



**CITY OF EDGEWOOD
REGULAR COUNCIL MEETING AGENDA**

November 26, 2019 – 7:00 pm. ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1. CALL TO ORDER

Pledge of Allegiance, Roll Call, Additions/Deletions

2. PUBLIC HEARING

A.  **AB19-044, Proposed 2020 Final Budget**

3. AUDIENCE COMMENT

4. MAYOR'S REPORT

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

The following items are presented for Council approval:

- A. Regular City Council Meeting Minutes of November 12, 2019,
- B. Special City Council Meeting Minutes of November 19, 2019,
- C. **AB19-045**, a motion approving November 2019 Budgeted Expenditures as follows: Deferred Compensation Program; Payroll Direct Deposit; Dept. of Retirement Systems; Dept. of Child Support; and IRS 941 ACHs in the amount of \$103,427.14; and Vendor Check Numbers 24091 through 24120 with EFT and Direct Pay Payments in the amount of \$457,355.76. Total distributions submitted for review & authorization in the amount of \$560,782.90.
- D.  **AB19-046**, a motion to approve the vehicle purchase of a 2019 Ford F350 under Purchase Order number 201932.
- E.  **AB19-0481**, a motion to adopt Resolution No. 19-0481, authorizing the Mayor to purchase \$250,000 of Government Backed Securities as authorized in RCW 39.59, from the Strategic Reserve Fund with a maturity not to exceed three years

6. COUNCIL BUSINESS

- A.  **AB19-0565**, a motion to adopt Ordinance No. 19-0565, relating to City Park Regulations; repealing and reenacting Chapter 12.10 of the Edgewood Municipal Code entitled "Park Regulations"
- B.  **AB19-0482**, a motion to adopt Resolution No. 19-0482, approving the Edgewood view Estates Phase 1 Final Plat, located at 8224-20th St. E., Edgewood, WA

7. COUNCIL COMMENTS

8. ADJOURN



City Of Edgewood Council Agenda Summary Sheet

SUBJECT: PUBLIC HEARING - 2020 Proposed Final Budget	Agenda Item #:		AB19-044
	For Agenda of:		11/26/2019
	Prepared by:		Dave Gray
ATTACHMENTS (list): ☐			
Approval of Materials:			
Mayor, Daryl Eiding	☒	Expenditure Required:	\$0
Asst. City Administrator, Dave Gray	☒	Amount Budgeted:	\$0
Interim City Attorney, Ann Marie J. Soto	☒	Timeline: Public Hearing Nov. 12, 2019 2 nd Public Hearing Nov. 26, 2019 Final Study Session if Needed Dec. 3, 2019 Final Budget Appropriation Dec. 10, 2019	
City Clerk/HR Director, Rachel Pitzel	☒		
Community & Economic Development Director, Darren Groth	☐		
Public Works Director, Jeremy Metzler	☒		
Information Technology Director, Matthew Ray	☐		
Police Chief, Micah Lundborg	☐		
Fiscal Note/Consideration: We will be discussing the total 2020 Budget proposal by fund in presented in a "Final Budget" format. At this time, no financial impact changes have been generated since the review of the Preliminary Budget presented to the Public on November 12 th .			
SUMMARY STATEMENT: Preliminary Budget Draft review in our 2 nd Public Hearing A final Study Session to make any relevant changes addressed in the 2 nd and Final Public Hearing A Final Action to Adopted the 2020 Budget Appropriation			
RECOMMENDED ACTION: Public Hearing Only to receive public comment on the proposed 2020 Final Budget.			
ALTERNATIVES TO RECOMMENDED ACTION: 1) Move to the December 3rd Study Session if necessary to address any 2nd Public Hearing issues raised. 2) Forward to the December 10 Regular Council Meeting for Budget Appropriation Adoption.			



**CITY OF EDGEWOOD
REGULAR COUNCIL MEETING SUMMARY**

November 12, 2019 – 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. Councilmember Lowry led the attendees in the Pledge of Allegiance.

ROLL CALL

Present: Mayor Daryl Eidinger (Not voting), Deputy Mayor Tyron Christopherson, Councilmember John C. West, Councilmember Mark Creley, Councilmember Ryan Day, Councilmember Colleen Wise, Councilmember Rosanne Tomin, Councilmember Nate Lowry.

Staff Present: Assistant City Administrator Dave Gray, City Clerk/HR Director Rachel Pitzel, Community & Economic Development Director Darren Groth, Public Works Director Jeremy Metzler, Police Chief Micah Lundborg, Accounting Manager Stephanie Goff, Senior Planner Kristin Moerler, Interim City Attorney, Ann Marie J. Soto.

Additions/Deletions to the Agenda

There were no additions or deletions to the agenda.

2. PUBLIC HEARINGS

A. AB19-039- 2020 Property Tax Levy

Mayor Eidinger read the rules for the hearing.

Mayor Eidinger opened the public hearing at 7:02pm.

Assistant City Administrator Dave Gray and Accounting Manager Stephanie Goff gave an update on the proposed 2020 Property Tax Levy Ordinance.

Mayor Eidinger asked for public comments.

Mayor Eidinger closed the public hearing at 7:04pm

B. AB19-040- Proposed Preliminary 2020 Budget

Mayor Eidinger opened the public hearing at 7:05pm.

Assistant City Administrator Dave Gray and Accounting Manager Stephanie Goff gave an update on the proposed 2020 Preliminary Budget.

Mayor Eidinger asked for public comments.

Mayor Eidinger closed the public hearing at 7:11pm

3. AUDIENCE COMMENT

Jason Ramirez spoke.

Jiquanda Nelson spoke.

4. MAYOR'S REPORT

Mayor Eiding spoke about the following:

Congratulated those in the past election who maintained their positions on the Edgewood City Council. He note it is an honor and privilege to serve and to represent the best interests of the citizens of Edgewood. Thanked everyone for serving.

He noted along with him, Dave Gray met in the quarterly meeting with the leaders from Fife and Milton. Continued talk about ways to support community through inter-locals and support of each other's events and programs.

He noted Pierce Transit conducted a survey of 600 random people in our county about their concerns, along with several other questions regarding transit and the future of transit. If folks are interested, he will send them a copy.

He noted, he sent his Mayor's report out before tonight's, meeting and encourages Council and citizens, to consider attending the Veteran's Day Event at Triangle Park in Milton, Monday at 11am.

Public Works Director Jeremy Metzler spoke.
Chief Lundborg spoke.

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 October 22, 2019,
- B. Study Session Meeting Minutes of October 29, 2019,
- C. Study Session Meeting Minutes of November 5, 2019,
- D. Review of Commission, Committee and Board meeting minutes of October 2019.
- E. **AB19-041**, a motion approving November 2019 Budgeted Expenditures as follows: Approving November 2019 Budgeted Expenditures as follows: Deferred Compensation Program; Payroll Direct Deposit; Dept. of Retirement Systems; Dept. of Child Support; AWC Employee Benefit Trust; and IRS 941 ACHs in the amount of \$137,924.86; and Vendor Check Numbers 24063 through 24090 with EFT and Direct Pay Payments in the amount of \$150,879.40. Total distributions submitted for review & authorization in the amount of \$288,804.26.
- F. **AB19-042**, authorizing the Mayor to post the 3rd Quarter Financial Position Statement on the City of Edgewood website to make the information available to the public.
- G. **AB19-0478**, a motion to adopt Resolution No. 19-0478, authorizing the Mayor to execute a contract with Convergent to update and support the City Hall Lenel Door System

Motion: As Read, Action: Approve, Moved by Councilmember Rosanne Tomin, Seconded by Councilmember Colleen Wise. Motion passed unanimously (7-0).

6. COUNCIL BUSINESS

A. AB19-043, a motion confirming the Mayoral appointment of Jerrod Goode, Position 3 to the Edgewood Planning Commission.

Motion: As Read, Action: Approve, Moved by Councilmember John C. West, Seconded by Councilmember Rosanne Tomin. Motion passed unanimously (7-0).

B. AB19-044, a motion confirming the Mayoral appointment of Mary Grace Eala, Position 2 to the Edgewood Park and Recreation Advisory Board.

Motion: As Read, Action: Approve, Moved by Councilmember John C. West, Seconded by Councilmember Ryan Day. Motion passed unanimously (7-0).

C. AB19-0479, a motion to adopt Resolution No. 19-0479, approving the Maple Grove Estates Final Plat, located at 8711-8841 27th Street East and 2555-2625 87th Avenue Ct East Edgewood, WA.

Senior Planner Kristin Moerler briefed on the agenda item.

Motion: As Read, Action: Approve, Moved by Deputy Mayor Tyron Christopherson, Seconded by Councilmember Nate Lowry. Motion passed (6 - 1 abstain, Creley).

D. AB19-0562, a motion to adopt Ordinance No. 19-0562, relating to the City's budget, adopting a Capital Improvement Plan for the Years 2020-2025.

Public Works Director Jeremy Metzler briefed Council on the agenda item.

Motion: As Read, Action: Approve, Moved by Councilmember Ryan Day, Seconded by Councilmember Colleen Wise. Motion passed unanimously (7-0).

E. AB19-0563, a motion to adopt Ordinance No. 19-0563, relating to Land Use and Zoning, adopting a modification to the City's Sign Code in Section 18.97.240.G, which regulates temporary signs in the city's rights-of-ways, and providing enforcement.

Community & Economic Development Director Darren Groth briefed on the agenda item.

Motion: As Read, Action: Approve, Moved by Councilmember Ryan Day, Seconded by Councilmember Nate Lowry. Motion passed unanimously (7-0).

F. AB19-0564, a motion to adopt Ordinance No. 19-0564, setting the Property Tax Levy for the Fiscal, Year 2020.

Assistant City Administrator Dave Gray and Accounting Manager Stephanie Goff briefed on the agenda item.

Motion: As Read, Action: Approve, Moved by Deputy Mayor Tyron Christopherson, Seconded by Councilmember Colleen Wise. Motion passed unanimously (7-0).

7. COUNCIL COMMENTS

Deputy Mayor Christopherson spoke.

Councilmember Tomin spoke.

Councilmember Wise spoke.
Councilmember Lowry spoke.

8. EXECUTIVE SESSION

There was no executive session.

9.ADJOURN

Mayor Eidinge adjourned the meeting at 7:54pm.

Jill S. Herrera, Communications Coordinator/

Daryl Eidinge, Mayor
Deputy City Clerk



CITY OF EDGEWOOD

COUNCIL STUDY SESSION SUMMARY

November 19, 2019 – 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 led attendees in the Pledge of Allegiance.

ROLL CALL

Present: Mayor Daryl Eidinger (Not voting), Deputy Mayor Tyron Christopherson, Councilmember John C. West, Councilmember Mark Creley, Councilmember Colleen Wise, Councilmember Rosanne Tomin, Councilmember Nate Lowry. **Absent:** Councilmember Ryan Day.

Staff Present: Assistant City Administrator Dave Gray, City Clerk Rachel Pitzel, Community Development Director Darren Groth, Jeremy Metzler Public Works Director, Stephanie Goff Accounting Manager, Dean Mundy Building Official, Police Chief Micah Lundborg.

2. COUNCIL BUSINESS

A. Discussion – Development Review

Building Official Dean Mundy briefed Council on this agenda item.

Discussion Followed between staff and the Council as to the plan for the building department after Dean retires.

B. Discussion – 2020 Preliminary Budget

Asst. City Administrator discussed this item briefly. Discussion followed between staff and the Council.

C. Discussion – Reinvestment of Investment Bond

Asst. City Administrator Dave Gray discussed this item in detail with Council.

Council action: Council recommended staff bring this item forward on an upcoming consent agenda.

D. Review/Discussion – Transportation Benefit District Charge

Asst. City Administrator Dave Gray described the changes to this item, and options going forward. Discussion followed between staff and the Council.

Council action: Council recommended staff to forward this to another study session for further discussion.

E. Review/Discussion – Vehicle Purchase

Asst. City Administrator Dave Gray discussed purchasing a new pick-up truck through the Washington State Department of Enterprise Services. An extensive discussion followed between staff and the Council.

Council action: Council recommended staff bring the item forward on an upcoming consent agenda.

F. Review/Discussion – Parks Code

Public Works Director Jeremy Metzler Discussed this item with Council.

Council action: Council recommended staff to bring forward to an upcoming regular council meeting.

3. OTHER COUNCIL ISSUES

Councilmember Wise
Mayor Eiding

4. ADJOURN

Mayor Eiding adjourned the meeting at 8:00pm.

Jill S. Herrera, Deputy City Clerk/
Communications Coordinator

Daryl Eiding, Mayor



City Of Edgewood Council Agenda Summary Sheet

SUBJECT: Claims and Payroll for November 2019	Agenda Bill No.:	AB19-045
	For Agenda of:	11/26/2019
	Prepared by:	Stephanie Goff
ATTACHMENTS (list): ☒ Claims Register ☒ Voucher Directory		
Approval of Materials:		
Mayor, Daryl Eiding	☐	Expenditure Required: \$560,782.90
Asst. City Administrator, Dave Gray	☒	Amount Budgeted: N/A
Interim City Attorney, Ann Marie J. Soto	☐	Timeline: N/A
City Clerk/HR Director, Rachel Pitzel	☒	
Community & Economic Development Director, Darren Groth	☐	
Public Works, Jeremy Metzler	☐	
Police Chief, Micah Lundborg	☐	
Fiscal Note/Consideration: N/A		
SUMMARY STATEMENT: Approving November 2019 Budgeted Expenditures as follows: Deferred Compensation Program; Payroll Direct Deposit; Dept. of Retirement Systems; Dept. of Child Support; and IRS 941 ACHs in the amount of \$103,427.14; and Vendor Check Numbers 24091 through 24120 with EFT and Direct Pay Payments in the amount of \$457,355.76. Total distributions submitted for review & authorization in the amount of \$560,782.90.		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION: N/A		
RECOMMENDED ACTION: MOTION to approve the Claims and Payroll Expenditures as presented under the Consent Agenda.		
ALTERNATIVES TO RECOMMENDED ACTION: 1) Do not adopt 2) Forward to future study session for further discussion.		

November 12th 2019 Council Meeting Check & EFT Payment Distribution Review & Authorization

Number	Name	Print Date	Amount
US Bank PAYROLL ACCOUNT DISTRIBUTION			
10609 Last Number Issued Previous Authorization			
DCP EFT 11/15/19	Deferred Compensation Program	11/15/2019	\$12,202.07
DCS EFT 11/15/19	WA State Support Registry	11/15/2019	\$275.00
Direct Deposit Run -	Payroll Vendor	11/15/2019	\$64,145.04
DRS EFT 11/15/19	Dept of Retirement Systems	11/15/2019	\$16,757.18
IRS 941 EFT 11/15/19	IRS 941	11/15/2019	\$10,047.85
Total			\$103,427.14

Number	Name	Print Date	Amount
CLAIM VOUCHER ACCOUNT DISTRIBUTION			
24090 Last Number Issued Previous Authorization			
24091	AHBL	11/26/2019	\$1,847.24
24092	Berger Partnership	11/26/2019	\$15,463.53
24093	Berk Consulting	11/26/2019	\$4,096.30
24094	Core & Main LP	11/26/2019	\$379.16
24095	Department of Ecology	11/26/2019	\$4,874.00
24096	Gray & Osborne, Inc	11/26/2019	\$15,724.21
24097	Kenyon Disend, PLLC	11/26/2019	\$7,309.49
24098	Lakehaven Water & Sewer District	11/26/2019	\$175.16
24099	Landau Associates	11/26/2019	\$1,347.50
24100	Motion Picture Licensing Corporation	11/26/2019	\$595.88
24101	OFD Foods, LLC	11/26/2019	\$705.20
24102	Office Depot	11/26/2019	\$674.48
24103	PCRCO, LLC	11/26/2019	\$100.00
24104	Pierce County Auditor's Office	11/26/2019	\$111.50
24105	Pierce County Budget & Finance 2% Dist	11/26/2019	\$770.78
24106	Pierce County Budget & Finance Court	11/26/2019	\$9,000.00
24107	Pierce County Budget & Finance PW	11/26/2019	\$2,831.11
24108	Pierce County Budget & Finance Sheriff	11/26/2019	\$4,113.00
24109	Raedeke Associates, Inc.	11/26/2019	\$5,928.17
24110	McVay, Cory	11/26/2019	\$272.35
24111	Robert McDonald	11/26/2019	\$125.00
24112	Shred-it	11/26/2019	\$83.11
24113	State Auditor's Office	11/26/2019	\$1,681.68
24114	Sterling Automotive Service	11/26/2019	\$352.80
24115	TCMS Corp.	11/26/2019	\$7,761.14
24116	The News Tribune	11/26/2019	\$811.73
24117	The Police and Sheriffs Press	11/26/2019	\$17.55
24118	United States Postal Service	11/26/2019	\$1,055.34
24119	Utilities Underground Location Center	11/26/2019	\$188.34
24120	Washington Tractor	11/26/2019	\$1.61
Direct Pay Payment	Amazon Capital Services	11/26/2019	\$1,852.55
Direct Pay Payment	CDW Government	11/26/2019	\$3,217.71
Direct Pay Payment	Monarch Landscape Holdings	11/26/2019	\$802.27
EFT Payment 11/22/2019	Columbia Bank	11/26/2019	\$350,679.68
EFT Payment 11/22/2019	Crystal Springs	11/26/2019	\$168.38
EFT Payment 11/22/2019	Mt. View-Edgewood Water Co.	11/26/2019	\$784.20
EFT Payment 11/22/2019	Puget Sound Energy	11/26/2019	\$4,375.29
EFT Payment 11/22/2019	Shell	11/26/2019	\$1,261.57
EFT Payment 11/22/2019	Thomson Reuters	11/26/2019	\$274.75
EFT Payment 11/22/2019	US Bank Corporate Payment System	11/26/2019	\$5,512.00
EFT Payment 11/22/2019	US Bank ACH/EFT	11/26/2019	\$30.00

Total Claims Voucher Distribution	\$457,355.76
--	---------------------

Total Distribution Submitted for Review & Authorization	\$560,782.90
--	---------------------

Authorization Adjustments:

Total Distribution Net of Prior Authorized Adjustments	\$560,782.90
---	---------------------

Claims Voucher Approval: I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as

Accounting Manager, Stephanie Goff

Mayor, Daryl Eidinger

Council Member



Voucher Directory

Fiscal : 2019 - November

Council Date : 2019 - November - 2nd Council Meeting

Vendor	Number	Reference	Account Number	Description	Amount
AHBL	24091			2019 - November - 2nd Council Meeting	
		114709			
			6/26-7/25 The Learning Center Prj 2180349.64		
			001-058-000-558-60-41-03	Prof. Services (Non-reimbursable)	\$1,847.24
				6/26-7/25 The Learning Center 17-1488	
		Total 114709			\$1,847.24
	Total 24091				\$1,847.24
Total AHBL					\$1,847.24
Amazon Capital Services					
	Direct Pay Payment 11/22/2019 11:44:43 AM - 1			2019 - November - 2nd Council Meeting	
		13CD-RJLL-1Y4G			
			November Purchases		
			001-021-000-521-20-35-02	Office Furniture	\$1,420.00
				File Cabinets, Desks, Drawer Organizers	
		Total 13CD-RJLL-1Y4G			\$1,420.00
		13CD-RJLL-CFNG			
			November Purchases		
			001-019-000-525-60-31-01	Emergency Preparedness-Supplies	\$126.90
				8 Backpacks	
		Total 13CD-RJLL-CFNG			\$126.90
		17XC-XFV7-JY1R			
			November Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	\$34.96
				Flash Drives	
			001-019-000-525-60-31-01	Emergency Preparedness-Supplies	\$56.03
				Emergency Water Tank Supplies	
		Total 17XC-XFV7-JY1R			\$90.99
		1G36-9QK7-Y6CK			
			November Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	\$32.33
				Coffee Cups	
		Total 1G36-9QK7-Y6CK			\$32.33
		1XG3-6M1H-93KL			
			November Purchases		
			001-021-000-521-20-31-05	Supplies-Misc	\$182.33

