision shall be governed by the terms of approval of the final plat, and the statutes, ordinances, and regulations in effect at the time of final approval.

The approved final subdivision will be recorded with the Pierce County Auditor a record of which will be held by the City of Edgewood. The Auditors file number and date establishes the terms in effect at the time of final approval.

7. Addresses for individual residential lots shall be obtained from the City at the time of final plat submittal and shown on the face of the final plat drawings.

The City has assigned addresses for each of the individual lots and they are shown on the face of the final plat map.

8. Two (2) copies of a plat certificate shall accompany a request for approval of the final plat.

The applicant has provided the City with two (2) copies of a plat certificate with this request for final plat approval.

9. The final plat drawing shall be prepared in accordance with the requirements in RCW Chapter 58.09, WAC Chapter 332-130, EMC Title 16, and the conditions contained within this approval. Six (6) copies of the final plat drawings shall be submitted for review. After the City is satisfied that all requirements and conditions have been met, a Mylar drawing of the final plat with the appropriate signatures shall be submitted to the City for City Council approval within five (5) years of the date the preliminary plat approval pursuant to 58.17.140 RCW.

The applicant has complied with this condition. Upon review of the final plat drawings, and being satisfied that all requirements and conditions have been met, the City has requested the applicant to provide a Mylar drawing with required signature blocks for Council consideration of approval on January 23, 2018 which is within five (5) years of the date of preliminary approval, on October 24, 2017.

10. The applicant will be responsible for obtaining the following signatures on the Mylar prior to the Mylar being submitted for final review and approval by the City Council:

- Pierce County Assessor-Treasurer*
- Owner's Free Consent*
- Tacoma-Pierce County Health Department*
- City of Edgewood Public Works*
- City of Edgewood Community Development*

The applicant has obtained approval from City Staff to proceed with mylars and to obtain the above-mentioned signatures on the Mylar being presented for final review and approval by the City Council. While the Tacoma-Pierce County Health Department is listed in the condition, they have been omitted as they only included when a site is served by septic systems, this site is served by sewers. Staff expects to have the Mylar in hand with signatures for the meeting.

11. The Mylar shall include approval signature blocks for the following:

- City Engineer*
- Planning Director*
- Pierce County Assessor-Treasurer*
- Pierce County Auditor*
- Mayor, representing the City Council*

The Mylar does include the above-mentioned signature blocks as required.

12. The Plat shall not be deemed final until it has been duly recorded with the Pierce County Auditor. A copy of the recorded plat shall be submitted to the City prior to issuance of building permits for the construction of residential dwellings within the full subdivision.

The City shall not consider the Plat deemed final until it has been recorded with the Pierce County Auditor. The applicant is required to provide copies of the recorded plat to the City's Community Development Department.

13. The applicant shall provide a school bus stop, consistent with the Puyallup School District standards within the new intersection established through this project at 24th Street East and the new private access road. The location and final design shall be determined through coordination with the Puyallup School District and the City of Edgewood Public Works Department prior to site development application submittal.

This condition was intended to apply to phase 2 as phase 1 is served by the existing road system and is not applicable to phase 1.

14. The applicant shall provide a pedestrian ingress-egress easement to the Puyallup School District on the far northeast corner of Lot 106 to allow for connecting of the pedestrian pathway from the existing pathway on lot 0420091138 to the proposed pathway on lot 0420091011 (Northwood Elementary School).

The applicant has negotiated and agreed to a Memorandum of Understanding (MOU) with the Puyallup School District to address the requirement of the pedestrian ingress-egress easement. The MOU will be recorded with the plat and the agreement is noted twice on the face of the final plat in a note and also by a depiction of the easement's potential location on the northeast corner of Final Plat Lot 6, which was renumbered from Lot 106 since Preliminary Plat approval.

15. The applicant shall pay School Impact Fees consistent with EMC Chapter 4.10 and EMC 4.05. A copy of the receipt from the School District showing the fees have been paid is required prior to final inspection.

The applicant is required to pay School Impact Fees consistent with EMC Chapter 4.10. The amount will be calculated at the time of application and paid at issuance of each building permit unless a deferral is requested until final inspection. The deferral process includes additional fees.

16. Consistent with the adopted design standards within EMC 18.95, the applicant shall provide landscaping plans for individual small-lot Single Family Residential Units. Landscaping plans shall be submitted at the time of building permit for each residential unit.

This condition is informative in nature and will be addressed as a part of the building permit review for the subsequent lots.

17. The applicant or builder shall submit future house/structure designs for small lot single family design review in groupings per EMC 18.95.0950 prior to single family home application submittals.

This condition is informative in nature and will be addressed as a part of the building permit review for the subsequent lots.

18. The design review application and landscape plans for the proposed plat (including landscaping for the proposed planting buffers, stormwater tract, and tot-lot park) were reviewed and approved on September 15, 2017. Any civil engineering changes that require changes to the landscape plans will require additional city review and approval prior to site development approval.

This condition is informative in nature and will be addressed as a part of the civil permit review for Phase 2. It was not intended to apply to the phase 1 area.

19. The applicant shall submit a wetland verification report pursuant to the Request for Additional Information mailed on October 5, 2017 within the time limits described therein.

This condition was intended to apply to phase 2 as the area in question is located wholly within the phase 2 area.

20. City peer review of the Wetland Verification Report may result in requiring additional information in the form of a Wetland Analysis Report per EMC 14.30.030(8)(1) and 14.30.030(8)(2). Peer review cost is established by the City at the time of Wetland Analysis Report submittal.

This condition was intended to apply to phase 2 as the area in question is located wholly within the phase 2 area.

21. If City peer review indicates the presence of a regulated wetland, the applicant shall create a separate wetland and wetland buffer tract on the site plans and site development documentation that complies with EMC Chapter 14.30.040, EMC 14.30.050, EMC 14.30.060, and EMC 14.30.070, as well as EMC 18.90.040 - Density Standards and all other applicable Edgewood municipal code sections for submission with the site development application.

This condition was intended to apply to phase 2 as the area in question is located wholly within the phase 2 area.

22. The applicant shall submit street improvement construction plans, prepared by a licensed engineer for review and approval by the City Engineer and construction by the applicant, prior to final plat submittal for Phase 2. 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. The specific cross sections shall be in accordance with the "Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County", Pierce County Standard Drawings PC.A 1.4 and PC.A3.2, and as described herein.

This condition is specific to phase 2 and is not applicable to phase 1.

23. The private road shall include, at minimum, a 20-foot drive lane (per City of Edgewood Local Street cross-section and PCC Section 17B.20.040, Table 17B.20.040-3), an 8-foot parking lane on at least one side, minimum 3-inch depth hot mix asphalt surface, a concrete curb and gutter section on both sides of the road, a stormwater management system per EMC 13.05, a 4-foot landscaping buffer and 5-foot concrete sidewalk on both sides. If rolled curb is proposed, the sidewalk may be placed adjacent to the curb, with the required landscaping strip placed outside that. The "knuckle" at the proposed 90-degree bend shall conform to Pierce County Standard Detail PC.A6.1. The site development plans must be submitted to the City of

Edgewood and be approved prior to site development commencement.

This condition was intended to apply to phase 2, where a new road is being constructed and is not applicable to phase 1.

24. The proposed roadway intersection to the proposed private road from 24th Street East shall be constructed in accordance with EMC Title 12, which adopts by PCC Title 17B, including Section 17B.10.060, the "Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County." Details on the roadway intersection improvements may be found in Chapter 5: Access and Intersections.

This condition was intended to apply to phase 2, where a new road is being constructed and is not applicable to phase 1.

25. The proposed private access tract (Tract 'I' as presented) must include the entire width of the roadway improvements, from back-of-sidewalk to back-of sidewalk, with a minimum width of 40 feet.

This condition was intended to apply to phase 2, where a new road is being constructed and is not applicable to phase 1.