Vendor	Number	Reference	Account Number	Description	Amount
				PD Emergency Kit Supplies	
		Total 1XG3-6M1H-93KL			\$182.33
		Total Direct Pay Payment 11/22/2019 11:44:43 AM - 1			\$1,852.55
Total Amazon Capital Services					\$1,852.55
Berger Partnership					
	24092			2019 - November - 2nd Council Meeting	
		31895			
			Oct Svcs-Prj 20195029.00		
			310-000-000-594-76-41-03	Professional Svs.-Property	\$15,463.53
				36th & Meridian Phase One	
		Total 31895			\$15,463.53
	Total 24092				\$15,463.53
Total Berger Partnership					\$15,463.53
Berk Consulting					
	24093			2019 - November - 2nd Council Meeting	
		10439-10-19			
			Prj. R0010439		
			001-058-000-558-70-41-26	Economic Development Services	\$4,096.30
				Town Center Market Analysis and Economic Development	
		Total 10439-10-19			\$4,096.30
	Total 24093				\$4,096.30
Total Berk Consulting					\$4,096.30
CDW Government					
	Direct Pay Payment 11/22/2019 11:44:43 AM - 2			2019 - November - 2nd Council Meeting	
		VRS7099			
			PO 2019030		
			001-018-000-518-85-31-03	Computer Hardware	\$366.12
				Microsoft Surface Docking Stations	
		Total VRS7099			\$366.12
		VRT2883			
			PO 2019030		
			001-018-000-518-85-31-03	Computer Hardware	\$2,851.59

Vendor	Number	Reference	Account Number	Description	Amount
				Microsoft Surface Laptops	
		Total VRT2883			\$2,851.59
		Total Direct Pay Payment 11/22/2019 11:44:43 AM - 2			\$3,217.71
Total CDW Government					\$3,217.71
Columbia Bank					
		EFT Payment 11/22/2019 11:47:13 AM - 1		2019 - November - 2nd Council Meeting	
		111719-CB			
			City Hall Loan/Mortgage		
			201-000-000-591-18-71-01	Bond Repayment - Principal	\$320,070.51
				City Hall Loan/Mortgage	
			201-000-000-592-18-83-01	Interest on Bonds	\$30,609.17
				City Hall Loan/Mortgage	
		Total 111719-CB			\$350,679.68
		Total EFT Payment 11/22/2019 11:47:13 AM - 1			\$350,679.68
Total Columbia Bank					\$350,679.68
Core & Main LP					
	24094			2019 - November - 2nd Council Meeting	
		L420635			
			November Purchases		
			410-000-000-531-38-35-05	Equipment - Surface Water	\$379.16
				Alum Trash Rack	
		Total L420635			\$379.16
	Total 24094				\$379.16
Total Core & Main LP					\$379.16
Crystal Springs					
		EFT Payment 11/22/2019 11:47:13 AM - 2		2019 - November - 2nd Council Meeting	
		15787820 110619			
			Acct# 698722615787820		
			001-018-000-518-20-31-01	Office & Operational Supplies	\$168.38
				CH Water Delivery	
		Total 15787820 110619			\$168.38
		Total EFT Payment 11/22/2019 11:47:13 AM - 2			\$168.38
Total Crystal Springs					\$168.38

Vendor	Number	Reference	Account Number	Description	Amount
Department of Ecology					
	24095			2019 - November - 2nd Council Meeting	
		2019-RS-WAR045006			
				2019 Stormwater Action Monitoring Permit	
			410-000-000-531-38-49-02	Non NPDES Permit Fees	\$4,874.00
				Annual SAM Permit	
		Total 2019-RS-WAR045006			\$4,874.00
	Total 24095				\$4,874.00
Total Department of Ecology					\$4,874.00
Gray & Osborne, Inc					
	24096			2019 - November - 2nd Council Meeting	
		1-G&O Prj 18626.08			
				36th & Meridian Park Phase 1	
			340-000-000-595-10-63-01	Capital Improvements-Engineering	\$2,348.00
				36th & Meridian Park Phase 1	
		Total 1-G&O Prj 18626.08			\$2,348.00
		15-G&O Prj 18626.01			
				56th St E SW Improvements	
			340-000-000-595-10-63-01	Capital Improvements-Engineering	\$533.73
				56th St E SW Improvements	
		Total 15-G&O Prj 18626.01			\$533.73
		2-G&O Prj 19614.00			
				General Sewer Plan Update	
			401-000-000-594-35-61-01	Cap Improvements-Sewer Plan Update	\$6,459.88
				General Sewer Plan Update	
		Total 2-G&O Prj 19614.00			\$6,459.88
		4-G&O Prj 18626.05			
				32nd St E & Meridian Intersection	
			340-000-000-595-10-63-01	Capital Improvements-Engineering	\$1,687.34
				32nd St E & Meridian Intersection	
		Total 4-G&O Prj 18626.05			\$1,687.34
		5-G&O Prj 18626.06			
				City Hall Lobby Remodel	
			001-019-000-594-18-63-01	Gen'l Govt-Cap Exp-City Campus Improvements	\$4,149.06
				City Hall Lobby Remodel	
		Total 5-G&O Prj 18626.06			\$4,149.06
		9-G&O Prj 18626.00			
				On-Call Engineering Svcs	
			340-000-000-595-10-63-01	Capital Improvements-Engineering	\$546.20
				36th & Meridian Park	
		Total 9-G&O Prj 18626.00			\$546.20
	Total 24096				\$15,724.21
Total Gray & Osborne, Inc					\$15,724.21

Vendor	Number	Reference	Account Number	Description	Amount
Kenyon Disend, PLLC					
	24097			2019 - November - 2nd Council Meeting	
		189496			
			October Services- Acct 335-00000M		
			001-019-000-515-41-41-01	Legal Services-External	\$7,309.49
				October Services	
		Total 189496			\$7,309.49
	Total 24097				\$7,309.49
Total Kenyon Disend, PLLC					\$7,309.49
Lakehaven Water & Sewer District					
	24098			2019 - November - 2nd Council Meeting	
		3574701 8/13-10/9/19			
			8/13-10/9/19 Services		
			001-018-000-518-30-47-04	Sewer Charges	\$175.16
				City Hall	
		Total 3574701 8/13-10/9/19			\$175.16
	Total 24098				\$175.16
Total Lakehaven Water & Sewer District					\$175.16
Landau Associates					
	24099			2019 - November - 2nd Council Meeting	
		0044486			
			Prj 0495106.010-View Pointe Retaining Wall		
			001-058-000-558-60-41-01	Reim.Engineering - Prof. Serv	\$1,347.50
				Prj 0495106.010-View Pointe Retaining Wall	
		Total 0044486			\$1,347.50
	Total 24099				\$1,347.50
Total Landau Associates					\$1,347.50
Monarch Landscape Holdings					
	Direct Pay Payment 11/22/2019 11:44:43 AM - 3			2019 - November - 2nd Council Meeting	
	CD50052225				
			WO# 30685		
			101-000-000-542-70-48-04	Roadside- ROW Veg Maint Contractor	\$802.27
				Replace faulty irrigation controlller	
		Total CD50052225			\$802.27
	Total Direct Pay Payment 11/22/2019 11:44:43 AM - 3				\$802.27
Total Monarch Landscape Holdings					\$802.27

Vendor	Number	Reference	Account Number	Description	Amount
Motion Picture Licensing Corporation					
	24100		2019 - November - 2nd Council Meeting		
		504246804			
			2020 MPLC License		
			001-076-000-576-80-49-01	Memberships	\$595.88
			2020 License		
		Total 504246804	\$595.88		
	Total 24100				\$595.88
Total Motion Picture Licensing Corporation					\$595.88
Mt. View-Edgewood Water Co.					
	EFT Payment 11/22/2019 11:47:13 AM - 3		2019 - November - 2nd Council Meeting		
		15563-3401 9/11-11/10/19			
			9/11-11/10/19 Services		
			001-018-000-518-30-47-02	Water	\$54.06
			1425 110th Ave E		
		Total 15563-3401 9/11-11/10/19	\$54.06		
		2746-3401 9/11-11/10/19			
			9/11-11/10/19 Services		
			001-018-000-518-30-47-02	Water	\$311.22
			City Hall		
		Total 2746-3401 9/11-11/10/19	\$311.22		
		2823-3401 9/11-11/10/19			
			9/11-11/10/19 Services		
			001-018-000-518-30-47-02	Water	\$53.62
			10311 22nd Ave E		
		Total 2823-3401 9/11-11/10/19	\$53.62		
		2961-3401 9/11-11/10/19			
			9/11-11/10/19 Services		
			001-018-000-518-30-47-02	Water	\$249.37
			1800 Meridian Ave E		
		Total 2961-3401 9/11-11/10/19	\$249.37		
		3796-3401 9/11-11/10/19			
			9/11-11/10/19 Services		
			001-018-000-518-30-47-02	Water	\$115.93
			1200 Meridian Ave E		
		Total 3796-3401 9/11-11/10/19	\$115.93		
	Total EFT Payment 11/22/2019 11:47:13 AM - 3				\$784.20
Total Mt. View-Edgewood Water Co.					\$784.20
OFD Foods, LLC					
	24101		2019 - November - 2nd Council Meeting		
		675027			
			PO# 2019025		
			001-021-000-521-20-31-05	Supplies-Misc	\$705.20

Vendor	Number	Reference	Account Number	Description	Amount
				PO# 2019025 Mountain House Food	
		Total 675027			\$705.20
	Total 24101				\$705.20
Total OFD Foods, LLC					\$705.20
Office Depot					
	24102			2019 - November - 2nd Council Meeting	
		395189657001			
			October Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	\$77.78
				Pens, Push Pins, Staplers, Paper	
		Total 395189657001			\$77.78
		397756779001			
			November Purchases		
			001-021-000-521-20-31-01	Office & Operational Supplies	\$607.21
				3 Chairs	
		Total 397756779001			\$607.21
		400429730001			
			November Credit		
			001-021-000-521-20-31-01	Office & Operational Supplies	(\$10.51)
				Chair Return- Import Surcharge	
		Total 400429730001			(\$10.51)
	Total 24102				\$674.48
Total Office Depot					\$674.48
PCRCD, LLC					
	24103			2019 - November - 2nd Council Meeting	
		30716			
			Account# 395		
			101-000-000-542-30-48-03	Roadway-Maintenance/Cleaning	\$100.00
				Freon Appliance Disposal	
		Total 30716			\$100.00
	Total 24103				\$100.00
Total PCRCD, LLC					\$100.00

Vendor	Number	Reference	Account Number	Description	Amount
Pierce County Auditor's Office	24104			2019 - November - 2nd Council Meeting	
		CI-278128			
			Recording Fees		
			001-058-000-558-60-41-10	Pierce County Recording Fees	\$111.50
				Recording Fees-Acct# 5049	
		Total CI-278128			\$111.50
	Total 24104				\$111.50
Total Pierce County Auditor's Office					\$111.50
Pierce County Budget & Finance 2% Dist	24105			2019 - November - 2nd Council Meeting	
		CI-278284			
			Q3 2019 Liquor/Excise Taxes		
			001-021-000-521-10-42-01	Intergov Chemical Dependency	\$770.78
				Q3 2019 Liquor/Excise Taxes	
		Total CI-278284			\$770.78
	Total 24105				\$770.78
Total Pierce County Budget & Finance 2% Dist					\$770.78
Pierce County Budget & Finance Court	24106			2019 - November - 2nd Council Meeting	
		CI-278171			
			Q3 2019 Services		
			001-019-000-512-50-41-01	Court Services-Contracted	\$4,500.00
				Q3 2019	
		Total CI-278171			\$4,500.00
		CI-278172			
			Q4 2019 Services		
			001-019-000-512-50-41-01	Court Services-Contracted	\$4,500.00
				Q4 2019	
		Total CI-278172			\$4,500.00
	Total 24106				\$9,000.00
Total Pierce County Budget & Finance Court					\$9,000.00
Pierce County Budget & Finance PW	24107			2019 - November - 2nd Council Meeting	
		CI-278073			
			November Services		
			101-000-000-542-38-41-02	Roadway-Road Maint (Intergov contract)	\$407.16
				November Services	
			101-000-000-542-66-41-03	Snow & Ice Control-Prof Svcs	\$2,055.43
				November Services	
			101-000-000-542-70-41-04	Roadside-ROW Veg Maint (Intergov)	\$368.52

Vendor	Number	Reference	Account Number	Description	Amount
				November Services	
		Total CI-278073			\$2,831.11
	Total 24107				\$2,831.11
Total Pierce County Budget & Finance PW					\$2,831.11
Pierce County Budget & Finance Sheriff					
	24108			2019 - November - 2nd Council Meeting	
		CI-278444			
			October OT Services		
			001-021-000-521-20-41-02	Police Overtime	\$4,113.00
				October OT Services	
		Total CI-278444			\$4,113.00
	Total 24108				\$4,113.00
Total Pierce County Budget & Finance Sheriff					\$4,113.00
Puget Sound Energy					
	EFT Payment 11/22/2019 11:47:13 AM - 4			2019 - November - 2nd Council Meeting	
		300000011233 October 2019			
			October Statement		
			001-018-000-518-30-47-01	Electricity	\$4,375.29
				October Statement	
		Total 300000011233 October 2019			\$4,375.29
	Total EFT Payment 11/22/2019 11:47:13 AM - 4				\$4,375.29
Total Puget Sound Energy					\$4,375.29
Raedeke Associates, Inc.					
	24109			2019 - November - 2nd Council Meeting	
		58304			
			Oct Services Prj 2018-097		
			001-058-000-558-60-41-01	Reim.Engineering - Prof. Serv	\$1,929.00
				McCutcheon RUP	
			310-000-000-594-76-41-03	Professional Svs.-Property	\$3,999.17
				36th & Meridian	
		Total 58304			\$5,928.17
	Total 24109				\$5,928.17
Total Raedeke Associates, Inc.					\$5,928.17

Vendor	Number	Reference	Account Number	Description	Amount
Refunds/Reimbursements Vendor					
	24110			2019 - November - 2nd Council Meeting	
		110519-CM		Cory McVay	
			Expense Reimbursement		
			001-058-000-558-50-43-03	Mileage Reimbursement	\$261.00
				2019 Code Official Training- Richland, WA	
			001-058-000-558-50-43-04	Meals Expense	\$11.35
				2019 Code Official Training- Richland, WA	
		Total 110519-CM			\$272.35
	Total 24110				\$272.35
Total Refunds/Reimbursements Vendor					\$272.35
Robert McDonald					
	24111			2019 - November - 2nd Council Meeting	
		112119-RM			
			Santa Services		
			001-076-000-576-80-31-02	Recreation Activities & Events	\$125.00
				Santa Services-11/29/19 Tree Lighting Event	
		Total 112119-RM			\$125.00
	Total 24111				\$125.00
Total Robert McDonald					\$125.00
Shell					
		EFT Payment 11/22/2019 11:47:13 AM - 5		2019 - November - 2nd Council Meeting	
		62226674			
			October Statement		
			001-018-000-518-30-32-01	Fuel	\$1,261.57
				October Statement	
		Total 62226674			\$1,261.57
	Total EFT Payment 11/22/2019 11:47:13 AM - 5				\$1,261.57
Total Shell					\$1,261.57
Shred-it					
	24112			2019 - November - 2nd Council Meeting	
		8128442566			
			October Services		
			001-018-000-518-30-41-01	Professional Services	\$83.11
				October Services	
		Total 8128442566			\$83.11
	Total 24112				\$83.11
Total Shred-it					\$83.11

Vendor	Number	Reference	Account Number	Description	Amount
State Auditor's Office					
	24113		2019 - November - 2nd Council Meeting		
		L133558			
			2018 Audit No. 47505		
			001-019-000-514-23-41-01	State Auditor	\$1,681.68
				2018 Accountability/Financial Audit	
		Total L133558			\$1,681.68
	Total 24113				\$1,681.68
Total State Auditor's Office					\$1,681.68
Sterling Automotive Service					
	24114		2019 - November - 2nd Council Meeting		
		0028499			
			October Services		
			001-018-000-518-30-48-07	Maintenance & Repairs-Vehicles	\$352.80
				1999 Dodge Dakota- Retrieve from Sumner, Replace sensor	
		Total 0028499			\$352.80
	Total 24114				\$352.80
Total Sterling Automotive Service					\$352.80
TCMS Corp.					
	24115		2019 - November - 2nd Council Meeting		
		6042			
			Agreement G6477		
			001-018-000-518-30-48-03	Maintenance/Repairs - Buildings	\$5,453.24
				11/1/19-1/31/20 Services- maint. contract	
		Total 6042			\$5,453.24
		6057			
			Agreement G6598		
			001-018-000-518-30-48-03	Maintenance/Repairs - Buildings	\$2,307.90
				11/1/19-1/31/20 Services- control systems	
		Total 6057			\$2,307.90
	Total 24115				\$7,761.14
Total TCMS Corp.					\$7,761.14
The News Tribune					
	24116		2019 - November - 2nd Council Meeting		
		255556 9/30-11/3/19			
			October Statement		
			001-019-000-511-30-41-02	Legal Publications	\$811.73
				Legal Notice	
		Total 255556 9/30-11/3/19			\$811.73
	Total 24116				\$811.73
Total The News Tribune					\$811.73

Vendor	Number	Reference	Account Number	Description	Amount
The Police and Sheriffs Press					
	24117			2019 - November - 2nd Council Meeting	
		127358			
			October Purchases		
			001-058-000-558-60-31-01	Office & Operational Supplies	\$17.55
				ID Card- J.Fairbanks	
		Total 127358			\$17.55
	Total 24117				\$17.55
Total The Police and Sheriffs Press					\$17.55
Thomson Reuters					
	EFT Payment 11/22/2019 11:47:13 AM - 6			2019 - November - 2nd Council Meeting	
	841265418				
			October Services		
			001-019-000-511-30-41-02	Legal Publications	\$274.75
				October Services	
		Total 841265418			\$274.75
	Total EFT Payment 11/22/2019 11:47:13 AM - 6				\$274.75
Total Thomson Reuters					\$274.75
United States Postal Service					
	24118			2019 - November - 2nd Council Meeting	
		112019-USPS			
			Winter Magazine Postage		
			001-018-000-518-20-42-02	Postage	\$1,055.34
				Winter Magazine Postage	
		Total 112019-USPS			\$1,055.34
	Total 24118				\$1,055.34
Total United States Postal Service					\$1,055.34
US Bank ACH/EFT					
	EFT Payment 11/22/2019 11:50:23 AM - 1			2019 - November - 2nd Council Meeting	
	103119-USBank				
			October Safekeeping Fees		
			001-019-000-514-20-42-05	Bank & Bond Fees	\$30.00
				October Safekeeping Fees	
		Total 103119-USBank			\$30.00
	Total EFT Payment 11/22/2019 11:50:23 AM - 1				\$30.00
Total US Bank ACH/EFT					\$30.00
US Bank Corporate Payment System					
	EFT Payment 11/22/2019 11:47:13 AM - 7			2019 - November - 2nd Council Meeting	
	102519-USBank				
			October Statement		
			001-011-000-511-60-43-01	Travel/Training Costs	\$45.00
				R.Pitzel-AWC-Elected Official Training, C.Wise	

Vendor	Number	Reference	Account Number	Description	Amount
			001-018-000-518-20-31-08	Wellness Supplies	\$25.26
				J.Bartelson-TJ Maxx-Pillows & Massage Roller	
			001-018-000-518-20-31-08	Wellness Supplies	\$7.98
				J.Bartelson-Safeway-Pineapple	
			001-018-000-518-20-43-04	Employee Meals	\$72.00
				J.Metzler-BJs Brewhouse-WCIA Training Lunch, Jeremy/Kristin/Cory	
			001-018-000-518-30-31-01	Office & Operational Supplies	\$10.87
				D.Eidinger-Lowes-Copy Rm Supplies	
			001-018-000-518-30-48-06	Maintenance/Repairs-Equipment	\$454.33
				D.Eidinger-Pacific Power Group-Generator	
			001-018-000-518-30-48-07	Maintenance & Repairs-Vehicles	\$5.00
				D.Eidinger-Tahoma Market-Car Wash	
			001-019-000-514-20-43-01	Travel & Training Costs	\$99.00
				S.Goff-Pryor-Excel Class	
			001-019-000-514-20-43-01	Travel & Training Costs	\$299.00
				J.S-Herrera-Pryor-Annual Renewal for Training	
			001-019-000-514-20-43-01	Travel & Training Costs	\$50.00
				S.Goff-AWC-PFML Webinar, Rachel/Stephanie	
			001-019-000-514-20-49-01	Memberships & Subscriptions	(\$25.00)
				R.Pitzel-WAPRO-Refund for Duplicate Charge	
			001-019-000-514-20-49-01	Memberships & Subscriptions	\$75.00
				M.Ray-ACCIS-Yearly Membership Dues	
			001-019-000-518-90-41-01	Gen'l Gov't-Professional Services	\$22.00
				R.Pitzel-WATCH-Background Check M.Ray/N.Montes de Oca	
			001-019-000-525-60-31-01	Emergency Preparedness-Supplies	\$96.71
				B.Murray-Dollar Tree-Employee Emergency Kit Supplies	
			001-019-000-525-60-31-01	Emergency Preparedness-Supplies	\$368.34
				B.Murray-Walmart-Plastic Totes	
			001-019-000-594-18-63-01	Gen'l Govt-Cap Exp-City Campus Improvements	\$57.60
				D.Eidinger-Lowes-Basement Kitchen Remodel Supplies	
			001-021-000-521-20-31-05	Supplies-Misc	\$774.14
				M.Lundborg-4imprint-Coffee Mugs	
			001-058-000-558-50-43-01	Training/Travel Costs	\$209.00
				J.Curbow-ICC-Residential Plans Examiner Exam	
			001-058-000-558-50-43-01	Training/Travel Costs	\$209.00
				J.Curbow-ICC-Residential Inspector Exam	
			001-058-000-558-50-43-01	Training/Travel Costs	\$155.68
				J.Curbow-Campbells-WSAPT Conference Hotel	
			001-058-000-558-50-43-04	Meals Expense	\$20.34
				J.Curbow-La Brisa-WSAPT Conference Lunch	
			001-058-000-558-50-49-01	Memberships	\$90.00
				J.Curbow-ICC-Permit Tech Certificate Renewal	
			001-058-000-558-60-43-01	Training/Travel Costs	\$9.10
				K.Moerler-Diamond Parking-APA Conference Parking	
			001-058-000-558-60-43-01	Training/Travel Costs	\$822.74
				J.Fairbanks-Expedia-AACE Conference Hotel & Airfare	

Vendor	Number	Reference	Account Number	Description	Amount
			001-058-000-558-60-49-01	Memberships	\$90.00
				J.Fairbanks-ICC-Certificate Renewal	
			001-076-000-576-80-31-01	Operational Supplies	\$235.53
				J.Metzler-McLendon Hardware-Nature Park Supplies	
			001-076-000-576-80-31-01	Operational Supplies	\$342.27
				J.Metzler-Lowes-Nature Park Supplies	
			001-076-000-576-80-31-02	Recreation Activities & Events	\$824.11
				D.Eidinger-Ebay-Event Tent	
			650-000-000-589-10-00-09	Suspense	\$67.00
				J.S-Herrera-City of Edgewood-Personal exp error	
		Total 102519-USBank			\$5,512.00
		Total EFT Payment 11/22/2019 11:47:13 AM - 7			\$5,512.00
		Total US Bank Corporate Payment System			\$5,512.00
Utilities Underground Location Center					
	24119			2019 - November - 2nd Council Meeting	
		9100147			
			October Services		
			410-000-000-531-38-49-09	Misc. Fees & Charges	\$188.34
				Utility Locating Svs. for October	
		Total 9100147			\$188.34
	Total 24119				\$188.34
Total Utilities Underground Location Center					\$188.34
Washington Tractor					
	24120			2019 - November - 2nd Council Meeting	
		1973572			
			November Purchases		
			001-018-000-518-30-32-02	Supplies/Parts - Vehicles & Equipment	\$1.61
				Supplies to fix blower	
		Total 1973572			\$1.61
	Total 24120				\$1.61
Total Washington Tractor					\$1.61
Grand Total		Vendor Count	41		\$457,355.76



City Of Edgewood Council Agenda Summary Sheet

SUBJECT: Vehicle Purchase	Agenda Item #:		AB19-046
	For Agenda of:		11/26/2019
	Prepared by:		Dave Gray
ATTACHMENTS (list): ☒ Purchase Order with Vehicle G789 Specifications Sheet ☒ Washington State Department of Enterprise Services Dealership Quote ☒ COE Vehicle Standardization & Retention Schedule with Cost Analysis			
Approval of Materials:			
Mayor, Daryl Eidinger	☒	Expenditure Required:	NTE: \$43,000.00
Asst. City Administrator, Dave Gray	☒	Amount Budgeted:	\$60,000.00
Interim City Attorney, Ann Marie J. Soto	☐	Timeline: 1/19/2019 Study Session 11/26/2019 Regular Council Meeting	
City Clerk/HR Director, Rachel Pitzel	☒		
Community & Economic Development Director, Darren Groth	☐		
Public Works Director, Jeremy Metzler	☒		
Information Technology Director, Matthew Ray	☐		
Police Chief, Micah Lundborg	☐		
Fiscal Note/Consideration: This is a request to authorize the Mayor to execute a purchase order for a new Public Works Pickup Truck purchased through the State BID via the Washington Department of Enterprise Services Contract number 2019-0823 in an amount not to exceed \$43,000.00 The 2j019 Budget included \$60,000 appropriated for Public Works vehicles. The actual cost of new pickup trucks as explained below is about equal to purchasing used over the useful life of the vehicle. There is a cost savings in staff time by a longer turnover time for new as we do not need to remount the attached equipment and wiring more often for used vehicles. There may be a savings in staff time for new vs used if we are having repairs serviced less frequently, and potentially less cost for items covered under warranty for a longer period. If the vehicles are well maintained each year we keep them in service beyond their original useful life schedule brings the cost down significantly.			
Fiscal Note/Consideration: The City budgeted for the purchase of vehicles in 2019 prior to determining used vs new and specifications for Public Works Trucks. Post completing that survey of type of vehicles needed and an analysis of used vs new, the City has determined new trucks kept for a longer period are a better investment. Primary reasons are: used generally needs reconfiguring for the specific needs of the City, used pickups tend to retain their resale value and have high mileage which makes new about financially equal. With the cost over time equal, the fact the City does not put a lot of miles on its trucks and therefore can retain the vehicle significantly longer without major repair, makes new vehicles more attractive than used. Fewer unknowns, a longer more robust warranty, the fact that we drill holes and mount equipment that lowers the resale value, and the less effort taking equipment off and remounting it, make the longer life before turnover attractive, and, our staff gets the joy and our community is represented by nice new equipment we can maintain with pride.			
RECOMMENDED ACTION: MOTION to approve Agenda Bill No. 19-046 the vehicle purchase of a 2019 F350 (purchase order no. 201932) under the Consent Agenda.			
ALTERNATIVES TO RECOMMENDED ACTION: 1) Pull from the Consent Agenda for Discussion 2) Forward to another Study Session for further review			



CITY OF EDGEWOOD PURCHASE ORDER

DATE:	INTERNAL:	VENDOR:	PO NUMBER:
11/26/2019		Columbia Ford	20190312
DELIVERY METHOD:		FOB City Hall, EDGEWOOD WA	DELIVERY DATE: TBD
SPECIAL INSTRUCTIONS: City of Edgewood Department of Enterprise Services Member No. 22730 Vehicle purchased via Washington State Department of Enerprize Services Contract No.2019-0823			
COUNT:	DESCRIPTION:	UNIT \$	TOTAL \$
1	Oxford White Ford F350 Pickup Truck		\$37,503.00
1	Fire Extinguisher w/mounting bracket		\$40.00
1	Road Flare & Triangle Kit		\$54.00
1	Under Body Undercoating		\$125.00
SUBTOTAL			\$37,722.00
0.099 SALES TAX			\$3,734.48
STATE BID CONTRACT NUMBER:		PO TOTAL	\$41,456.48
BARS NUMBERS	501 000 000 594 18 65 03	41456.48	
BARS NUMBERS			
BARS NUMBERS			
BARS NUMBERS			
BARS NUMBERS			
AUTHORIZATION LEVEL: Council		BARS TOTAL	41456.48
AUTHORIZED BY: AB19-xxxx		THIS PURCHASE ORDER IS NOT TO EXCEED \$43,000.00	
SIGNATURE: Mayor Eidinger			

CONTACT/CONFIRMATION INFORMATION:

City of Edgewood
Finance Department
2224 104th Avenue East
Edgewood, WA 98372-1513
(253)952-3299
finance@cityofedgewood.org

Color Options & Qty

Oxford White (Z1) –G789, G790

Tax Exempt: N

Vehicle Options

Order Code	Option Description	Qty	Unit Price	Ext. Price
2019-0823-0001	2019 Ford F350 Pickup, Regular Cab, 4WD, 142WB, 8ft Box, 6.2L V8 Gas, TorqShift 6-speed auto #6R140 w/SelectShift, 10300# GVWR, 4030# Payload, 3.73 RAR (F3B/610A/996/44P/142WB)	1	\$27,338.00	\$27,338.00
2019-0823-0002	INFORMATION ONLY: Columbia Ford offers a \$300 Prompt Payment Discount if payment is received within 20 days of vehicle delivery.	1	\$0.00	\$0.00
2019-0823-0006	Alternative Cab/Wheelbase: Crew Cab, 160WB, 6.75ft box, 10500# GVWR, 3740# Payload (W3B/160WB)	1	\$4,241.00	\$4,241.00
2019-0823-0024	Skid Plates (Transfer case and fuel tank) (4x4 Only) (included with FX4 Off-Road Package #17X) (41P)	1	\$97.00	\$97.00
2019-0823-0026	Power Equipment Group - Crew Cab (includes power door locks and windows, manual-folding, manually-telescoping trailer tow mirrors with power heated glass, heated convex spotter mirror, integrated clearance lamps/turn signals, perimeter alarm, power tailgate lock, Remote Keyless Entry, upgraded door-trim panel) (deletes passenger-side door lock cylinder) (Includes (4) RKE Fobs w/ Integrated Keys) (90L/54K)	1	\$1,402.00	\$1,402.00
2019-0823-0031	LT275/70Rx18E BSW All-Terrain Plus w/ 18in argent painted steel wheels w/ painted hub covers/center ornaments (Increased GVWR Gas/Diesel: Reg 142WB 11300#/11500#, Ext 148WB 11300#/11500#, Ext 164WB 11500#/11500#, Crew 160WB 11300#/11500#, Crew 176WB 11500#/11500#) (Not available with Dual Rear Wheel models) (TDX/64F) (4x4 Only)	1	\$600.00	\$600.00
2019-0823-0036	Platform Running Boards (Extended/Crew Cabs)(included with Dual Rear Wheel models if also ordered with XLT Trim Upgrade) (18B)	1	\$429.00	\$429.00
2019-0823-0039	Rear window defrost, fixed privacy glass (Must also order Power Equipment Group #90L/54K) (43B/924)	1	\$87.00	\$87.00
2019-0823-0043	Upfitter Switches (6) (located in overhead console) (66S)	1	\$160.00	\$160.00
2019-0823-0061	NEW - XL Value Package [Includes Audio Pkg #585: AM/FM/MP3 and SYNC - Voice Recognition Communications (hands-free cell phone) with 911 Assist, 4.2in LCD screen in center stack, Applink, and (1) smart-charging USB port) (Regular cab includes 4 speakers, Ext/Crew Cab includes 6 speakers)] PLUS: bright chrome hub covers and center ornaments - SRW only, chrome front and rear step bumper, Cruise Control #525) (Does not include rear bumper if ordered with Pickup Box Delete #66D) (96V)	1	\$966.00	\$966.00
2019-0823-0063	110V/400W Outlet (with 40/20/40 seats, there is one in-dash mounted outlet; 2nd outlet in the console requires 40/console/40 seats) (43C)	1	\$72.00	\$72.00
2019-0823-0066	Seats: Cloth 40/20/40 split bench w/ center armrest, cupholder and storage, driver side manual lumbar (Crew Cab) (TT1)	1	\$303.00	\$303.00
2019-0823-0074	Snow Plow Prep Package (4x4 Only) (increases front springs to max 5600# w/ gas or 6000# w/ diesel, includes Extra HD Alternator #67D) (Not compatible with Heavy Service Front Suspension Packages #67H or 63R) (473)	1	\$180.00	\$180.00
2019-0823-0076	Trailer Brake Controller (included with Dual Rear Wheel models)(52B)	1	\$261.00	\$261.00
2019-0823-0077	SRW Electronic Locking Rear Axle (Only available with Single Rear Wheels)(3.31 or 3.55 w/diesel, 3.73 or 4.30 w/gas) (X3H/X3J/X3E/X4M)	1	\$377.00	\$377.00

2019-0823-0199 Warranty, Delayed Start (End-User submits request at www.fordwsd.com)	1	\$0.00	\$0.00
2019-0823-0201 Stock Vehicle Upcharge (Call Dealer for Availability) (DLR)	1	\$250.00	\$250.00
2019-0823-0204 Mud Flaps, Rear (Single Rear Wheel) (DLR)	1	\$80.00	\$80.00
2019-0823-0206 Floor Mats, HD Rubber Molded, Front (Weather Tech)(DLR)	1	\$120.00	\$120.00
2019-0823-0207 Floor Mats, HD Rubber Molded, Rear (Weather Tech) (DLR)	1	\$100.00	\$100.00
2019-0823-0210 Spray-In Bedliner (Line-X) (DLR)	1	\$440.00	\$440.00

Quote Totals

Total Vehicles:	1
Sub Total:	\$37,503.00
8.4 % Sales Tax:	\$3,150.25
Quote Total:	\$40,653.25

PURPOSE: To establish standards for vehicle acquisition and retention based on class of use.

NEW ACQUISITION THRESHOLDS:

	Age	Mileage	Use Hours	Maintenance Records
Optimum	0 to 2 Years	0 to 30K	TBD	Full Record
Maximum	3 Years	50K	TBD	Full Record

RETENTION THRESHOLDS (i.e., when to surplus):

	Time Owned	Total Mileage	Total Use Hours
Optimum	5 to 8 Years	75K to 150K	TBD
Maximum	15 Years	200K	TBD

FLEET VEHICLE ATTRIBUTES BY TYPE OF USE:

Type of Use	Office / Carpool	Inspector	Maintenance
Vehicle Class	Ford Escape or equal	Ford Explorer or equal	Ford F-350 or better
Transmission	2WD or better	4WD	4WD
Color	Blue or White	White	White
Fuel	Unleaded	Unleaded	Unleaded / Diesel
Passenger Capacity	4+	2+	2+
Hazard "Strobes"	Yes	Yes	Yes
Tow Hitch	Optional	Yes	Yes
Overhead LED Lightbar		Yes	Yes
"Takedown" Lighting		Optional	Yes
"Alley" Lighting		Optional	Yes

COE Vehicle Purchase Analysis

2019

New vs. Used Pickup Trucks

	Milage	Cost	Config Cost	Total Cost	Life	Per Year
Used F350 4x4 Pickup	73000	\$20,000.00	\$8,039.00	\$28,039.00	5	\$5,607.80
New F350 4x4 Pickup	zero	\$40,653.25	\$4,219.00	\$44,872.25	8	\$5,609.03

Note: purchasing pickup bed trucks with a five year useful life is possible. Utility Box trucks, as the boxes tend to be reused, becomes difficult to find and even less cost effective.



City Of Edgewood Council Agenda Summary Sheet

SUBJECT: Government Securities Investment Bond Re-Purchase through TVI	Agenda Item #:	AB19-0481																										
	For Agenda of:	December 26, 2019																										
	Prepared by:	Dave Gray																										
ATTACHMENTS (list): ☒ Resolution No. 19-0481																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center; padding: 5px;">Approval of Materials:</td> <td colspan="2"></td> </tr> <tr> <td style="width: 40%; padding: 5px;">Mayor, Daryl Eidinger</td> <td style="width: 10%; text-align: center; padding: 5px;">☒</td> <td style="width: 30%; padding: 5px;">Expenditure Required:</td> <td style="width: 20%; padding: 5px;">\$250,000.00</td> </tr> <tr> <td style="padding: 5px;">Asst. City Administrator, Dave Gray</td> <td style="text-align: center; padding: 5px;">☒</td> <td style="padding: 5px;">Amount Budgeted:</td> <td style="padding: 5px;">\$250,000.00</td> </tr> <tr> <td style="padding: 5px;">City Attorney, Carol Morris</td> <td style="text-align: center; padding: 5px;">☒</td> <td style="padding: 5px;">Appropriation Required:</td> <td style="padding: 5px;">\$250,000.00</td> </tr> <tr> <td style="padding: 5px;">City Clerk, Rachel Pitzel</td> <td style="text-align: center; padding: 5px;">☒</td> <td colspan="2" rowspan="4" style="padding: 5px; vertical-align: top;"> Timeline: November 19, Study Session November 26, RCM Consent Agenda </td> </tr> <tr> <td style="padding: 5px;">Community Development Director, Darren Groth</td> <td style="text-align: center; padding: 5px;">☒</td> </tr> <tr> <td style="padding: 5px;">Public Works, Jeremy Metzler</td> <td style="text-align: center; padding: 5px;">☒</td> </tr> <tr> <td style="padding: 5px;">Police Chief, Micah Lundborg</td> <td style="text-align: center; padding: 5px;">☒</td> </tr> </table>			Approval of Materials:				Mayor, Daryl Eidinger	☒	Expenditure Required:	\$250,000.00	Asst. City Administrator, Dave Gray	☒	Amount Budgeted:	\$250,000.00	City Attorney, Carol Morris	☒	Appropriation Required:	\$250,000.00	City Clerk, Rachel Pitzel	☒	Timeline: November 19, Study Session November 26, RCM Consent Agenda		Community Development Director, Darren Groth	☒	Public Works, Jeremy Metzler	☒	Police Chief, Micah Lundborg	☒
Approval of Materials:																												
Mayor, Daryl Eidinger	☒	Expenditure Required:	\$250,000.00																									
Asst. City Administrator, Dave Gray	☒	Amount Budgeted:	\$250,000.00																									
City Attorney, Carol Morris	☒	Appropriation Required:	\$250,000.00																									
City Clerk, Rachel Pitzel	☒	Timeline: November 19, Study Session November 26, RCM Consent Agenda																										
Community Development Director, Darren Groth	☒																											
Public Works, Jeremy Metzler	☒																											
Police Chief, Micah Lundborg	☒																											
Fiscal Note/Consideration: Council has approved the repurchase of government securities through Time Value Investments (TVI) a bond investment Broker/Dealer used by the City for the past seven years, known to GFOA and a Broker/Dealer for a number of Washington State Municipalities and Districts.																												
SUMMARY STATEMENT: The purchase of government securities (one of few options for Cities to invest their unreserved cash balances) by the City of Edgewood is designed to help hedge the free cash balances maintained by the City against annual inflation. The cash is either a) cash used for float, where the City receives large cash revenues annually, semiannually or quarterly, while needing to pay bills twice each month; b) an immediate need for an unanticipated expenditure; or c) cash used to accumulate large balances for major City projects or large repairs & maintenance that can be forecast several years in advance (Capital Improvement Plan/Transportation Improvement Plan). The third need to accumulate cash is fairly predictive, requires multiple years to accumulate, and therefore is at a greater risk of buying power erosion due to inflation. This, and the long term reserve fund balance are the targets for inflation protection. The City currently uses TVI to coordinate purchases/repurchases and sales of government securities and the Local Government Investment Fund sponsored and managed by the State of Washington for short term investments. The bond purchases/repurchases have risk associated with needing to liquidate them prior to maturity (penalty) and in many cases may be callable which can interrupt the forecasted interest income designed as the inflation hedge. LGIP has daily liquidity and no penalty risk, but is quite susceptible to fluctuating market forces. Bonds are currently in the 2% range for one to three year terms; LGIP is currently in the 2% range but expected to follow commercial interest rates down later this year and into 2020. Both investment vehicles by law, can only participate in government backed securities.																												
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION: N/A																												
RECOMMENDED ACTION: MOTION to approve Agenda Bill No. 19-0481 authorizing the Mayor to purchase \$250,000 of government backed securities as authorized in RCW 39.59, from the Strategic Reserve Fund with a maturity not to exceed three years under the Consent Agenda.																												
ALTERNATIVES TO RECOMMENDED ACTION: 1) Remove from the Consent Agenda for Discussion & possible action 2) Forward to Study Session for further review																												

RESOLUTION NO. 19-0481

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON AUTHORIZING THE MAYOR TO PURCHASE TWO HUNDRED FIFTY THOUSAND DOLLARS OF GOVERNMENT BACKED SECURITIES AS AUTHORIZED IN RCW 39.59, FROM THE STRATEGIC RESERVE FUND WITH A MATURITY NOT TO EXCEED THREE YEARS

WHEREAS, the City increased the balance of the Strategic Reserve Fund in 2019 to one million three hundred thirty-three thousand dollars (\$1,333,000) and;

WHEREAS, the City will enjoy a higher rate of return (as opposed to LGIP or the US Bank Treasury Account) by direct purchase of the same grade and kind of government securities the Local Government Investment Pool (LGIP) is currently investing in, and;

WHEREAS, the City does not consider investment income a revenue source for ongoing funding, it believes it is prudent to gain a reasonable rate of return as a hedge against inflation on funds kept for emergency and stabilizing purposes as an offset against unforeseen loss or unpredictable downturns in current economic factors as well as monies accumulated for long term capital projects, and;

WHEREAS, the City has used the services of TVI, a locally known and GFOA recognized Broker-Dealer representative located in Seattle, for bond purchase in the last six years,

WHEREAS, the City has recently received a cash liquidation of \$250,000 plus interest income from the liquidation of a previously authorized government security purchase held on behalf of the City's Strategic Reserve Fund, and wishes to repurchase another security to keep the Strategic Reserve Fund invested in a higher rate of return against inflation, and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The Mayor is hereby authorized to purchase out of Strategic Reserve Funds, on behalf of the City of Edgewood, two hundred fifty thousand (\$250,000) dollars of government backed securities offered through TVI Investments with maturity dates not to exceed three years from the date of execution, pursuant to the provisions of RCW 39.59, with the highest responsible rate of return in increments he deems to have the least early collection risk (staggered maturity dates).