26. The applicant shall record an ingress/egress easement across parcel #0420095005 for the proposed private road tract prior to final plat application.

This condition was intended to apply to phase 2, where a new road is being constructed and is not applicable to phase 1.

27. The applicant shall submit lighting plans for the proposed private roadway, consistent with the Northwood Estates subdivision and City of Edgewood design standards, for review and approval by the City Engineer prior to final plat submittal for Phase 2. Vehicle-level street lighting shall be provided at the proposed "knuckle" and at the intersection with 24th Street East, per PCC 17B.20.005, Table 17B.20.005-2, as incorporated in EMC Title 12. Installation, utility charges, and ongoing maintenance of private roadway street lighting shall be the responsibility of the developer and future homeowner's association.

This condition was intended to apply to phase 2, where a new road is being constructed and is not applicable to phase 1.

28. The applicant shall submit a plan detailing all roadway signs in accordance with Manual on Uniform Traffic Control Devices (MUTCD) standards, for review and approval by the City Engineer, prior to site development permit issuance. This shall include, but is not limited to, signage at the new intersection and onsite roadway bends (as necessary). A second driveway access apron has been installed to the south

side of 41st St. Ct. E (private road) to allow owner of existing home on parcel 0420147038 access to back pasture as required. The driveway apron was designed in accordance with the "Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County" Chapter 5-2: Driveway Approaches and Section 5-2.1: Residential Driveway Approaches.

This condition was intended to apply to phase 2, where a new road is being constructed and is not applicable to phase 1.

29. EMC Chapter 4.30 establishes a traffic impact fee for new development. The applicant shall pay traffic impact fees in accordance with EMC Chapter 4.05 - Deferral of Impact Fees.

This condition is informative in nature and will be addressed as a part of the building permit review for the subsequent lots.

30. Compliance with EMC Chapters 13.05 (Stormwater Manual – Site Development Regulations) and 13.25 (Illicit Stormwater Discharges) is required during and following any site development activity.

This condition was intended to apply to phase 2, where a new improvements are being constructed and is not applicable to phase 1.

31 . If onsite retention is proposed (including use of native soil infiltration for rain gardens), the applicant's geotechnical engineer must provide proof of stormwater design review and acceptance to the City prior to site development permit approval.

This condition was intended to apply to phase 2 as phase 1 is served by the existing storm system and is not applicable to phase 1.

32. The applicant's geotechnical engineer shall verify and confirm soil conditions and design infiltration rates during and following construction of any proposed stormwater retention BMPs, including facilities designed using Low Impact Development (LID) techniques. If conditions are found to be different than designed, the applicant's geotechnical engineer shall provide a revised design infiltration rate and the stormwater retention BMPs shall be redesigned accordingly. Any revisions shall be submitted to the City of Edgewood and approved prior to implementation and final site development construction approval. Corrections and/or design errors may require revisions to the plat.

This condition was intended to apply to phase 2 as phase 1 is served by the existing storm system and is not applicable to phase 1.

33. The applicant shall provide right of entry by the City of Edgewood for all stormwater facilities prior to final site development approval, including execution

and recording of a Stormwater Facility Maintenance Agreement on a form approved and provided by the City.

This condition was intended to apply to phase 2 as phase 1 is served by the existing storm system and is not applicable to phase 1.

34. Sewer service to this property is provided by Lakehaven Utility District (LUD) and shall be constructed in conformance with LUD standards and requirements prior to final plat approval. An approval acknowledgement from the Lakehaven Utility District shall be provided to the City at the time of final plat submittal regarding completion of the sewer requirements.

This condition was intended to apply to phase 2 as phase 1 is served by the existing sewer system and is not applicable to phase 1.

35. A Sewer Developer Extension Agreement (DEA) shall be required to construct new and/or abandon existing sanitary sewer facilities necessary for the proposed development. The DEA shall require that a new sewer service stub be installed at the existing sewer main in 24th Street East with a new manhole and 8-inch diameter mainline extension into the proposed subdivision at the time of site development.