ADOPTED THIS 26TH DAY OF DECEMBER, 2019.

Daryl Eidinger, Mayor

ATTEST:

Rachel Pitzel, CMC
City Clerk



City Of Edgewood Council Agenda Summary Sheet

SUBJECT: Ordinance - Parks Code	Agenda Item #:	AB19-0565
	For Agenda of:	11/26/2019
	Prepared by:	Jeremy Metzler
ATTACHMENTS (list): ☒ Ordinance 19-0565		
Approval of Materials:		
Mayor, Daryl Eidinger	☒	Expenditure Required: \$0
Asst. City Administrator, Dave Gray	☒	Amount Budgeted: \$0
Interim City Attorney, Ann Marie J. Soto	☒	Timeline: 11/19/2019 Study Session 11/26/2019 Regular Council Meeting
City Clerk/HR Director, Rachel Pitzel	☒	
Community & Economic Development Director, Darren Groth	☒	
Public Works Director, Jeremy Metzler	☒	
Information Technology Director, Matthew Ray	☒	
Police Chief, Micah Lundborg	☒	
Fiscal Note/Consideration: N/A		
SUMMARY STATEMENT: The City offers many parks and recreation facilities for use by its residents and citizens, which requires the need to regulate the use of such resources in order to protect the natural environment and the public's health, safety and welfare. The City previously regulated use of City parks through adoption of Pierce County's parks and recreations systems code in 1998. However, since that time the City has discovered the need to adopt additional, City-specific regulations that address the unique nature of the City's facilities. The draft ordinance and regulations are attached. Council comments received on 10/15 were addressed at the 10/29 study session, and comments from 10/29 were addressed at the 11/19 study session. The only change from the last version is the removal of "In-Line Skating" under EMC 12.10.050(A)(1). Finally, regarding ejection from a City park property and the trespass provisions reviewed at the 10/29 study session, staff is preparing a new separate chapter of code for Council's consideration at a future meeting.		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION: The Parks and Recreation Advisory Board reviewed the draft regulations and recommends approval by Council.		
RECOMMENDED ACTION: MOTION to adopt Ordinance No. 19-0565, repealing and reenacting Chapter 12.10 of the Edgewood Municipal Code, "Park Regulations."		
ALTERNATIVES TO RECOMMENDED ACTION: 1) Move to adopt 2) Forward to Study Session for further review		

ORDINANCE NO. 19-0565

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, RELATING TO CITY PARK REGULATIONS; REPEALING AND REENACTING CHAPTER 12.10 OF THE EDGEWOOD MUNICIPAL CODE ENTITLED “PARK REGULATIONS”; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City offers many parks and recreation facilities for use by its residents and citizens; and

WHEREAS, on June 23, 1998, the City Council passed Ordinance 98-0106, which adopted Pierce County’s parks and recreations systems code, by reference, to be enforced within the City of Edgewood; and

WHEREAS, the City has found that additional, City-specific regulations are necessary to protect the City’s valuable park resources while also protecting the general public’s safety, health and welfare at these facilities; and

WHEREAS, the Parks and Recreation Advisory Board (“PRAB”) reviewed draft regulations on June 6, 2019, and recommended bringing forward the new regulations to the City Council; and

WHEREAS, on October 3, 2019, the PRAB considered additional amendments to the regulations made by City staff and recommended adoption of the new regulations to the City Council; and

WHEREAS, the Council considered this Ordinance during its October 15, 2019, October 29, 2019, and November 19, 2019 study sessions; and

WHEREAS, the Council considered this Ordinance during its regular City Council meeting of November 26, 2019;

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

Section 1. EMC Chapter 12.10 (Park Regulations) Repealed and Reenacted. Edgewood Municipal Code Chapter 12.10, entitled “Park Regulations,” is hereby repealed and reenacted as set forth in Exhibit A attached hereto and by this reference fully incorporated herein.

Section 2. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be unconstitutional or unlawful by a court of competent jurisdiction, such invalidity or

unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 3. Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This Ordinance shall take effect and be in full force and effect five days after publication, as provided by law.

ADOPTED THIS 26TH DAY OF NOVEMBER, 2019.

Daryl Eiding, Mayor

ATTEST:

Rachel Pitzel, CMC
City Clerk

APPROVED AS TO FORM:

Ann Marie Soto, Interim City Attorney

**CHAPTER 12.10
PARK REGULATIONS**

Sections:

- 12.10.010 Title.**
- 12.10.020 Liberal Construction.**
- 12.10.030 Established.**
- 12.10.040 Definitions.**
- 12.10.050 Prohibited Activities.**
- 12.10.060 Regulation of Vehicles.**
- 12.10.070 Park Hours.**
- 12.10.080 Violation – Penalty.**

12.10.010 Title.

This Chapter shall constitute the Park Code of Edgewood and may be cited as such. Conduct in all public parks shall be subject to all the general regulations of this Code and not exclusively to the provisions of this Chapter.

12.10.020 Liberal Construction.

This Chapter is an exercise of the police power of the State of Washington, and of the City of Edgewood, for the public peace, health, safety and welfare, and its provisions shall be liberally construed.

12.10.030 Established.

There is established in the City of Edgewood a park and playground system for public recreational purposes. The Public Works Director or designee shall coordinate and direct the City park and playground system.

12.10.040 Definitions.

The terms used in this Chapter, unless clearly contrary to or inconsistent with the context in which used, shall be:

- A. "Aircraft" shall mean any machine designed to travel through the air, whether heavier or lighter than air, airplane, dirigible, balloon, helicopter, etc. The term "aircraft" shall not include paraglider or remote-controlled aircraft.
- B. "Animal" means any nonhuman mammal, bird, waterfowl, reptile, or amphibian.

- C. "Department" means the City of Edgewood Public Works Department.
- D. "Director" means the City of Edgewood Public Works Director or designee.
- E. "Drones" refers to all types of unmanned aircraft systems (UAS) as defined by the Federal Aviation Administration (FAA) and includes any aircraft that is operated without the possibility of direct human intervention from within or on the aircraft and associated elements.
- F. "Facilities" means any equipment, building, structure, roadway, trail, path, or area operated by the City of Edgewood Public Works Department.
- G. "Geocache" shall mean geocaches, letterboxes, and related activities. Geocaching is an outdoor treasure hunting game in which participants (called "geocachers") use a Global Positioning System receiver or other navigational techniques to hide and seek containers (called "geocaches" or "caches").
- H. "Paraglider" shall mean an unpowered ultralight vehicle capable of flight, consisting of a fabric, rectangular or elliptical canopy or wing connected to the pilot by suspension lines and straps, made entirely of non-rigid materials except for the pilot's harness and fasteners. The term "paraglider" shall not include hang gliders or parachutes.
- I. "Park" means and includes all parks, squares, drives, community centers, recreation centers, trails, linear corridors, parkways, boulevards, boat-launching ramps, beaches, playfields, and recreation areas and facilities comprising the parks and recreation system of the City and under the management and control of the Department.
- J. "Permit" means any and all permits, licenses, or approvals required by federal or state law, or required by City Ordinance or the Public Works Department.
- K. "Person" means all natural persons, firms, partnerships, entities, corporations, clubs and all associations or combination of persons whenever acting for themselves or through an agent, servant or employee.
- L. "Personal watercraft" means a vessel of less than sixteen feet that uses a motor powering a water jet pump, as its primary source of motive power and that is designed to be operated by a person sitting, standing, or kneeling on, or being towed behind the vessel, rather than in the conventional manner of sitting or standing inside the vessel.
- M. "Pet" means a tamed or domesticated animal legally retained by a person and kept as a companion. "Pet" does not include livestock raised for commercial purposes. See RCW 9.08.065.
- N. "Recreational Vehicle" means a vehicle/trailer unit, van, pickup truck with camper, motor home, converted bus or any similar type vehicle which contains sleeping and/or housekeeping accommodations.
- O. "Remote controlled Aircraft" means non-peopled model aircraft and other unmanned aircraft systems, including those commonly known as "drones" that are flown by using internal combustion, electric motors, elastic tubing, or gravity/wind for propulsion. The flight is controlled by a person on the ground using a handheld radio-controlled transmitter.
- P. "Trail" means:

1. Any way identified as a "trail" or "path" at paved or graded prepared entrance points; or
 2. Any way that is not marked as a parking area or highway as defined in Title 46 RCW; or
 3. Any way not of sufficient width or grading to permit its safe use by standard passenger automobiles moving in both directions simultaneously along its entire length.
- Q. "Vehicle" includes every device capable of being moved upon a public highway or City street and in, upon, or by which any persons or property is or may be transported or drawn upon a public highway or City street. For the purposes of this chapter, this includes recreational vehicles, motorized foot scooters, electric personal assistive mobility devices, snowmobiles and other non-licensed vehicles.
- R. "Vessel" means any watercraft used or capable of being used as a means of transportation on the water.
- S. "Watercraft" means any floating device, powered by internal combustion engine, wind or human power, capable of traveling on or under water.
- T. "Wildlife" means all species of animal that exist in a wild state. See RCW 77.08.010.

12.10.050 Prohibited Activities.

The following activities are unlawful within City parks:

- A. *Designated Activity Areas.* Unless within an area designated with appropriate signage, no person shall:
1. Skateboard or Sailboard; or
 2. Operate a motorized foot scooter, or any other unlicensed motorized vehicle; or
 3. Launch watercraft from any shoreline; or
 4. Moor or secure any watercraft or vessel. If said watercraft or vessel impedes the launching or recovering of other vessels or is moored / secured between the hours of sunset to sunrise, it may be subject to immediate removal at the registered owner's expense.
- B. *Wildlife.* No person shall:
1. intentionally feed, attract or artificially sustain wildlife; or
 2. in any manner tease, annoy, disturb, molest, catch, injure or kill, or throw any stone or missile of any kind at, or strike with any stick or weapon, any animal; or
 3. allow his/her pet to pursue, harass, attack or kill wildlife; or
 4. give, offer or attempt to give to any animal any tobacco, drink or other article known to be noxious to animals.

- C. *Destruction of and Interference with Park Property.* No person shall:
1. cut, remove, damage, destroy, mutilate, mark, or deface any turf, tree, plant, shrub, flower, structure, monument, statue, vase, fountain, wall, fence, railing, vehicle, bench, utility system, irrigation system, facilities, or other property;
 2. use, place, or erect any signboard, sign, billboard, bulletin board, post, pole or device of any kind;
 3. attach any notice, bill, poster, sign, wire, rod or card to any tree, shrub, railing, post or structure; or
 4. erect a structure of any kind; or
 5. jump from any bridge or trestle.
- D. *Trash, Litter or Waste.* No person shall:
1. leave, deposit, drop or scatter bottles, broken glass, ashes, wastepaper, cans or other rubbish except in a garbage can or other receptacle designated for such purposes;
 2. deposit any household or commercial garbage, refuse, waste or rubbish which is brought from any private property in any garbage can or other receptacle designated for such purpose;
 3. drain or dump refuse or waste from any vehicle except in designated disposal areas or receptacles; or
 4. blow, spread, or place any nasal or other bodily discharge, or spit, urinate, or defecate on the floors, walls, partitions, furniture, fittings, or any portion of any park or facility, except directly into the particular fixtures provided for that purpose.
- E. *Pollution.* No person shall pollute or in any way contaminate by dumping or otherwise depositing therein any waste or refuse of any nature, kind or description, including human waste or bodily waste, in any stream, river, lake or other body of water running in, through or adjacent to any park;
- F. *Cleaning articles, fish, animals, or vehicles.* No person shall:
1. wash any clothing or other articles for personal or household use; or
 2. clean fish or other food; or
 3. clean or wash any dog or other animal; or
 4. clean or wash any vehicle.
- G. *Fireworks.* No person shall possess, discharge, set off or cause to be discharged in or into any park, any firecracker, torpedo, rocket, firework, explosive or other substance harmful to the life or safety of persons or property. Legal fireworks as part of a permitted function which are licensed and in compliance with State regulations may be discharged in a manner meeting all safety requirements if handled by a licensed professional and authorized by the Director;

- H. *Guns and other Weapons.* No person shall:
1. Discharge across, in or into any park a firearm, air or gas weapon, or any device capable of jeopardizing, injuring or killing any person or animal or damaging or destroying any public or private property; or
 2. Display, discharge or propel across, in or into any City park area, a bow and arrow, spear, spear gun, harpoon, or air or gas weapon, or any device capable of injuring or killing any person or animal, or damaging or destroying any public or private property; or
 3. Participate or engage in archery, paint balling or survival games in any City park.
- I. *Noise.* No person shall make any public disturbance noise, or public nuisance noise as defined in Chapter 8.72 Pierce County Code;
- J. *Disturbances.* Disorderly conduct, as defined in RCW 9A.84.030, or conduct with the intent to obstruct pedestrian or vehicular traffic, or which otherwise impedes or disturbs Park personnel in the performance of their duties or which impedes or disturbs the general public in the use and enjoyment of the Park areas, is prohibited. Acts authorized as an exercise of one's constitutional rights to picket or to legally protest, and acts authorized by a permit issued by the City shall not constitute obstruction of pedestrian or vehicular traffic.
- K. *Playing Games under certain circumstances.* No person shall:
1. Play games and conduct general horseplay on crowded swimming beaches in a manner which endangers the safety of the public or Park, or which unreasonably disturbs the general public in the use and enjoyment of the Park areas; or
 2. Practice or play golf, baseball, cricket, lacrosse, polo, archery, hockey, tennis or other games of like character or to hurl or propel any missile except at places designated for such purposes by the Director or designee and only in a manner which does not endanger the safety of the public or Park, or unreasonably disturb the general public in the use and enjoyment of the Park areas; or
 3. Place Geocaches in any City park.
- L. *Alcohol, Intoxication.* No person shall possess, display or open and/or consume alcoholic beverages, or be intoxicated while in, remaining in or loitering about any City Park.
- M. *Pets.* Title 6 of the Edgewood Municipal Code shall apply to animals in City parks in addition to the following regulations. In the event of any conflicts between Title 6 and this Chapter, the more restrictive provision shall apply. No person shall bring or allow a pet or animal into a City park unless all of the following conditions are met:
1. All pets or animals must be kept under physical control, on a leash no greater than eight feet in length, or otherwise physically restrained, at all times.
 2. Pets and animals shall not be allowed to dig or otherwise disturb or damage the natural or cultural features. Owners of pets or other animals that damage or destroy park property will be held liable for the full value of the property damaged or destroyed in addition to impounding fees and the penalty imposed for violation of these provisions.

3. No person shall allow their pet or animal to bite or in any way molest or unreasonably annoy other park visitors. No person shall permit their pet or animal to act in a manner which unreasonably disturbs the peace and tranquility of the park.
 4. Any person bringing in a pet or animal to a park area shall have in their possession the equipment necessary to remove their animal's fecal matter, contain the feces in an appropriate container or sack, and dispose of the feces in a solid waste container.
 5. Pets and animals are not permitted on any designated swimming beach or in any public building unless authorized by the Director or designee; provided, that this Section shall not apply to guide or service animals.
 6. No horses shall be permitted in any park except where designated and posted to specifically permit such activity, unless authorized by the Director or designee.
 7. No person shall ride any horse or other animal in such a manner that might endanger life or limb of any person or animal, and no person shall allow a horse or other animal to stand unattended or insecurely tied.
- N. *Fire.* Except in designated park areas, permanently installed barbeques or grills, all fires are prohibited, including portable units using flammable materials.
- O. *Ice.* No person shall go out onto ice in or from any park. This includes ice on lakes, ponds, wetlands, streams, rivers, and other natural bodies of standing water.
- P. *Other.* Unless otherwise authorized pursuant to a valid permit, license or other government approval, no person shall do the following within any City park:
1. fly aircraft, drones, model aircraft, model rockets, or hot air balloons; or
 2. parachute, hang-glide, or parasail; or
 3. sell refreshments or merchandise, or engage in any other business or occupation; or
 4. hold any organized runs, walks, races, trials, or competitions; or
 5. hold any shows, festivals, fund raisers, carnivals, parades, or similar activities; or
 6. engage in disaster drills; or
 7. knowingly move on a trail other than by human power, horse power, or electronically powered wheelchair, unless otherwise designated. City-owned vehicles and authorized emergency vehicles as defined by RCW 46.04.040 are exempt from this subsection. Movement on the trail for the sole purpose of crossing the trail when such movement is made in the most direct and safe manner possible is exempt from this subsection.

12.10.060 Regulation of Vehicles.

- A. **Parking.** No operator of any vehicle or trailer shall enter any park or park such vehicle or trailer in any park unless the operator is using the area for an authorized designated recreational purpose. It is unlawful to park any vehicle or trailer in any area of a park not designated for parking, or in violation of signs or pavement markings, or where prohibited by signs or pavement markings, except with the permission of the Director or designee. No person shall park, leave standing or abandon a vehicle or trailer in any park after closing time except with

permission from the Director or designee. Any vehicle or trailer found parked in violation of this Section may be cited and/or towed away at the owner's or operator's expense.

- B. **Operation.** No person shall operate any vehicle in any park unless such park facility has been specifically designated and posted for such use. Subject to the provisions of this Chapter, no person shall operate a vehicle within the boundaries of a park except on roads, streets, highways, parking lots or parking areas; provided, that traveling upon such roads, streets, highways, parking lots or parking areas has not been prohibited by proper posting.
- C. **Speed.** No person shall drive a vehicle within any park at a speed greater than 10 mph unless otherwise posted, having due regard for the traffic and the surface and width of the travel way, and in no event at a speed which endangers the safety of persons, property or wildlife.
- D. It is unlawful to enter or leave a park by other than established entrances and exits.
- E. The servicing of vehicles within a park is prohibited, including, but not limited to, oil changes.
- F. It is unlawful to engage in, conduct, or hold any trials or competitions for speed, endurance, or hill climbing involving any vehicle.
- G. Except where specifically amended by this Chapter, all vehicle regulations contained in the Edgewood Municipal Code or the Revised Code of Washington shall apply to all roads, highways, parking lots, or parking areas within City of Edgewood Parks.