This condition was intended to apply to phase 2 as phase 1 is served by the existing sewer system and is not applicable to phase 1.

36. The applicant shall acquire a separate Lakehaven sewer service connection permit for each new connection to the sanitary sewer system, in accordance with standards defined in Lakehaven's current 'Fees and Charges Resolution.'

This condition was intended to apply to phase 2 as phase 1 is served by the existing sewer system and is not applicable to phase 1.

37. The Developer Extension Agreement must achieve a point of either substantial completion or acceptance, as determined by Lakehaven prior to activating any new sewer service connection(s).

This condition was intended to apply to phase 2 as phase 1 is served by the existing sewer system which has already been accepted and is not applicable to phase 1.

38. The applicant shall be responsible for payment of all associated LUD fees in accordance with the most current fee scheduled adopted by LUD at the time of site development.

This condition was intended to apply to phase 2 as phase 1 is served by the existing sewer system and is not applicable to phase 1.

39. The minimum fire flow requirements for detached one-family residential dwellings having a fire flow calculation area which does not exceed 3,600 square feet shall be 1,000 gallons per minute with a minimum duration of 45 minutes. Fire flow and flow duration for dwellings having a fire flow calculation area in excess of 3,600 square feet shall not be less than specified in the International Fire Code. For residential fire-flow requirements, see Section B 105.1 One family dwellings.

This condition was intended to apply to phase 2 as phase 1 is served by the existing water system which was reviewed for fire flow and is not applicable to phase 1.

40. Provide proof of water availability prior to the issuance of building permits for the proposed development.

This condition is informative in nature and will be addressed as a part of the building permit review for the subsequent lots.

41. Show where current fire hydrants are located

This condition was intended to apply to phase 2 as phase 1 is served by the existing water system and hydrants and is not applicable to phase 1.

42. Provide fire hydrants see red line plan one fire hydrant at 24th and track 1 road and the one at fire hydrant at 24th and 97th St Ct. Provide one fire hydrant at lot 32 and lot 18 and spacing of 600 feet.

This condition was intended to apply to phase 2 as phase 1 is served by the existing water system and hydrants and is not applicable to phase 1.

43. At the time of a building permit submittal, a fire flow worksheet shall be completed.

This condition is informative in nature. This condition will be addressed as a part of the building permit review for the subsequent lots.

44. Fire hydrants of the development shall have a maximum spacing for fire hydrants serving single family residences shall be 600 feet.

This condition was intended to apply to phase 2 as phase 1 is served by the existing water system and hydrants and is not applicable to phase 1.

45. Fire apparatus access roads shall be provided to within 150 feet of all portions of the exterior walls of the first story of the proposed residence(s) as measured by an approved route around the exterior of the building. The minimum width of the fire apparatus access road serving 2 lots shall be 15 feet More than 2 lots shall be 20 feet

wide. The access road shall be provided with a driving surface designed to support the imposed load of fire apparatus.

This condition was intended to apply to phase 2 as phase 1 is served by the existing road system and is not applicable to phase 1.

46. Where installed, security gates on fire apparatus access roads shall be equipped with Pre-Emption & automatic operation 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.

This condition was intended to apply to phase 2 as phase 1 is served by the existing road system and is not applicable to phase 1.

47. An automatic fire sprinkler system shall be installed in all townhouses and duplexes regardless of square footage and in all single family residences that exceed 5,000 square feet of livable space. A separate permit and plan review submittal is required for the installation of the residential fire sprinkler system.

This condition will be addressed as a part of the building permit review for the subsequent lots.

48. Provide a guarantee of access to all lots/parcels through a recorded easement or other appropriate legal instrument.

This condition was intended to apply to phase 2 as phase 1 is served by the existing road system and is not applicable to phase 1.

49. All lots shall be addressed in accordance with the standard adopted by the City of Edgewood, Planning and Community Development Department.

All lots contained in phase1 have been assigned addresses by the City which are shown on the face of the plat.

50. All fire related permits and submittals shall be made through the Edgewood Permit Center.

This condition is informative in nature.