12.10.070 Park Hours.

In parks which are controlled by gates or other devices, normal park hours are as posted. No person shall remain in or enter a park outside posted park hours. In other areas without posted hours, no person shall be present, nor shall vehicles be allowed to remain parked in park facilities, from one half hour after sunset until sunrise.

12.10.080 Violation – Penalty.

The City adopts the procedure in chapter 7.80 RCW for the enforcement of civil infractions within a City of Edgewood park. The Director or designee and the City of Edgewood Police Department are authorized and directed to enforce the provisions of this Chapter. In addition to the penalties outlined herein, every person failing to comply with any provision of this Chapter while in a City of Edgewood park, may be subject to immediate ejection from the park area. The penalties for specific civil infractions and other violations shall be as follows:

- A. Violation of EMC 12.10.060 (“Regulation of Vehicles”) is a traffic infraction and shall be punished as a class 4 civil infraction, which is a monetary fine of twenty-five dollars (\$25.00), not including statutory assessments;
- B. Violations of EMC 12.10.050(A) (“Designated Activity Areas”); EMC 12.10.050(F) (“Cleaning Articles”), EMC 12.10.050(K) (“Playing Games”), EMC 12.10.050(N) (“Fire”), EMC 12.10.050(O) (“Ice”), and 12.10.070 (“Park Hours”) shall be punished as a class 4 civil infraction, which is a monetary fine of twenty-five dollars (\$25.00), not including statutory assessments;

- C. Violations of EMC 12.10.050(B) (“Wildlife”) shall be punished as set forth in chapter 77.15 RCW;
- D. A person violating EMC 12.10.050(D) and (E) on Trash, Litter, Waste and Pollution shall be punished as set forth in RCW 70.93.060, which imposes fines and litter clean up restitution.
- E. Violations of EMC 12.10.050(I) (“Noise”) shall be punished as set forth in Pierce County Code Section 8.72.130, which provides that the first violation is a class 3 civil infraction under RCW 7.80.120 (\$50.00), the second violation is a class 2 civil infraction under RCW 7.80.120(\$125.00) and the third violation is a class 1 civil infraction under RCW 7.80.120 (\$250.00), (all of these amounts do not include statutory assessments).
- F. Violations of EMC 12.10.050(J) (“Disturbances”) shall be punished as a misdemeanor, and upon conviction, shall pay a fine of not more than \$1,000 and/or imprisonment for a term not exceeding 90 days, or by both such fine and imprisonment.
- G. Violations of EMC 12.10.050(G) (“Fireworks”) shall be punished as set forth in RCW 70.77.485 and 70.77.488 (gross misdemeanor).
- H. Violations of EMC 12.10.050(L) relating to controlled substances under RCW 69.50.401, as provided in RCW 69.50.435(1)(e), shall be punished as set forth in chapter 69.50 RCW.
- I. Violations of EMC 12.10.050(H)(a) (“Guns and other Weapons”) shall be as provided in RCW 9.41.230(1)(c), a gross misdemeanor punishable under chapter 9A.20 RCW, although no injury results. If an injury results from a violation of RCW 9.41.230(1), the penalty shall be as provided in the applicable provisions of chapters 9A.32 and 9A.36 RCW.
- J. Violations of EMC 12.10.050(M) (“Pets”) shall be enforced by the City’s Animal Control Authority, as designated under Title 6 EMC.
- K. Every person who violates any of the provisions of this Chapter not specifically identified in Subsections A through J, shall be guilty of a misdemeanor and shall, upon conviction, be punished by a fine of not more than \$1,000.00 and/or imprisonment for a term not exceeding 90 days, or by both such a fine and imprisonment.



City Of Edgewood Council Agenda Summary Sheet

SUBJECT: Edgewood View Estates Phase 1 Final Plat, File # 19-1484.	Agenda Item #:		AB19-0482
	For Agenda of:		11/26/2019
	Prepared by:		Kristin Moerler
ATTACHMENTS (list): ☒ Resolution No. 19-0482 ☒ Final Plat Drawing (5 pages) ☒ Staff Report dated November 21, 2019 ☒ City Engineer's Certificate dated November 19, 2019 ☒ Condition Review Spreadsheet ☒ Reference Location Map			
Approval of Materials:			
Mayor, Daryl Eidinger	☐	Expenditure Required:	<u>\$0</u>
Asst. City Administrator, Dave Gray	☐	Amount Budgeted:	<u>\$0</u>
Interim City Attorney, Ann Marie J. Soto	☐	Timeline: RCW 58.17.140 requires that a final decision on a final plat must be issued within 30 days or less after submission of the complete application.	
City Clerk/HR Director, Rachel Pitzel	☒		
Community & Economic Development Director, Darren Groth	☒		
Public Works Director, Jeremy Metzler	☒		
Information Technology Director, Matthew Ray	☐		
Police Chief, Micah Lundborg	☐		
Fiscal Note/Consideration: Not Applicable			
SUMMARY STATEMENT: The Edgewood View Estates Phase 1 subdivision is located at 8224 - 20th Street East, Edgewood, Washington. This project subdivides 39.24 acres located in the Mixed Residential 1 (MR-1) zoning classification into a total of ninety (90) single-family lots. This first phase consists of approximately 23.8 acres and includes 23 single-family lots and five tracts for future development, stormwater, tree retention and critical area protection purposes serving the subdivision. A State Environmental Policy Act (SEPA) Mitigated Determination of Non-significance (MDNS) was issued on October 18, 2017. The City of Edgewood Hearing Examiner granted preliminary approval subject to fifty-four (54) conditions on December 14, 2017. The Final Plat application was submitted to the City on October 30, 2019. The staff report (Exhibit 3) details the facts relating to the applicant's compliance with the approvals issued for the project. The project has been substantially constructed with the exception of bonding for wetland buffer mitigation associated with the installation of the sewer line and streetscape landscaping. The applicant is obtaining signatures on the final plat document and Covenants, Conditions, Easements Restrictions and Reservations document. Staff will confirm final acceptance of these final documents prior to the Council meeting. Staff recommends approval of the final plat having reviewed the detail of the referenced permits and all associated approvals, conditioned upon the submittal of the final documents and bonding. Final plat approval must be made by the legislative body (City Council). The final plat approval is in the nature of a ministerial, non-discretionary process; that is, if the applicant meets the terms of preliminary approval and the plan conforms with state law and local ordinances, final approval must be granted (RCW 58.17.170). The process to be			

followed by the City Council in the review, approval or denial of this application is that of a closed record decision under EMC 18.40.190(H)(8). There is no opportunity for public testimony.

COUNCIL COMMITTEE REVIEW AND RECOMMENDATION: N/A

RECOMMENDED ACTION: **MOTION** to adopt Resolution No. 19-0482, approving the Edgewood View Estates Phase 1 Final Plat, File No. 19-1484.

ALTERNATIVES TO RECOMMENDED ACTION: 1) Forward to next Regular Meeting for further review and discussion
2) Take no action

RESOLUTION NO. 19-0482

AN RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, APPROVING THE EDGEWOOD VIEW ESTATES PHASE 1 FINAL PLAT, LOCATED AT 8224 - 20TH ST. E., EDGEWOOD WASHINGTON

WHEREAS, September 2, 2016, an application was submitted to the City for a preliminary plat to requesting to subdivide 39.24 acres into 92 single-family residential lots. The site is zoned Mixed Residential 1 (MR-1), located at 8224 - 20th Street East, Edgewood, Washington; and

WHEREAS, the City issued a Mitigated Determination of Nonsignificance (MDNS) on October 18, 2017, with 18 mitigating conditions, and there were no appeals to the MDNS; and

WHEREAS, on November 2, 2017, the Hearing Examiner held a hearing on the preliminary plat, and on December 14, 2017, the Hearing Examiner granted preliminary plat approval for 90 single-family residential lots to comply with the maximum density of the site, subject to fifty-four (54) conditions; and

WHEREAS, the site development permit for the subdivision infrastructure was submitted to the City on September 5, 2018, and permit number 18-1342 was approved on June 2, 2019, and issued to the applicant on June 3, 2019; and

WHEREAS, the City of Edgewood issued the City Engineer's Certificate of Improvements Project 18-1342 on November 19, 2019, documenting the completion of the required infrastructure improvements through construction and minor bonding subject to conditions; and

WHEREAS, on October 30, 2019, an application was submitted to the City for final plat approval and was deemed complete on November 15, 2019, and

WHEREAS, the final plat application has been reviewed by relevant City departments in a staff report dated November 21, 2019 and attached as Exhibit B, and City staff determined the applicant has met the criteria for final plat approval;

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

Section 1. Final Plat Approval. The City Council of Edgewood finds that the conditions of preliminary plat approval for Phase 1 (one) of the Edgewood View Estates Subdivision have been met and the requirements for recording the final plat have been met and hereby adopts the findings of fact as set forth in the Staff Report dated November 21, 2019, attached hereto as Exhibit B and incorporated herein by this reference. The final plat for Phase 1 (one) of the Edgewood View Estates Subdivision is **APPROVED**, subject to completion of the bonded wetland buffer

mitigation monitoring and street landscaping as identified in Exhibit B, and staff and the Mayor are authorized to inscribe and execute the Council's 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 2. 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 3. Effective Date. This resolution will take effect immediately upon passage by the City Council

ADOPTED THIS 26TH DAY OF NOVEMBER, 2019

Daryl Eidinger, Mayor

ATTEST:

Rachel Pitzel, CMC
City Clerk

APPROVED AS TO FORM:

Ann Marie J. Soto, Interim City Attorney

Exhibit A

Final Plat of Phase 1 of the Edgewood View Estates Subdivision

Exhibit B

November 21, 2019 - City of Edgewood Staff Report 19-1484

EDGEWOOD VIEW ESTATES PHASE 1
A PLAT COMMUNITY
A PORTION OF THE SOUTH 1/2 OF THE NE 1/4, SECTION 8, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.,
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

VOL/PG

DEDICATION

WE THE UNDERSIGNED ATTEST THAT WE ARE THE OWNERS IN FEE SIMPLE OF THE LAND REPRESENTED ON THIS PLAT AND THAT THIS FULL SUBDIVISION HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES AND WE DEDICATE THESE LOTS TO THE PURCHASERS THEREOF.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AS PUBLIC AND USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL 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. THE UNDERSIGNED OWNERS HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION AND MAINTENANCE OF SUCH ROAD.

GRANTOR OF PUBLIC RIGHT OF WAY HEREBY WAIVES ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY, INCLUDING WITHOUT LIMITATION THE CITIES OF EDGEWOOD AND MILTON, WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID RIGHT OF WAY.

WE DEDICATE TO THE CITY OF FIFE, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS, ASSIGNS, AND CONTRACTORS, FOR THE USE OF THE PUBLIC FOREVER, A PERPETUAL EASEMENT WITH A RIGHT OF ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF SEWER PIPELINES, MANHOLES, AND OTHER APPURTENANT SEWER STRUCTURES OVER, UNDER AND ACROSS THE PUBLIC EASEMENTS AND/OR TRACT "A" SHOWN ON THE FACE OF THIS PLAT. THE UNDERSIGNED OWNERS WAIVE ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF FIFE, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS, ASSIGNS, AND CONTRACTORS ARISING FROM OR OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION AND MAINTENANCE OF SAID SEWER PIPELINES, MANHOLES, AND OTHER APPURTENANT SEWER STRUCTURES OVER, UNDER, AND ACROSS THE AFOREMENTIONED PUBLIC EASEMENTS AND TRACT "A".

WE DEDICATE TO THE CITY OF MILTON, A PERPETUAL EASEMENT WITH A RIGHT OF ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF WATER MAINS AND OTHER APPURTENANCES OVER, UNDER AND ACROSS TRACT "A" SHOWN ON THIS PLAT.

WE DEDICATE TO THE CITY OF MILTON THE NORTH 3 FEET AS RIGHT-OF-WAY ON YUMA STREET (20TH STREET EAST), AS SHOWN, UPON THE RECORDING OF THIS PLAT.

WE DEDICATE TO THE CITY OF EDGEWOOD, A PERPETUAL EASEMENT WITH A RIGHT OF ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF STORM DRAINAGE LINES, MANHOLES, CATCH BASINS, UNDERGROUND DRAINAGE FACILITIES AND OTHER APPURTENANCES OVER, UNDER AND ACROSS TRACT "A" SHOWN ON THIS PLAT.

WE DEDICATE TO THE CITY OF EDGEWOOD OR ITS SUCCESSOR AGENCY TRACT "B" FOR PUBLIC DRAINAGE PURPOSES UPON THE RECORDING OF THIS PLAT. THE CITY OF EDGEWOOD OR ITS SUCCESSOR AGENCY SHALL BE RESPONSIBLE FOR THE PUBLIC DRAIN FACILITIES WITHIN SAID TRACT.

WE DEDICATE TRACT "C" A CRITICAL AREA TRACT TO THE CITY OF EDGEWOOD UPON THE RECORDING OF THIS PLAT. THE CITY OF EDGEWOOD SHALL BE RESPONSIBLE FOR THE MAINTENANCE ASSOCIATED WITH SAID TRACT.

WE DONATE TRACT "D" TREE RETENTION TRACT TO THE HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. ALL LOTS HAVE UNDIVIDED INTEREST IN SAID TRACT AND THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE ASSOCIATED WITH SAID TRACT.

WE DEDICATE TO THOSE ENTITIES, AS SHOWN ON THE PLAT, THE EASEMENTS AND TRACTS FOR THE USES SPECIFIED.

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED EDGEWOOD VIEW ESTATES PHASE 1, A PLAT COMMUNITY, SOLELY AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE.

THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR EDGEWOOD VIEW ESTATES, RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NO. _____

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.
EDGEWOOD TERRACE ESTATES, LLC.

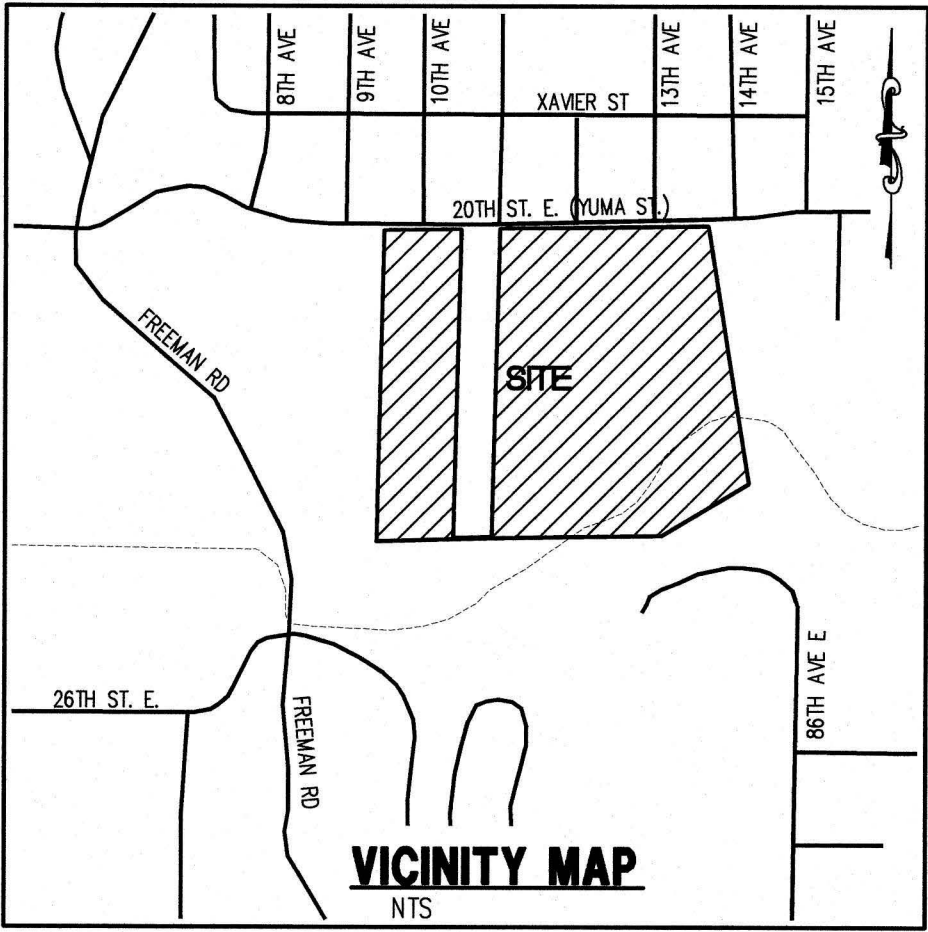
BY: BEN PENTECOST
MANAGER

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF _____)SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BEN PENTECOST IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANGER OF EDGEWOOD TERRACE ESTATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SIGNATURE OF
NOTARY PUBLIC _____
RESIDING AT _____
PRINTED NAME _____
DATE _____
COMMISSION EXPIRES _____



SHEET INDEX

SHEET 1	DEDICATION, ACKNOWLEDGEMENTS, APPROVALS, CERTIFICATES, VICINITY MAP
SHEET 2	LEGAL DESCRIPTIONS, EASEMENT PROVISIONS, PLAT NOTES, SEWER NOTES, ADDRESS TABLE, TRACT NOTES
SHEET 3	SURVEY NOTES, SECTION BREAKDOWN, SHEET LAYOUT
SHEET 4	MAP
SHEET 5	MAP
SHEET 6	MAP

CITY OF EDGEWOOD PLAT NO. 19-1484

APPROVALS

CITY OF EDGEWOOD AGENCY APPROVAL

PLAT CONFORMS TO THE TERMS OF THE PRELIMINARY PLAT APPROVAL AND ASSOCIATED ZONING AND SUBDIVISION REGULATIONS.

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2019.

DIRECTOR OF COMMUNITY DEVELOPMENT

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

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2019.

PUBLIC WORKS DIRECTOR

DATE:

EDGEWOOD CITY COUNCIL APPROVAL

PURSUANT TO RESOLUTION _____, THE EDGEWOOD CITY COUNCIL FINDS THIS PLAT CONFORMS TO ALL TERMS OF ITS PRELIMINARY APPROVAL, APPLICABLE STATE AND LOCAL LAWS AND THE EDGEWOOD MUNICIPAL CODE, AND HEREBY AUTHORIZES THE MAYOR TO EXECUTE ITS 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 HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

ASSESSOR/TREASURER, PIERCE COUNTY, WASHINGTON

CITY OF MILTON APPROVAL

I HEREBY APPROVE THE 3 FOOT PUBLIC ROADWAY DEDICATION ALONG YUMA AVENUE. THE WATER UTILITY INFRASTRUCTURE SYSTEM INSTALLED WITHIN THIS SUBDIVISION HAS BEEN INSTALLED PER THE APPROVED PLANS.

CITY ENGINEER, CITY OF MILTON

RECORDING CERTIFICATE

FILED FOR RECORDING AT THE REQUEST OF THE CITY OF EDGEWOOD COUNCIL THIS _____ DAY OF _____, 2019, AT _____ MINUTES PAST _____, AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____ RECORDS OF PIERCE COUNTY, WASHINGTON, PIERCE COUNTY RECORDING NUMBER _____

DIVISION OF RECORDS AND ELECTIONS

MANAGER

SUPERINTENDENT OF RECORDS

SEWER UTILITY

THE SEWER UTILITY INFRASTRUCTURE SYSTEM INSTALLED WITHIN THIS SUBDIVISION HAS BEEN INSTALLED PER THE APPROVED PLANS.

RUSS BLOUNT, PE, PUBLIC WORKS DIRECTOR, CITY OF FIFE

DATE:

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF EDGEWOOD VIEW ESTATES PHASE 1 IS BASED ON AN ACTUAL SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE BEARINGS AND DISTANCES ARE SHOWN CORRECTLY; THAT THE PERIMETER MONUMENTS HAVE BEEN SET AND THAT ALL OTHER MONUMENTS AND LOT CORNERS HAVE BEEN SET OR BONDED WITH THE COUNTY AND WILL BE SET PRIOR TO THE RELEASE OF THE BOND; THAT I HAVE COMPLIED WITH ALL STATE AND COUNTY REGULATIONS GOVERNING PLATTING AND THAT IT CONFORMS TO THE APPROVED PRELIMINARY PLAT AND THE CONDITIONS OF APPROVAL THEREOF.

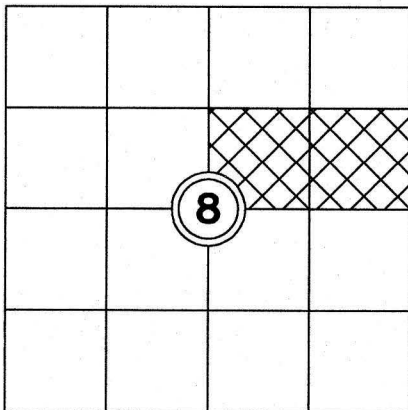
SETH D. O'HARE, PLS
CERT. NO. 38985

11-21-2019
DATE

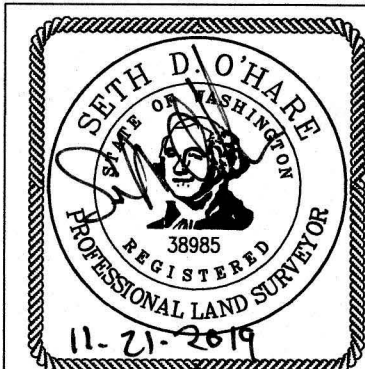
PARCEL NO. 0420081050
ADDRESS: XXX 20TH STREET EAST
EDGEWOOD, WA 98371

PARCEL NO. 0420081007
ADDRESS: 8224 20TH STREET EAST
EDGEWOOD, WA 98371

PARCEL NO. 0420081008
ADDRESS: 8026 20TH STREET EAST
EDGEWOOD, WA 98371



INDEX: SE 1/4 & SW 1/4 OF NE 1/4, SEC. 8, T20N, R4E., W.M.



C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING

429 29th St. N.E. Suite D BUS: (253) 848-4282
PUYALLUP, WA 98372 CESERVICES@CESNWINC.COM

JOB 16141

SHEET 1 OF 6

EDGEWOOD VIEW ESTATES PHASE 1
A PLAT COMMUNITY
A PORTION OF THE SOUTH 1/2 OF THE NE 1/4, SECTION 8, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.,
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

VOL/PG

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5003353-2902486, DATED OCTOBER 17, 2019)

PARCEL A, (0420081007)
THE WEST 10 ACRES OF GOVERNMENT LOT 3 IN SECTION 8, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.
ALSO THE SOUTH 5 FEET OF THE EAST 5 ACRES OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M.
EXCEPT CALDWELL ROAD ON THE NORTH.
(ALSO KNOWN AS REVISED LOT 1, RECORD OF SURVEY FOR CITY OF EDGEWOOD BOUNDARY LINE ADJUSTMENT NO. 17-1317, ACCORDING TO MAP RECORDED MAY 17, 2019 UNDER RECORDING NO. 201905175005, RECORDS OF PIERCE, COUNTY AUDITOR.)

PARCEL B (0420081008)
THE WEST 10 ACRES OF THE EAST 15 ACRES OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M.
EXCEPT CALDWELL ROAD ON THE NORTH.

PARCEL C (0420081050)
GOVERNMENT LOT 3, INSIDE THE PUYALLUP INDIAN RESERVATION, IN SECTION 8, TOWNSHIP 20, RANGE 4 EAST OF THE W.M.
EXCEPTING THEREFROM THE FOLLOWING:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ALSO CALLED GOVERNMENT LOT 3, IN SECTION 8, TOWNSHIP 20 NORTH OF RANGE 4 EAST OF THE W.M.;
THENCE EAST 20 RODS;
THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 3, 80 RODS, MORE OR LESS, TO THE SOUTH LINE THEREOF;
THENCE WEST ON SAID SOUTH LINE 20 RODS TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 80 RODS, MORE OR LESS TO THE PLACE OF BEGINNING, BEING THE WEST 10 ACRES OF SAID LOT 3 AFORESAID.
EXCEPT THEREFROM A PORTION OF GOVERNMENT LOT 3 IN SECTION 8, TOWNSHIP 20, RANGE 4 EAST OF THE W.M., LYING WITHIN INDIAN RESERVATION DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3;
THENCE NORTH 07°49'22" WEST ALONG SAID RESERVATION LINE 217.71 FEET;
THENCE SOUTH 60°22'34" WEST 430.99 FEET TO THE SOUTHWEST CORNER OF THE EAST 400 FEET OF SAID GOVERNMENT LOT 3 AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT3;
THENCE SOUTH 89°37'29" EAST 404.29 FEET TO THE POINT OF BEGINNING.
AND ALSO EXCEPTING THEREFROM COUNTY ROADS.
(ALSO KNOWN AS PARCEL A, PIERCE COUNTY BOUNDARY LINE REVISION NO. 9204140538, ACCORDING TO MAP RECORDED APRIL 14, 1992, RECORDS OF PIERCE COUNTY AUDITOR.)

SITUATE IN THE CITY OF EDGEWOOD, COUNTY OF PIERCE, STATE OF WASHINGTON.

TITLE EXCEPTIONS

(PER FIRST AMERICAN TITLE INSURANCE COMPANY OF WASHINGTON, COMMITMENT NO. 5003353-2902486 DATED OCTOBER 17, 2019)

1-6. NOT SURVEY RELATED

7. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RIGHT OF WAY FOR DRAINAGE DITCH"
RECORDED: JANUARY 10, 1906
RECORDING NO.: 203889
AFFECTS: THE LEGAL DESCRIPTION CONTAINED IN SAID DOCUMENT IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN SAID PREMISES.
8. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 8105040278
(NOT PLOTTED)
9. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
IN FAVOR OF: PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
RECORDED: NOVEMBER 25, 1981
RECORDING NO.: 8111250106
AFFECTS PARCEL B (RELEASED PER AFN 201911200952)
10. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDED: MAY 17, 2007
RECORDING INFORMATION: 200705171056
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AFFECTS PARCEL A (NOT PLOTTABLE)

11-12. NOT SURVEY RELATED

13. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDED: MAY 17, 2007
RECORDING INFORMATION: 200705171056
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
FOR: ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AFFECTS: THE LEGAL DESCRIPTION CONTAINED IN SAID DOCUMENT IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN SAID PREMISES.
(RELEASED PER AFN 201911200951)
14. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 201902220449
IN FAVOR OF: PUGET SOUND ENERGY, INC.
FOR: UTILITY SYSTEMS (NOT PLOTTED)

15-16. NOT SURVEY RELATED

17. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES/OR PROVISIONS SHOWN OR DISCLOSED BY BOUNDARY LINE REVISION RECORDED UNDER RECORDING NUMBER 9204140538.
AFFECTS: PARCEL C (NOT PLOTTED)
18. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES/OR PROVISIONS SHOWN OR DISCLOSED BY BOUNDARY LINE REVISION RECORDED UNDER RECORDING NUMBER 201905175005.
AFFECTS: PARCEL A (PLOTTED)

19-23. NOT SURVEY RELATED

PLAT NOTES

1. THIS PLAT IS ALSO SUBJECT TO AN AGREEMENT TITLED "INTERLOCAL AGREEMENT BETWEEN THE CITY OF FIFE AND THE CITY OF EDGEWOOD REGARDING SANITARY SEWER SERVICE" DATED NOVEMBER 5, 2013 . THIS PLAT IS SPECIFICALLY SUBJECT TO SECTION 3 OF SAID AGREEMENT.

TRACT NOTES

1. SHARED ACCESS TRACT (TRACT A)

TRACT "A", ALL LOTS IN THE PLAT OF EDGEWOOD VIEW ESTATES PHASE 1 AND ANY FUTURE PHASES HAVE AN EQUAL AND UNDIVIDED INTEREST IN SAID TRACT. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE ASSOCIATED WITH SAID TRACT.

2. PUBLIC STORM POND TRACT (TRACT B)

TRACT "B" IS A PUBLIC STORM DRAINAGE AND POND TRACT AND IS DEDICATED TO THE CITY OF EDGEWOOD OR ITS SUCCESSOR AGENCY FOR PUBLIC DRAINAGE PURPOSES UPON THE RECORDING OF THIS PLAT. THE CITY OF EDGEWOOD SHALL BE RESPONSIBLE FOR THE PUBLIC STORM DRAIN FACILITIES WITHIN SAID TRACT.

3. CRITICAL AREA TRACT (TRACT C)

TRACT "C" IS A NATIVE GROWTH PROTECTION AREA CONTAINING LANDSLIDE HAZARD AREAS, WETLAND BUFFER, AND CRITICAL HABITAT AREAS SUBJECT TO CRITICAL AREA REGULATIONS. TRACT "C" IS TO BE DEDICATED TO THE CITY OF EDGEWOOD UPON RECORDING OF THIS PLAT. THE CITY OF EDGEWOOD SHALL BE RESPONSIBLE FOR THE MAINTENANCE ASSOCIATED WITH SAID TRACT.

4. TREE RETENTION TRACT (TRACT D)

TRACT "D", ALL LOTS IN THE PLAT OF EDGEWOOD VIEW ESTATES PHASE 1 AND ANY FUTURE PHASES HAVE AN EQUAL AND UNDIVIDED INTEREST IN SAID TRACT. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE ASSOCIATED WITH SAID TRACT.

5. FUTURE DEVELOPMENT TRACT (TRACT Z)

EDGEWOOD TERRACE ESTATES LLC HAS RESERVED TRACT Z FOR FUTURE DEVELOPMENT.

6. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL COMMON TRACTS WITHIN THIS SUBDIVISION INCLUDING THE STREET TREES AND PLANTING STRIPS WITHIN THE PUBLIC RIGHTS OF WAY (INCLUDING WEEDING, MOWING, ETC.) AND STREET LIGHTING.

EASEMENT PROVISIONS

1. PUBLIC UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, CITY OF FIFE, CITY OF MILTON, CITY OF EDGEWOOD, CENTURY LINK, PIERCE COUNTY, COMCAST AND ANY OTHER PRIVATE UTILITY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS. THE EXTERIOR 10 FEET OF ALL LOTS, TRACTS AND OPEN SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING THE EXISTING OR PROPOSED PUBLIC RIGHT-OF-WAY, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE USE, CABLE TELEVISION, OR FOR OTHER PURPOSES, SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

2. PRIVATE STORM DRAIN EASEMENT

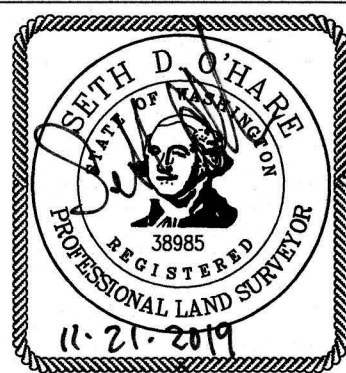
A PRIVATE STORM DRAIN EASEMENT UNDER AND ACROSS THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND ACROSS LOTS DEPICTED ON THIS PLAT, IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF ALL LOTS WITHIN THIS PLAT THAT SHARE A COMMON STORM DRAINAGE CONNECTION. THE OWNERS OF SAID LOTS THAT SHARE A COMMON DRAINAGE CONNECTION SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY BENEFIT FROM, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM DRAIN LOCATED UPSTREAM FROM THE POINT OF CONNECTION.

3. PRIVATE ACCESS AND UTILITY EASEMENTS

A PRIVATE EASEMENT IS HEREBY GRANTED TO THE OWNERS OF LOT 13 OVER, UNDER, AND ACROSS THE ENTIRE AREA OF TRACT "A" FOR THE PURPOSES OF INGRESS, EGRESS, AND UTILITIES. THE EDGEWOOD VIEW ESTATES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAID TRACT.

SEWER NOTES

EACH INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR MAINTENANCE OF THEIR RESPECTIVE SIDE SEWER CONNECTION. THE CITY OF FIFE IS RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF THE SANITARY SEWER MAINLINE PER FIFE MUNICIPAL CODE 13.08.200.



C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING

429 29th St. N.E. Suite D BUS: (253) 848-4282
PUYALLUP, WA 98372 CESERVICES@CESNWINC.COM

JOB 16141

SHEET 2 OF 6

11/26/19 Regular Council Meeting
Page 53 of 76

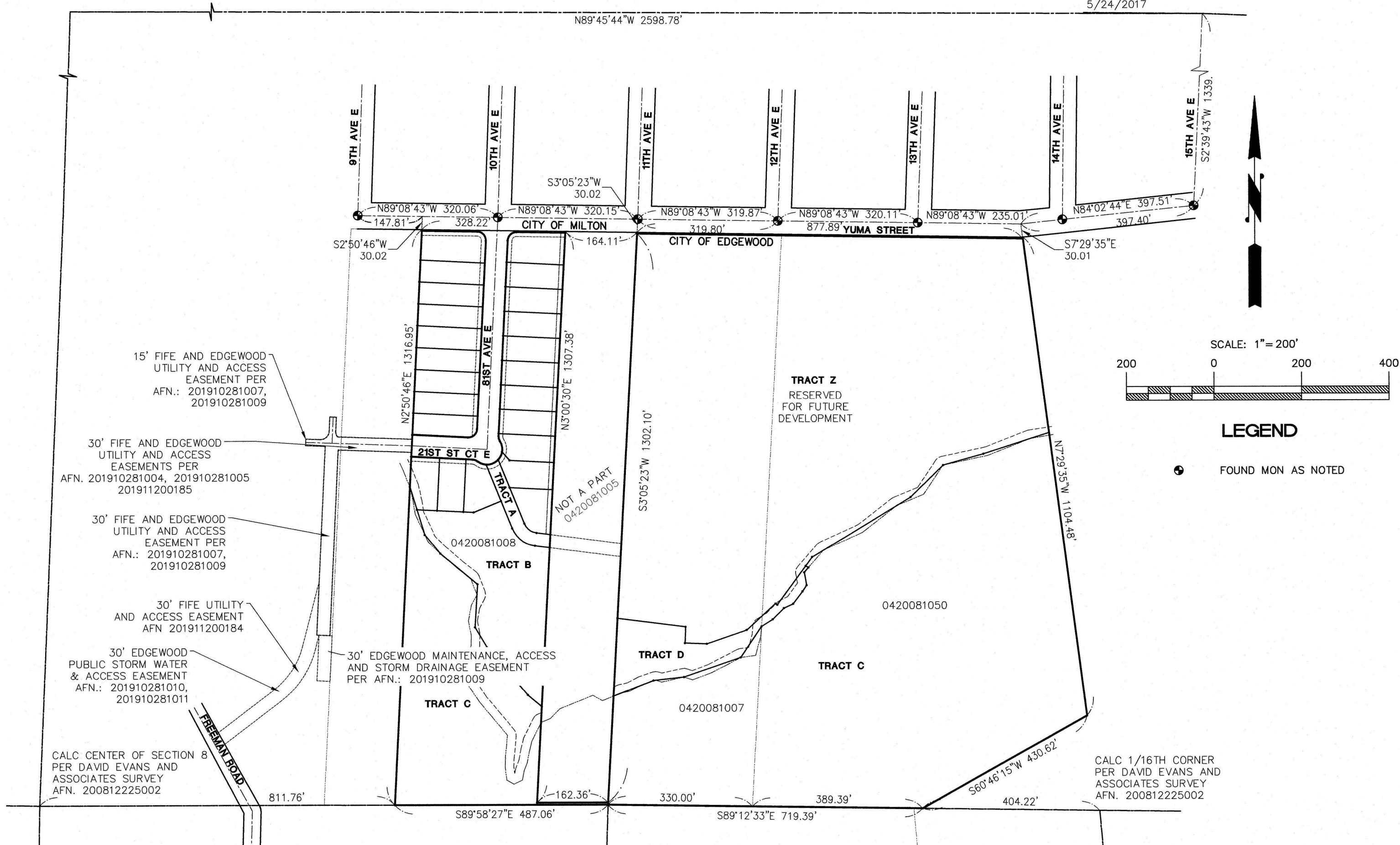
EDGEWOOD VIEW ESTATES PHASE 1

A PLAT COMMUNITY
A PORTION OF THE SOUTH 1/2 OF THE NE 1/4, SECTION 8, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.,
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

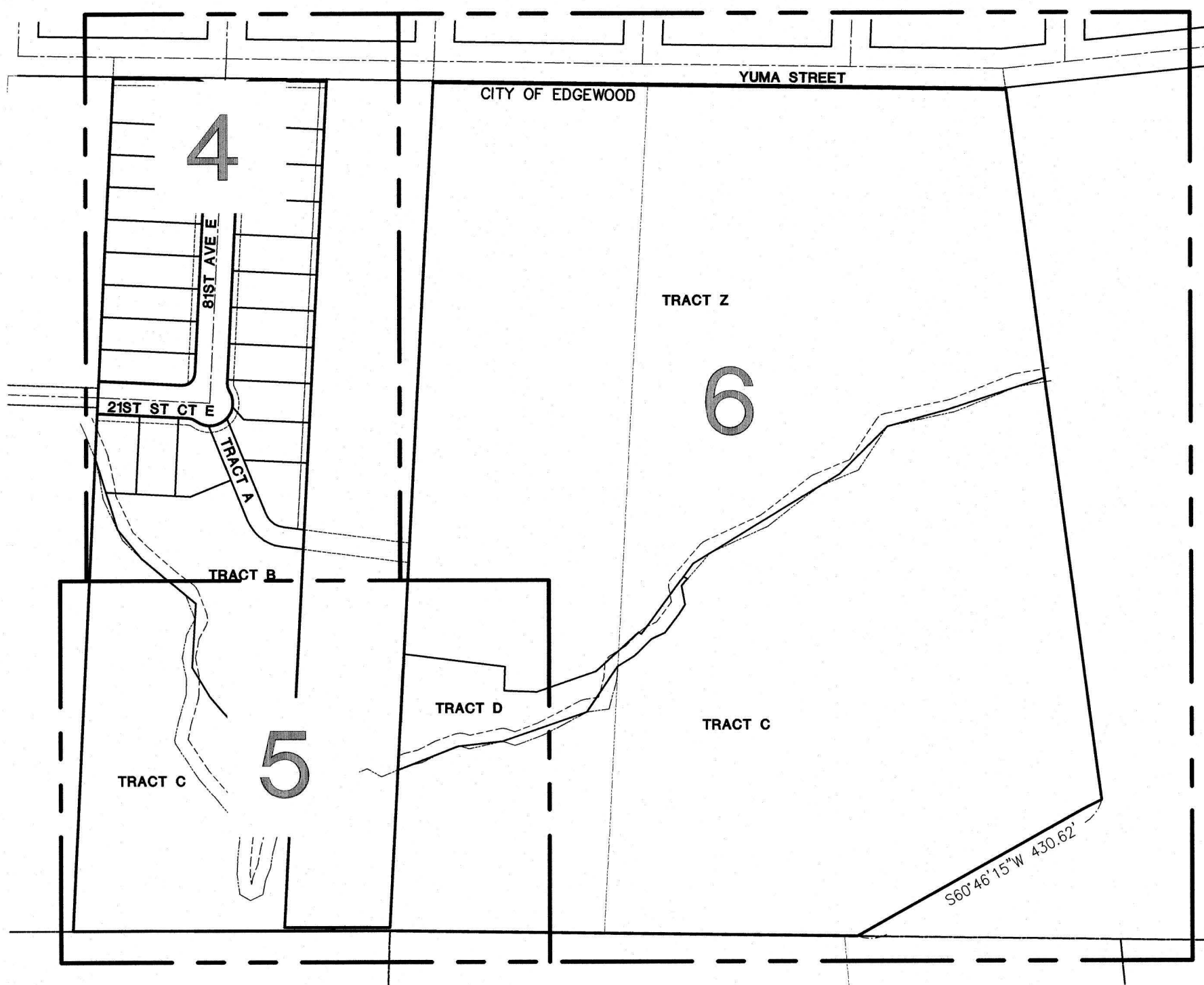
VOL/PAGE

NORTH QUARTER CORNER SEC. 8
CALCULATED POSITION

NORTHEAST CORNER SEC. 8
FOUND 3" SURFACE BRASS
DISC W/"X" VISITED
5/24/2017

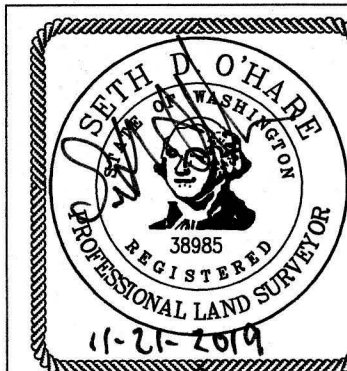


SHEET LAYOUT



SURVEYOR'S NOTES

1. BASIS OF BEARING: NAD 83-2011 (EPOCH 2010.00), WASHINGTON SOUTH ZONE
2. EQUIPMENT USED: FOCUS 30 TOTAL STATION, TRIMBLE R8 GPS AND, GEOMAX ZOOM 90 TOTAL STATION.
3. DATE OF THIS TOPOGRAPHIC SURVEY WAS MAY 2017.
4. THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT", CHAPTER 58.09 RCW AND 332-130 WAC.
5. ALL MEASURING INSTRUMENTS UTILIZED DURING THE COURSE OF THIS SURVEY ARE MAINTAINED IN CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS.
6. VERTICAL DATUM: NAVD 88