51. Water availability letter will be required. Fee is \$100.00 per Residential connection (up to four-plex), and non-residential (including multiple family larger than four-plex and all) Fee is \$200.00/calculated ERU 36 LOTS X \$1 00.00= \$3600.00 Submitted Letter 11/2015.

This condition is informative in nature.

52. The Design Engineer is encouraged to obtain a copy of the City of Milton's Development Guidelines and Public Works Standards, which is available of the City of Milton's Web Site: www.cityofmilton.net. Auto-Cad versions are available for purchase from the City of Milton Public Works offices. Contact Sue Timm 253-922-8738.

This condition is informative in nature.

53. All work and material shall be in accordance with the latest revision, of the City of Milton Development Guidelines and Public Works Standards, AWWA Standards, and the M.M.C.

This condition is informative in nature and is applicable to phase 2 which includes civil construction.

54. Developer Agreement, Developer Bond, Easements, Bill of Sale will be the required documents for the City of Milton.

This condition is informative in nature.

55. Prior to submitting plans to the City for review, an executed standard City of Milton Developer Agreement shall be place.

This condition is informative in nature.

56. Plan reviews may-be/are performed by City of Milton's on-call engineering firm. The cost of the reviews will be billed to developer by the City of Milton, which will include hydraulic modeling of the proposed water improvements. \$1,000.00 deposit for plan review will be required.

This condition is informative in nature.

57. The City will require that onsite water system be looped to and through the development and connect to the existing City system, as required for fire flow, girding of system, hydraulic and water quality.

This condition was intended to apply to phase 2 as phase 1 is served by the existing water system.

58. Off-site Water Main improvements along 24th Street East frontage will be required. These off-site improvements in addition to "on-site" improvements shall be completed as determined by the City of Milton's Utility Standards.

This condition was intended to apply to phase 2 as phase 1 is served by the existing water system and is not applicable to phase 1.

59. Obtaining, executing and recording all easements for the water extension shall be the responsibility of the developer.

This condition was intended to apply to phase 2 as phase 1 is served by the existing road system and is not applicable to phase 1.

60. Fire Hydrants placement per fire marshal direction.

This condition was intended to apply to phase 2 as phase 1 is served by the existing road system and is not applicable to phase 1.

61. Connection and system development fees will be collected at the time of building permit for each lot, and shall be paid in full prior to final acceptance of the new water system.

This condition is informative in nature.

62. The following shall be added to the face of the final plat drawings:

MAINTENANCE COVENANT

Easements are hereby granted for the installation, inspection, and maintenance of utilities and drainage facilities as delineated herein on the plat for the Northwood West Subdivision. No encroachment will be placed within the easements shown on the plat which may damage or interfere with the installation, inspection, and maintenance of utilities. Maintenance and expense thereof of the utilities and drainage facilities shall be the responsibility of the property owners association as established by covenant recorded under Auditor's file number -----

This condition was intended to apply to phase 2 as phase 1 is served by the existing stormwater system which is protected via similar but different mechanisms. This reflects a change from including maintenance for stormwater facilities in the CC&RS, to a separate maintenance agreement. As this phase is located wholly within the existing developed plat area and served by the existing facilities, it will be maintained consistent with the Northwood Estates Subdivision CC&Rs which provide equivalent protection.

63. The following shall be added to the document creating the property owners' association:

In the event Skyline Properties, Inc. (or successors or the Property Owners Association), in the judgment of the City, fails to maintain drainage facilities within the plat, or if the Proponent or successors willfully or accidentally reduce the capacity of the drainage system or render any part of the drainage system unusable, the Proponent or successors agree to the following remedy: After 30 days' notice by registered mail to the Proponent or successors, the City will assess financial

January 23, 2018

Northwood Estates West Phase 1 Final Subdivision Staff Report

City File Number 17-1486

sanctions (E.M.C. 13.05.1 00) and or initiate enforcement proceedings. In the event the City determines the lack of maintenance has resulted in a situation of imminent danger to life, limb or property, the City will correct the problem as necessary to restore the full design capacity of the drainage system. In this event, the City will bill the owners of the facility for all costs associated with such work to include engineering, administration, legal fees, construction, equipment and personnel. Costs or fees incurred by the City, including attorney's fees and expert's fees should legal action be required to collect such payments, shall be borne by the Proponent or successors.