C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING

429 29th St. N.E. Suite D BUS: (253) 848-4282
PUYALLUP, WA 98372 CESERVICES@CESNWINC.COM

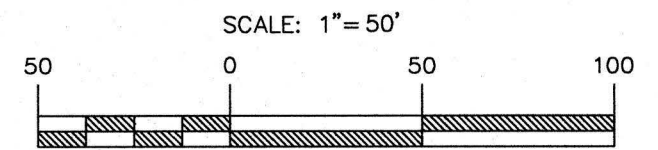
JOB 16141

SHEET 3 OF 6

EDGEWOOD VIEW ESTATES PHASE 1

A PLAT COMMUNITY
A PORTION OF THE SOUTH 1/2 OF THE NE 1/4, SECTION 8, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.,
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

VOL/PG



LEGEND

- FOUND MON AS NOTED
- ⊙ SET MONUMENT "LS 38985"
- REBAR/CAP SET "LS 38985"
- LOT ADDRESS

LOT ADDRESSES

LOT #	ADDRESS
1	2004 81ST AVE E
2	2008 81ST AVE E
3	2012 81ST AVE E
4	2016 81ST AVE E
5	2020 81ST AVE E
6	2024 81ST AVE E
7	2028 81ST AVE E
8	2032 81ST AVE E
9	2036 81ST AVE E
10	8020 21ST ST CT E
11	8024 21ST ST CT E
12	8028 21ST ST CT E
13	2107 81ST AVE E
14	2103 81ST AVE E
15	2037 81ST AVE E
16	2033 81ST AVE E
17	2029 81ST AVE E
18	2025 81ST AVE E
19	2021 81ST AVE E
20	2017 81ST AVE E
21	2013 81ST AVE E
22	2009 81ST AVE E
23	2005 81ST AVE E

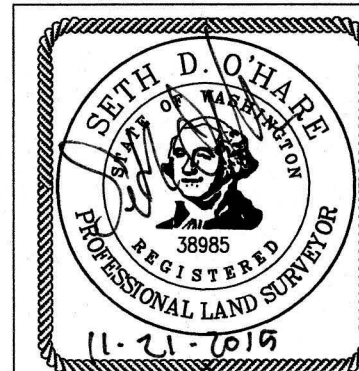
Line Table

Line #	Length	Direction
L1	26.06	S41°11'37"E

Curve Table

Curve #	Length	Radius	Delta
C1	32.11	20.00	91°59'29"
C2	31.42	20.00	90°00'00"
C3	12.25	20.00	35°05'48"
C4	21.21	35.00	34°43'12"
C5	68.71	65.00	60°33'59"
C6	37.00	35.00	60°33'59"
C7	31.00	35.00	50°45'14"
C8	20.28	35.00	33°12'11"
C9	25.36	35.00	41°31'00"
C10	12.25	20.00	35°05'48"
C11	30.72	20.00	88°00'31"

SEE SHEET 5



C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING

429 29th St. N.E. Suite D BUS: (253) 848-4282
PUYALLUP, WA 98372 CESERVICES@CESNWINC.COM

JOB 16141

SHEET 4 OF 6

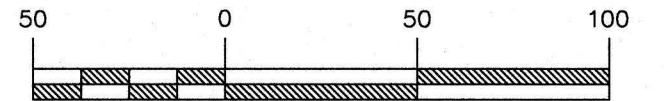
EDGEWOOD VIEW ESTATES PHASE 1

A PLAT COMMUNITY
A PORTION OF THE SOUTH 1/2 OF THE NE 1/4, SECTION 8, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.,
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

VOL/PG



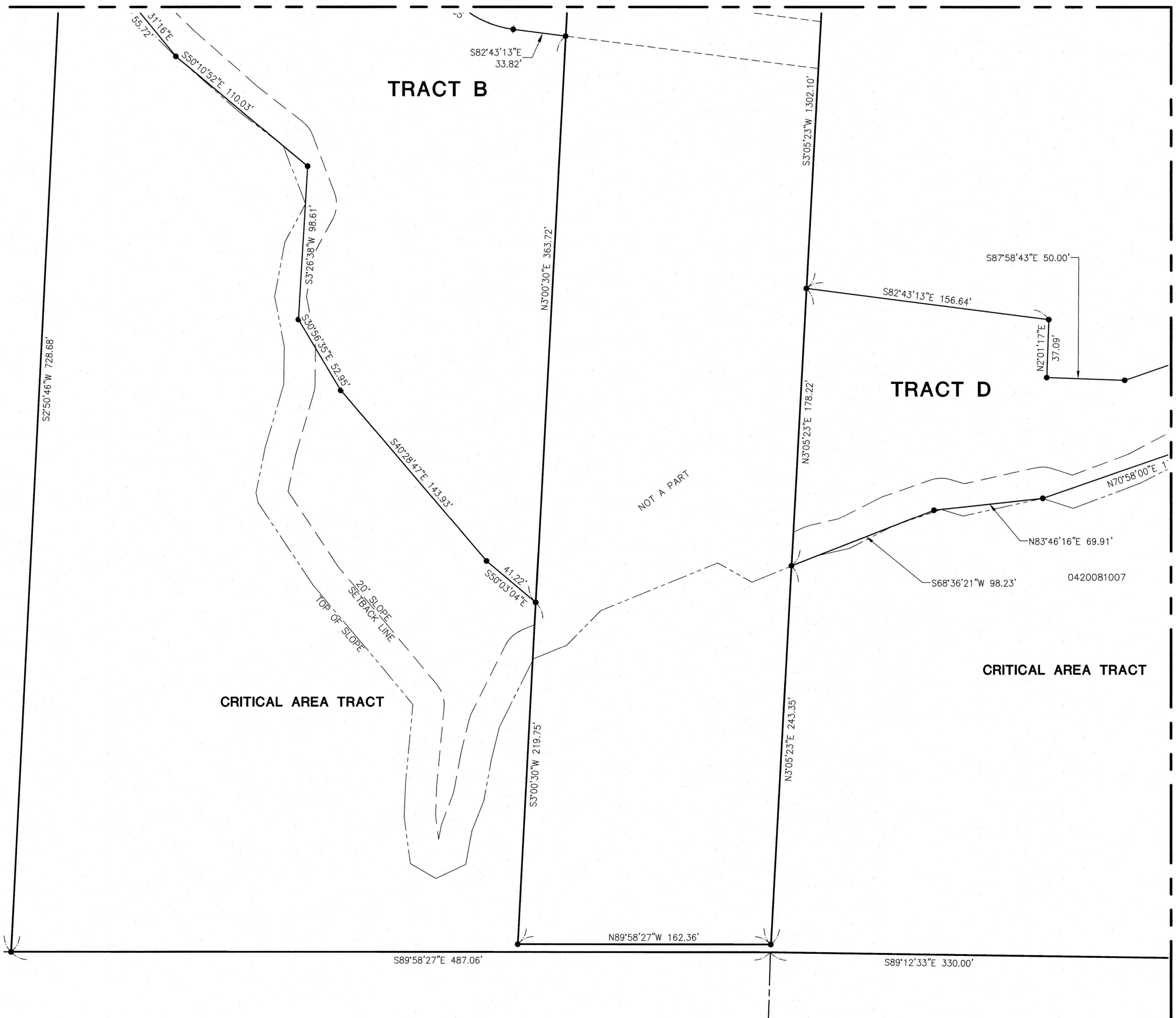
SCALE: 1" = 50'



LEGEND

- FOUND MON AS NOTED
- ⊙ SET MONUMENT "LS 38985"
- REBAR/CAP SET "LS 38985"

SEE SHEET 4



SEE SHEET 6



C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING

429 29th St. N.E. Suite D BUS: (253) 848-4282
PUYALLUP, WA 98372 CESERVICES@CESNWINC.COM

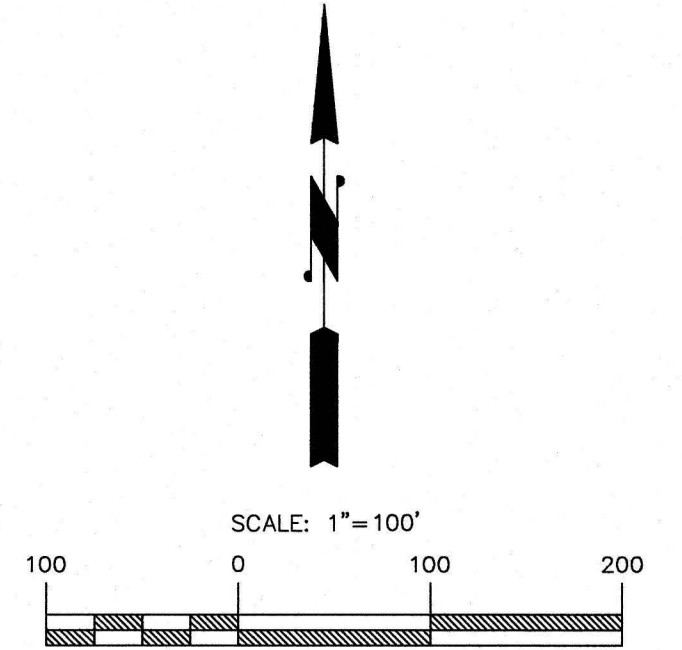
JOB 16141

SHEET 5 OF 6

EDGEWOOD VIEW ESTATES PHASE 1

A PLAT COMMUNITY
A PORTION OF THE SOUTH 1/2 OF THE NE 1/4, SECTION 8, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.,
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

VOL/PG



LEGEND

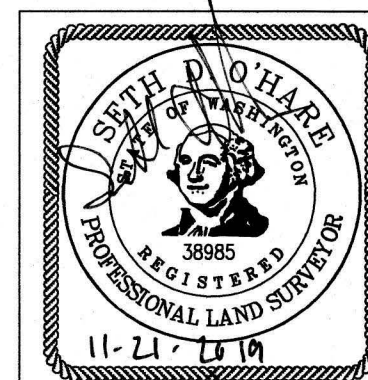
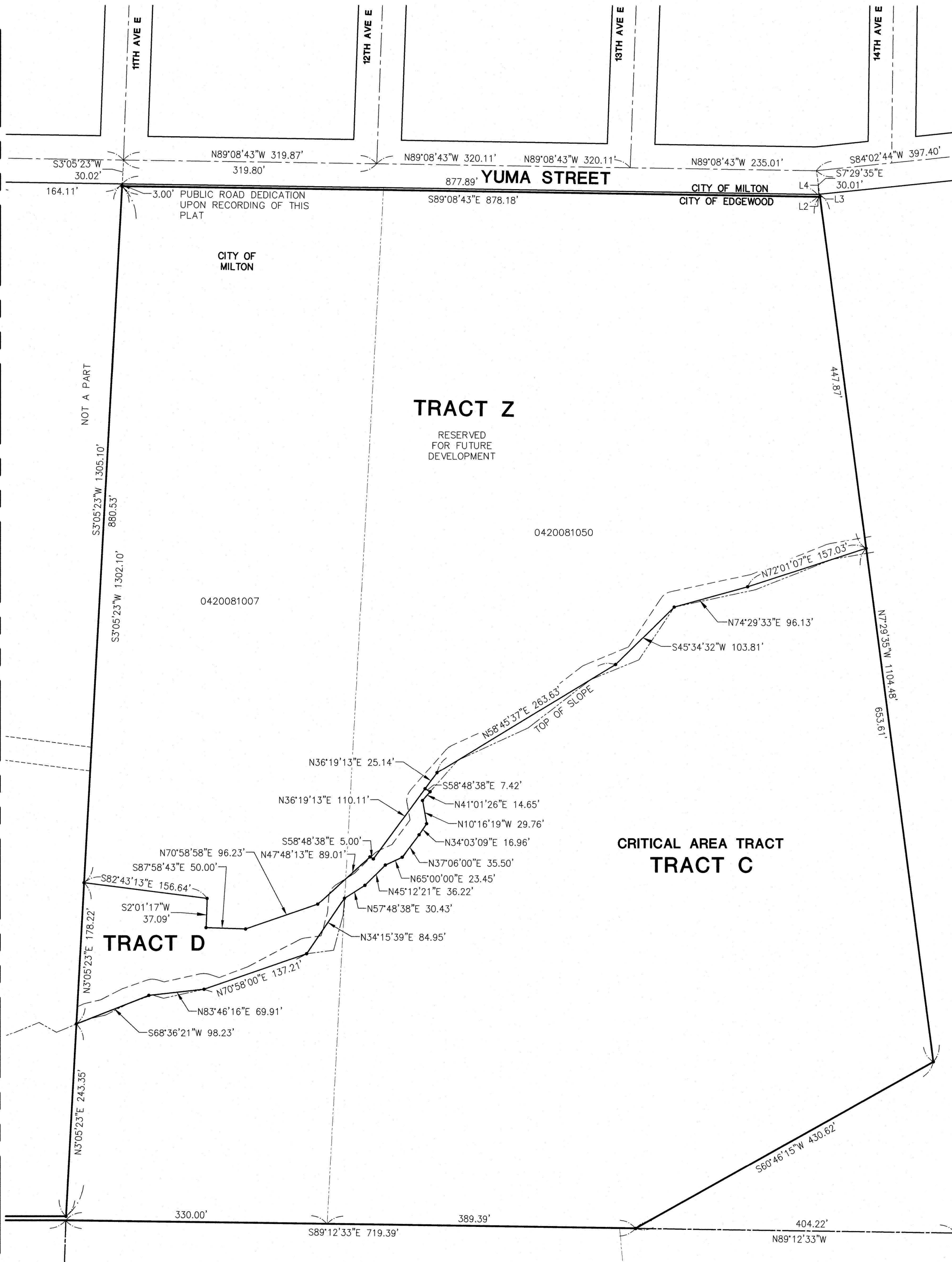
- FOUND MON AS NOTED
- ⊙ SET MONUMENT "LS 38985"
- REBAR/CAP SET "LS 38985"

Line Table

Line #	Length	Direction
L2	2.95	S84°02'44"W
L3	3.00	S7°29'35"E
L4	2.69	S84°02'44"W

SEE SHEET 4

SEE SHEET 5



C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING

429 29th St. N.E. Suite D BUS: (253) 848-4282
PUYALLUP, WA 98372 CESERVICES@CESNWINC.COM

JOB 16141

SHEET 6 OF 6



City of Edgewood, Washington

2224 104th Avenue East, Edgewood WA 98372-1513

Phone: (253) 952-3299 Fax: (253) 952-3537

Staff Report, Findings and Recommendation Phase 1 of Edgewood View Estates Subdivision - Final Plat Approval

To: Edgewood City Council
From: Kristin Moerler, Senior Planner
Date: November 21, 2019
Subject: Final Plat Approval for Phase 1 of Edgewood View Estates Subdivision

NAME OF SUBDIVISION: Edgewood View Estates Subdivision

NUMBER OF LOTS: Phase 1 contains twenty-three (23) single family residential lots. Phase 2 will include sixty-seven (67) single family residential lots, for a total of ninety (90) lots within the Subdivision.

CITY FILE NUMBER: 19-1484

CITY FILE NUMBER AND NAME FOR PRELIMINARY PLAT APPROVAL:
16-5614 Edgewood View Estates Subdivision

CITY FILE NUMBER AND NAME FOR SITE DEVELOPMENT PERMIT APPROVAL:
18-1342 Edgewood View Estates Site Development

LOCATION: 8224-20th Street East Edgewood, WA 98372

TAX PARCEL: 0420081007, 0420081008 and 0420081050

APPLICANT/ PROPERTY OWNER: Edgewood Terrace Estates, LLC

LEGAL DESCRIPTION: The legal description is located on page 2 of the Final Plat document

ZONING: Mixed Residential 1 (MR-1)

COMPREHENSIVE PLAN DESIGNATION: Mixed Residential Low

CRITICAL AREAS: The site includes steep slopes, Surprise Creek and associated wetlands. Tract C contains the critical areas and associated buffers occurring on the site. Tract C is planned to be

transferred to City ownership as it is adjacent to the City's Mortensen Farm Open Space Property.

SEPA: The City of Edgewood issued a Mitigated Determination of Nonsignificance (MDNS) on October 18, 2017, and there were no appeals to the MDNS.

PRELIMINARY PLAT APPROVAL: The City of Edgewood Hearing Examiner granted preliminary approval subject to fifty-four (54) conditions on December 14, 2017.

FINAL PLAT APPLICATION: Application was received on October 30, 2019. The City deemed the application complete on November 15, 2019. The City requested additional information related to project completion and satisfaction of conditions needed to support approval of the final plat on November 18, 2019.

The applicant submitted revised materials for review on November 19, 2019. Minor revisions and clarifications were requested on the 18th of November. The revised final plat map and CC&R document was accepted by staff on November 21, 2019. The final CC&R document and fully executed Final Plat Map are in the process of being signed by the appropriate parties and are anticipated to be submitted to the City prior to the Council Meeting.

ATTACHMENTS:

1. The City of Edgewood Engineer's Certificate of Completion dated November 19, 2019
2. Resolution No. 19-xxxx
3. Final Plat Map attached as Exhibit A to Resolution No. 19-xxxx

I. APPROVAL PROCESS

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

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

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

II. PROJECT ANALYSIS AND STAFF FINDINGS

The proposed subdivision is determined by staff to meet the criteria established in the Edgewood zoning and subdivision ordinances, the City of Edgewood Comprehensive Plan, and to be generally consistent with the requirements and conditions of the preliminary plat approval.

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

The zoning designation of the property is Mixed Residential 1 (MR-1). The preliminary plat approval details the project's compliance with the zoning designation applicable to the site. The site is a total of 39.24 acres in size. Tract C which contains the critical areas and associated buffers is 16.29 acres. The net site area is 22.95 acres. The plat, as conditioned by the Hearing Examiner to include a maximum of 90 lots, provides 3.9 units per net acre consistent with the allowed density for the MR-1 district. Phase 1, which includes the critical area tract, tree retention tract and stormwater pond is 23.8 acres in size. Staff anticipates we will have phase 2 in review within a few months given the progress in the field on construction.

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

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 for Phase 1 in conformance with 16.04.100-16.04.180. The final plat and associated submittals have been reviewed against the approved project conditions and subdivision standards. Staff finds the proposed subdivision conforms to EMC Title 16.

C. Conformance with the Comprehensive Plan

The Comprehensive Plan designation of the property is Mixed Residential Low. Allowed uses in the Mixed Residential Low designation include a range of housing types such as small-lot detached dwellings, duplexes and townhouses, multi-family dwellings and senior housing facilities. Compatible uses are also allowed. The maximum number of allowable dwelling units in the Mixed Residential Low is four (4) 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 City Engineer's Certificate of Improvements for Phase 1 of Edgewood View Estates file #18-1342 for site development improvements in accordance with Chapter 16.04 EMC on November 19, 2019. Bonds have been submitted for maintenance of the public facilities.