This condition was intended to apply to phase 2 as phase 1 is served by the existing stormwater system which is protected via similar but different mechanisms as discussed in response to condition #62

III. STAFF RECOMMENDATION

Based on the information above and materials provided in the file, the City of Edgewood staff has determined that the final plat meets all of the applicable requirements for final plat approval. The applicant has substantially completed required improvements for this phase and submitted a performance bond to install minor remaining improvements. Therefore, the City staff recommends the City Council adopt the findings in this report and **APPROVE** the Northwood Estates West Phase 1 Subdivision Final Plat, File Number 17-1486, subject to completion of the minor civil improvements previously bonded for as a part of Northwood Estates Subdivision. Completion shall occur prior to the final inspection and occupancy of the last residence within Northwood Estates (inclusive of Northwood Estates West Phase One).



January 17, 2018

Mr. John Merlino
Vice President
Lennar Northwest, Inc.
33455 Sixth Avenue South, Unit 1-B
Federal Way, Washington 98003

SUBJECT: CITY ENGINEER'S CERTIFICATE OF IMPROVEMENTS,
NORTHWOOD ESTATES WEST PHASE ONE FINAL PLAT
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON
G&O #16463.10 EDGEWOOD #17-1486

Dear Mr. Merlino:

The City of Edgewood has determined the required improvements are in accordance with city standards, specifications, and the conditions for approving Phase One of the final plat, pursuant to the City of Edgewood Municipal Code (EMC) Section 16.04.110. Said improvements are hereby deemed Substantially Complete by the Public Works Department, as previously stated in the City Engineer's Certificate of Improvements for Northwood Estates Final Plat dated October 24, 2016. A copy of this letter along with accompanying documents outlined in EMC 16.04.140 shall be submitted with your final plat application.

In lieu of receiving full site development construction approval, the City is in receipt of multiple financial guarantees for performance and maintenance. **All outstanding site work must be completed to the satisfaction of the City of Edgewood and the Puyallup School District prior to final inspection and occupancy of the last residence within Northwood Estates (inclusive of Northwood Estates West Phase One).**

Please contact the Public Works Department at (253) 952-3299 if you have any questions regarding this letter and its conditions.

Sincerely,

GRAY & OSBORNE, INC.



Tani Stafford, P.E.
Contract City Engineer

TLS/hh

cc: Mr. Jeremy Metzler, Public Works Director, City of Edgewood
Mr. Darren Groth, Community Development Director, City of Edgewood
Ms. Kristin Moerler, Senior Planner, City of Edgewood
File #17-1486

January 9, 2018

Darren Groth
Community Development Director
City of Edgewood
2224 104th Ave E
Edgewood, WA 98372

RE: Memorandum of Understanding for Northwood Estates West
City of Edgewood File Nos. 16-5431 / 17-1486

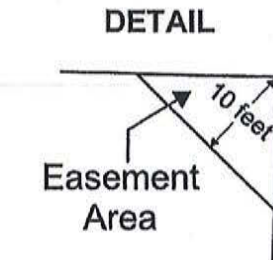
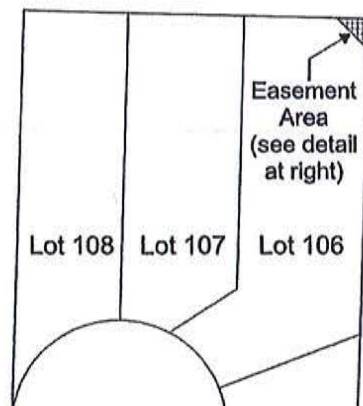
Dear Darren:

As you know, Lennar Northwest, Inc. ("Lennar") is the successor applicant for the Northwood Estates West Preliminary Plat as the legal owner of the underlying property after acquiring it from Northwood Estates, LLC (Satwant Singh). The Northwood Estates West project received preliminary plat approval from the City of Edgewood Hearing Examiner in the Report and Decision dated October 24, 2017. Condition No. 14 (beginning on page 10 of the Decision) states:

The applicant shall provide a pedestrian ingress-egress easement to the Puyallup School District on the far northeast corner of Lot 106 to allow for connecting of the pedestrian pathway from the existing pathway on lot 0420091138 to the proposed pathway on lot 0420091011 (Northwood Elementary School).

The purpose of this Memorandum of Understanding is to inform you that Lennar and the Puyallup School District (the "District") have reached terms and conditions agreeable to both parties that will satisfy Condition No. 14 of the Hearing Examiner's decision as follows:

1. The pedestrian pathway connection required by Condition No. 14 will be provided by one of the following means:
 - a. A pedestrian access easement granted from Lennar Northwest, Inc. as the owner of Lot 106 for the benefit of the Northwood Elementary School parcel. Lennar shall pay all costs associated with memorializing the easement, including preparation and recording of the easement document. The easement will be located in the northeast corner of Lot 106 generally as depicted below:



NOT TO SCALE

The easement shall contain an indemnification whereby the District agrees to hold Lennar and its successors harmless from all liability, loss, costs, damages, fees, and expenses

(including attorney's fees) for and against any and all claims, causes of action, or damages for or on account of any act or omission by the District, its licensees, or invitees resulting from use of the Easement Area.

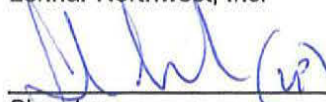
- b. A boundary line adjustment between Lot 106 and the Northwood Elementary School parcel. The area to be adjusted will be generally the same area as the Easement Area depicted in the easement option described above. Lennar and the District agree to cooperate in the boundary line adjustment process and to timely execute any documentation requested by the City of Edgewood or any other agency with authority over the boundary line adjustment. Lennar shall pay all costs associated with the boundary line adjustment, including preparation and processing of the boundary line adjustment map, and preparation and recording of a deed to transfer ownership of the adjustment area to the District.
- c. A pedestrian access easement from the City of Milton over the City's adjoining parcel (located north of the Northwood Elementary School parcel off the northeast corner of Lot 106) for the benefit of the Northwood Elementary School parcel, thus providing an alternate pedestrian pathway connection such that no pedestrian access is needed over Lot 106. Lennar shall pay all costs associated with procuring the easement from the City of Milton, including preparation and recording of the easement document.

The easement shall contain an indemnification whereby the District agrees to hold the City of Milton and its successors harmless from all liability, loss, costs, damages, fees, and expenses (including attorney's fees) for and against any and all claims, causes of action, or damages for or on account of any act or omission by the District, its licensees, or invitees resulting from use of the easement area.

2. All three of the above-described options are acceptable to the District. Lennar and the District shall mutually agree which of the three options to utilize to satisfy the pedestrian pathway connection requirement from Condition No. 14 of the Hearing Examiner's decision.
3. Regardless of which of the above-described options is selected by Lennar, the pedestrian pathway connection shall be provided within six months of the date of final plat recording of Northwood Estates West.
4. Lennar shall pay all attorney's fees incurred by the District in connection with implementation of any of the three above-described options, including tendering a reasonable retainer to the District's legal counsel, if required.

This Memorandum of Understanding is intended to be binding upon Lennar and the District as to the terms and provisions stated herein. Each person signing this Memorandum of Understanding represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Memorandum of Understanding and to bind the party on behalf of whom he or she signs.

Lennar Northwest, Inc.

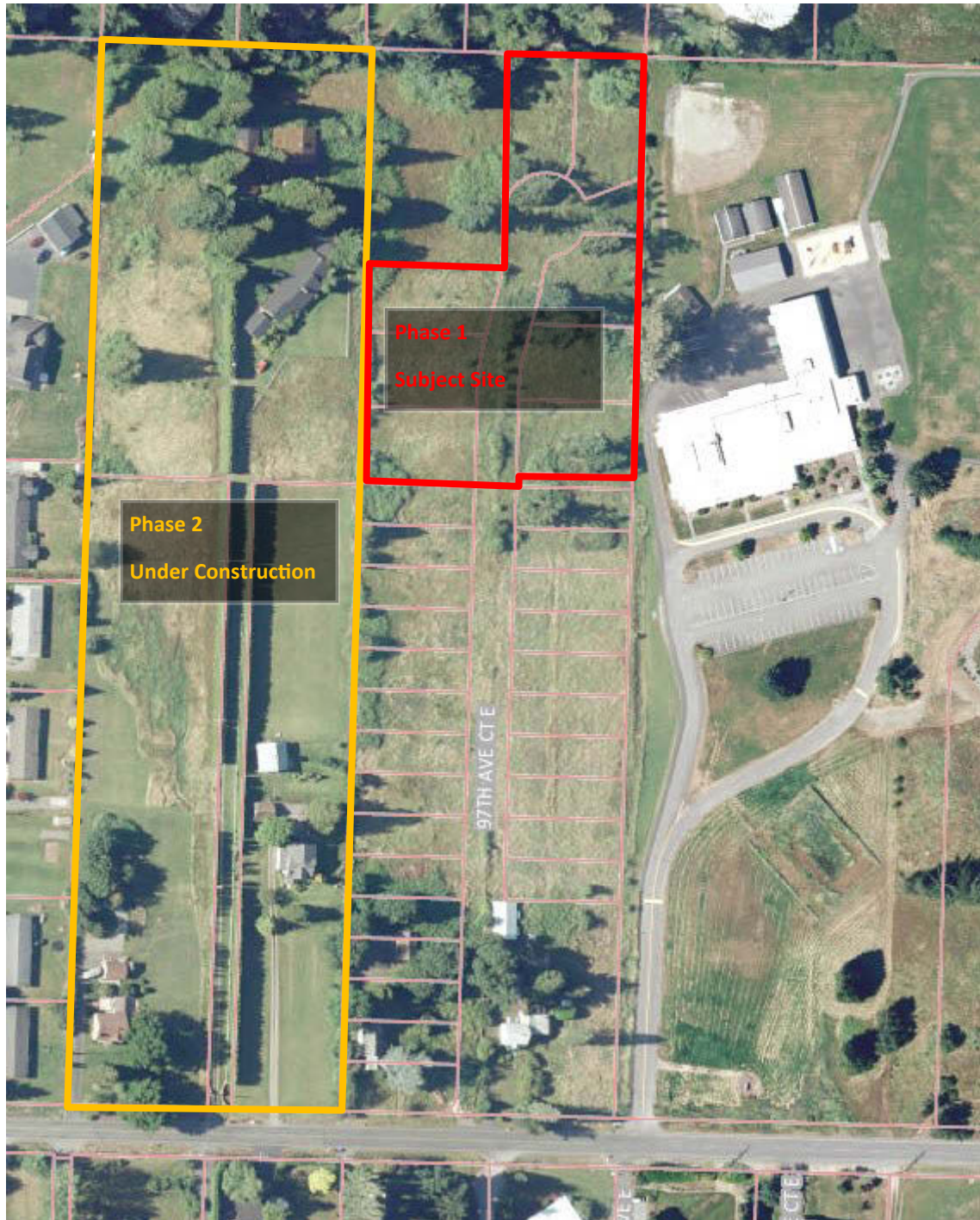

Signature _____ Date _____
By JOHN MERLINO
Printed Name
Its VICE PRESIDENT
Title

Puyallup School District


Signature _____ Date 1-9-18
By Brian Devereaux
Printed Name
Its Director of Facilities Planning
Title

Reference Map

Northwood Estates West Phase Map with Aerial Images



Disclaimer: Map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by survey.