E. Conformance with Hearing Examiner's conditions of approval

The Hearing Examiner imposed fifty-four (54) conditions of approval on the Edgewood View Estates Preliminary Plat. The bulk of the permit conditions imposed on the project reflected code requirements to be met during the site development phase of the subdivision construction relative to development of access, stormwater facilities, community septic systems and preservation of critical areas. Planning and Engineering staff reviewed the Site Development Permit for compliance with the Hearing Examiner's Conditions and have determined the required features have been designed and installed consistent with the conditions of approval. Bonding has been authorized for installation of street trees on the interior plat roadways.

Further, conditions were imposed to require the formation of a Homeowners Association (HOA) to receive and maintain the shared facilities and tracts contained within the subdivision for the benefit of the homeowners. In his review of this project, the Hearing Examiner noted that the applicant may choose to develop public or private roads. The applicant has elected to develop public roads to City standards, and the City Public Works Director has since coordinated with the applicant on dedication of the public improvements within this subdivision to include public streets, the stormwater pond and critical areas tract.

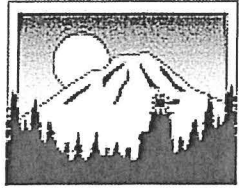
In reviewing the detail of the conditions which listed specific statements related to ownership and maintenance, staff determined the intent of the condition language was to assure the HOA was obligated to own and maintain the private, shared improvements. Shared improvements within this phase of the subdivision are limited to the shared access tract A and tree retention tract D. Phase 2 will contain additional shared access tracts and the HOA park facility when it is established. The HOA has been established to receive the shared improvements and will be expanded to include phase 2 when it is finalized.

Finally, Hearing Examiner conditions imposed on the project included a number of procedural and informative conditions specifying the duration of the permit approval, final plat permit submittal and final plat recording requirements. Applicant has conformed to the procedural requirements for Phase 1 Final Plat approval at this time. Staff will assure remaining procedural requirements are met.

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 the applicable requirements for final plat approval for Phase 1. The applicant has completed required improvements for the development, and has submitted performance bonds for the remaining landscape improvements and maintenance of

the public road improvements. Therefore, the City staff recommends the City Council adopt the findings in this report and **APPROVE** the Final Plat for Phase 1 of Edgewood View Estates Subdivision, File Number 19-1484, subject to completion of the bonded landscape improvements.



City of
Edgewood

2224 10th Avenue E., Edgewood, WA 98372-1513

Phone: (253)952-3299

www.cityofedgewood.org

November 19, 2019

Edgewood Terrace Estates LLC
Attn: Kurt Wilson
108 West Stewart
Puyallup, WA 98371

RE: ENGINEER'S CERTIFICATE OF IMPROVEMENTS,
EDGEWOOD VIEW ESTATES PHASE I (PROJECT 18-1342)
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

Dear Mr. Wilson,

This letter is to inform you that pursuant to City of Edgewood Municipal Code (EMC) Section 16.04.110, the City has determined substantial completion of the required improvements associated with conditions for preliminary subdivision approval and requirements as described within the approved Site Development Plans have been substantially approved by the Public Works and Engineering Department.

A copy of this letter certifying Substantial Completion of site improvements along with accompanying documents as outlined in Section 16.04.140 shall be submitted with the final plat application.

Prior to occupancy on any building permits within the plat, all bonded improvements must be constructed. Specifically the landscaping.

If you have any questions, please contact me at (253) 952-3299.

Sincerely,

Chuck Hendricksen, P.E.
Senior Engineer

Cc: Jeremy Metzler, P.E., Public Works Director
Kristin Moerler, Senior Planner
Daniel Smith, CES, 429 – 29th Street NE, STE D, Puyallup, WA 98372

19-1484 Edgewood View Estates Final Plat Conditions Review

Cond. No.	Condition Text	Notes
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.	Expiration date is 12/14/2022; condition met
2.	The boundary line adjustment shall be recorded prior to final plat application and the recording number referenced on the face of the plat.	17-1713 BLA complete 8/2/19
3.	The Mitigated Determination of Nonsignificance was issued October 18, 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.	Findings made for each below.
1.	Submit a grading plan prepared by a licensed professional engineer prior to commencing with any site preparation. The grading plan must minimize cut and fill quantities to the greatest extent possible.	Submitted and Accepted under SDP 18-1342
2.	Prepare and submit a Temporary Erosion and Sediment Control Plan (TESC) for approval by the City of Edgewood prior to beginning any site preparation activities. Clearing and tree removal will not be permitted during wet weather.	Submitted and Accepted under SDP 18-1342, Clearing started after required inspections in early July 2019
3.	Mark clearing limits prior to any site preparation and install tree fencing along perimeter of clearing limits.	Per SDP 18-1342: Inspection approved 7/3/19
4.	Install erosion control features prior to beginning any site preparation and maintain throughout project until threat of erosion ceases to exist.	Per SDP 18-1342: Inspection approved 7/2/19
5.	Use Best Management Practices to control or reduce emissions, dust, and other things that impact air quality during construction.	Submitted and Accepted under SDP 18-1342, monitored during construction.
6.	Provide a slope stability analysis that demonstrates measures to avoid slope failure due to the cumulative effect of development activity, including, but not limited to appropriate setback from slope, and/or engineering or structural measures to avoid slope failure.	Provided and accepted under SDP 18-1342

19-1484 Edgewood View Estates Final Plat Conditions Review

Cond. No.	Condition Text	Notes
7.	Prepare a site level stormwater management plan to address the impact of proposed land use on the quantity and quality of stormwater runoff generated by the project. At a minimum, the plan must address the following: a. downstream flooding; b. existing features, natural and proposed drainage system and alterations, locations, types, and viability of proposed stormwater management system and best management practices; c. attempts to minimize effective impervious surface area; and d. efforts to control and minimize runoff and reduce likelihood of erosion	Final Stormwater Management Plan Submitted and Reviewed under SDP 18-1342 and addressed each of the items listed.
8.	Stormwater management must be designed to direct runoff to minimize off-site volume and disturbance to natural grades and vegetation.	Submitted and Accepted under SDP 18-1342
9.	Provide perforated stub outs at each lot prior to discharging to detention pond. All connections must be at least one foot above till layers.	This is part of the SFR Construction.
10	Soils excavated for detention ponds must be evaluated for potential seepage, and if discovered, needs to be sealed with clay or silt liner.	Evaluated, no evidence of seepage
11	No concentrated discharge is allowed on slope. Any discharge to top of slope must be tightlined and any pipes on slopes more than 45% must be installed above grade and anchored at a minimum of every 50 feet with embedded pipe anchors in ground. with either use of piles or concrete blocking.	Design complies with the noted standards, SDP 18-1342
12	Minimize clearing or grading to extent practical in area proposed for sewer line extension.	Design complies with the noted standards, SDP 18-1342
13	Low intensity, shielded street lights are required. Light is not permitted to spill into sensitive area tracts.	Lighting plan was reviewed and approved for compliance with these provisions and road illumination standards under SDP 18-1342.

19-1484 Edgewood View Estates Final Plat Conditions Review

Cond. No.	Condition Text	Notes
14	In lieu of a capacity evaluation to secure a capacity reservation certificate, the applicant will submit an independent LOS analysis pursuant to Edgewood Municipal Code (EMC) 18.105.090.	Concurrency capacity evaluation was Approved October 26, 2017.
15	Site distance at the entrance at 10th Avenue going west must comply with AASHTO (American Association of State Highway and Transportation Officials) requirements entering site distance (ESD).	Design complies with the noted standards, SDP 18-1342
16	Prepare a habitat management plan for sensitive area tracts prior to final plat approval. At a minimum, plan must address the maintenance of trees and snags within riparian areas, wetlands and buffers, and a no disturbance buffer of 1,300 feet around waterbodies in the ravine.	Habitat Management Plan provided SDP 18-1342, Modified MDNS issued related to Buffer
17	No tree removal or clearing is permitted on riparian area and north slope.	None requested.
18	Establish root zone protection areas to avoid damaging significant trees.	Submitted and Accepted under SDP 18-1342
4.	The applicant shall comply with the underlying zoning density of 4 dwelling units per net buildable acre in the MR-1 zone.	Revised layout submitted and accepted limiting total lots to 90 and removing shadow plat; SDP 18-1342
5.	The applicant shall provide measurements for the frontage of each lot abutting 20th Street East (Yuma Street) to comply with EMC Section 18.80.050(E)(5) which requires that all lots abutting public streets have a minimum street frontage of 50 feet.	Submitted and Accepted under SDP 18-1342
6.	The applicant shall comply with EMC Title 8 adopted the Pierce County Codes regarding noise, limiting the hours that construction activity can occur in order to address noise impacts to neighboring residential properties.	An development is subject to these provisions, no complaints were submitted related to this site. No known violation is known to have occurred.

19-1484 Edgewood View Estates Final Plat Conditions Review

Cond. No.	Condition Text	Notes
7.	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. The Homeowners' Association shall be responsible for ongoing maintenance of all common Tracts within this Subdivision including the planter buffer strips (including weeding, mowing, etc.), stormwater facilities, recreation Tract E, street lighting, and the gated entrance to the subdivision.	Public Road and Pond change the required details listed in second sentence, CC&RS reviewed for compliance with first sentence intent and reviewed for details that remain in private ownership, street lights and street tree maintenance.
a.	Membership in the Homeowners' Association will be mandatory for all lot owners within the project boundaries.	The CC&Rs comply with this requirement.
b.	The Homeowners' Association shall have the power to levy fees and dues necessary to successfully accomplish necessary activities.	The CC&Rs comply with this requirement.
c.	The Homeowners' Association shall have the provision for the collection of attorney fees extended in collecting delinquent assessments from lot owners.	The CC&Rs comply with this requirement.
d.	Responsibility of the Homeowners' Association for maintenance of common areas shall be specifically detailed.	The CC&Rs comply with this requirement as to the features in phase 1, revisions needed prior to phase 2 related to trees and Park area
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.	Bylaws, and Budget have been provided and HOA established.

19-1484 Edgewood View Estates Final Plat Conditions Review

Cond. No.	Condition Text	Notes
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 the planter buffer strips (including weeding, mowing, etc.), stormwater facilities, open space tract, street lighting, and security gates."	The language occurs on the final plat revised to reflect the public nature of some of the initially planned to be private areas/infrastructure. Staff will assure the recording requirements are met at the time of recording.
8.	A copy of the Covenants, Conditions and Restrictions (CCRs) shall be submitted to the City for approval by the City's Public Works and Community Development Departments; it shall be recorded prior to Final Plat Approval.	The CC&Rs were provided for review and will be recorded with the Final Plat.
9.	The applicant shall install Type I landscaping standards and pedestrian lighting per EMC 18.90.	Landscape and Lighting plans were submitted and accepted under SDP 18-1342 and DR 17-1316. Type 1 landscape required where zone change occurs which is at south boundary, tree retention in Tract C provides this buffer. Perimeter screening trees provided in some locations in addition to minimum
10	The applicant shall install landscaping buffers adjacent to above ground stormwater facilities, along access points, or circulation routes per EMC 13.05.	Limited landscaping was permitted consistent with Stormwater Manual due to proximity of slope, Landscape has been installed.
11	The applicant shall comply with street frontage improvements along 20th Street East (Yuma Street) to conform with the City of Milton's Development Guidelines and Public Works Standards.	Frontage plans were approved by Milton and Phase 1 frontage improvements have been accepted by Milton (Documentation in 18-1342)

19-1484 Edgewood View Estates Final Plat Conditions Review

Cond. No.	Condition Text	Notes
12	Lighting and vegetative planter strips within the subdivision are required in accordance with EMC Title 12.	Landscape plans were submitted and accepted under SDP 18-1342
13	The applicant shall prepare a Tree Preservation Plan per EMC 18.90.180 for approval by the City.	Tree Retention plans were submitted and accepted under SDP 18-1342
14	The applicant shall comply with current DNR forest practices and permitting requirements for tree removal.	DNR Waiver was provided to applicant at time of clearing approval to assist with their compliance with DNR permit standards.
15	The applicant shall provide proof of payment of School Impact Fees to the Fife School District prior to building permit issuance.	ALL NEW SFR BUILDING PERMITS REQUIRE THIS DOCUMENTATION, STAFF WILL ASSURE COMPLIANCE AT TIME OF PERMIT.
16	The project will generate park impact fees in accordance with the Edgewood Municipal Code. The fees will be assessed and collected at the time of building permitting for the individual lots.	ALL NEW SFR BUILDING PERMITS REQUIRE THIS DOCUMENTATION, STAFF WILL ASSURE COMPLIANCE AT TIME OF PERMIT.
17	The applicant shall meet International Fire Code and Standards pursuant to EMC 15.05.110.	ALL NEW SFR BUILDING PERMITS REQUIRE THIS DOCUMENTATION, STAFF WILL ASSURE COMPLIANCE AT TIME OF PERMIT.
18	Proof of water availability to meet fire flow requirements for each residential structure is required at time of building permit issuance.	ALL NEW SFR BUILDING PERMITS REQUIRE THIS DOCUMENTATION, STAFF WILL ASSURE COMPLIANCE AT TIME OF PERMIT.
19	The applicant shall submit proof that the fire hydrants will be installed per the City of Milton Development Guidelines and Public Works Standards and/or at the direction of the fire marshal prior to final plat approval.	Final Acceptance of Phase 1 Site Development has been coordinated as required and accepted. SDP 18-1342

19-1484 Edgewood View Estates Final Plat Conditions Review

Cond. No.	Condition Text	Notes
20	The applicant will provide location, design, and specifications for the City of Edgewood and Fire Chief approval for the installation of any security gate.	Roads are public and will not be gated.
21	The applicant shall install underground utilities pursuant to EMC 18.96.020 and 16.06.100.	Construction has complied.
22	The applicant shall demonstrate proof of compliance with the City of Milton for the provision of domestic water and fire flow.	Email from Milton states system is accepted and meets fire flow.
23	The applicant shall demonstrate proof of a separate water service for landscape irrigation prior to site development approval.	Demonstrated 18-1342
24	The applicant shall construct sanitary sewer utilities and demonstrate compliance with the City of Fife prior to final plat approval	Demonstrated 18-1342, Fife will also be signing off on final plat document prior to recording.
25	The applicant shall demonstrate proof of compliance with the City of Fife for the provision of sanitary sewer prior to the issuance of building permits.	ALL NEW SFR BUILDING PERMITS REQUIRE THIS DOCUMENTATION, STAFF WILL ASSURE COMPLIANCE AT TIME OF PERMIT.
26	The applicant shall submit a final approved stormwater report and construction plans for approval prior to issuance of a site development permit in accordance with EMC Chapter 13.05 and 13.25.	Submitted and Accepted under SDP 18-1342
27	The applicant shall comply with Department of Ecology "Enhanced" treatment methods for discharge into surface waters if the final stormwater configuration discharges into Surprise Creek.	Design complies with the noted standards, SDP 18-1342
28	If onsite retention is proposed, in-situ infiltration testing shall be performed on the project site to determine the design infiltration rate consistent with the 2015 Pierce County Stormwater Management and Site Development Manual (PCM), Appendix III-A.	Design complies with the noted standards, SDP 18-1342
29	The applicant shall acquire an NPDES permit.	Documentation on file 18-1342

19-1484 Edgewood View Estates Final Plat Conditions Review

Cond. No.	Condition Text	Notes
30	The applicant shall comply with EMC 12.05 and Pierce County Code Title 12.	Design complies with the noted standards, SDP 18-1342
31	The applicant shall demonstrate American Disabilities Act (ADA) compliance.	Design complies with the noted standards, SDP 18-1342
32	The applicant shall submit street improvement construction plans, prepared by a licensed engineer for review and approval by the City Engineer prior to site development permit approval.	Submitted and Accepted under SDP 18-1342
33	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 all intersections.	Design complies with the noted standards, SDP 18-1342
34	The applicant shall comply with street lighting for internal roadways pursuant to PCC Section 17B.30.040(B)(2) as incorporated in EMC Title 12.	Design complies with the noted standards, SDP 18-1342
35	The applicant shall submit a lighting plan for City approval.	Lighting plan was reviewed and approved for compliance with these provisions under SDP 18-1342.
36	The applicant shall show all street names and numbers and lot addresses on the final plat. Street names and numbers and lot addresses shall be assigned by the city.	Addresses are listed as issued by the City.
37	20th Street East (Yuma Street) frontage improvements shall be reviewed and approved by the City of Milton prior to issuance of site development approval. The applicant shall provide proof of approval by the City of Milton.	Documentation of Milton approval has been provided as required. SDP 18-1342
38	The applicant will demonstrate adequate and safe entering sight distance to the satisfaction of the City of Edgewood Engineer and to the City of Milton Engineer prior to site development permit issuance.	Design complies with the noted standards, SDP 18-1342

19-1484 Edgewood View Estates Final Plat Conditions Review

Cond. No.	Condition Text	Notes
39	The applicant shall pay Traffic Impact fees per EMC 4.30 at the time of issuance of building permit.	ALL NEW SFR BUILDING PERMITS REQUIRE THIS DOCUMENTATION, STAFF WILL ASSURE COMPLIANCE AT TIME OF PERMIT.
40	The applicant shall comply with EMC 18.105, Concurrency Management either by obtaining a Capacity Reservation Certificate (CRC) from the City of Edgewood or by conducting an independent Level of Survey (LOS) analysis for approval by the City Engineer.	Concurrency capacity evaluation was Approved October 26, 2017.
41	The applicant is required to meet all conditions in the SEPA MDNS for final plat approval.	See analysis above.
42	The applicant is required to submit a map showing the location of all critical areas, sensitive areas, and critical habitat areas and their associated buffers in relationship to proposed infrastructure improvements, i.e. roadways, water, sewer, stormwater, and/or utility infrastructure. The applicant shall demonstrate that all such critical areas are contained within sensitive area tracts or that impacts are otherwise appropriately mitigated.	Applicant demonstrated critical areas relative to development as a part of the SDP review, 18-1342
43	Prepare a habitat management plan for sensitive area tracts prior to final plat approval. At a minimum, plan must address the maintenance of trees and snags within riparian areas, wetlands and buffers, and a no disturbance buffer of 1,300 feet around waterbodies in the ravine.	Habitat Management Plan provided SDP 18-1342, Modified MDNS issued related to Buffer provision. Applicant has met intent of this condition as detailed in MDNS
44	The applicant shall submit a slope stability analysis to determine if the proposed development and/or associated construction activities related to the development will cause or have the potential to cause erosion or slope instability problems on the lands being developed and/or adjacent lands.	Provided and accepted under SDP 18-1342

19-1484 Edgewood View Estates Final Plat Conditions Review

Cond. No.	Condition Text	Notes
45	The gravity sewer shall be constructed to Orange Book standards in accordance with Fife Municipal Code 13.08.580, which states: 13.08.580 Sewage works design standards. All sewage works constructed within the city shall be designed in accordance with the latest edition of the Washington State Department of Ecology's "Criteria For Sewage Works Design"; provided, if another section of this chapter imposes a more stringent standard, then the sewage works shall be designed to the more stringent standard.	Design complies with the noted standards, SDP 18-1342
46	Consistent with critical area standards, the applicant shall provide a geotechnical analysis showing the gravity sewer and storm pipe proposed down the steep slope to Freeman Road MH (sewer) and Surprise Lake drainage (stormwater) does not increase the risk of a landslide. The developer will be responsible in the event of any slides and associated repair to Edgewood or Fife public facilities.	Design complies with the noted standards, SDP 18-1342
47	992 trips/day are proposed. The developer shall update the traffic report that shows the AM and PM peak distribution of Fife maintained intersections (70 th Avenue East and 20 th Street East, Freeman Road and 26 th Street East, Freeman Road and Valley Avenue East).	Revised report forwarded for comment by City Staff on August 28, 2018
48	The applicant shall submit a copy of the engineered stormwater plan to the Fife City Engineer for concurrence as it relates to impacts on Fife. Proof of this submission to the City of Fife shall be provided to the City of Edgewood prior to final plat approval.	Documentation of Fife review and approval has been provided as required. SDP 18-1342
49	A Hydraulic Project Approval from WDFW will be required if an outfall for the stormwater discharge to Surprise Creek is to be constructed or modified.	Applicant addressed the need for this permit relative to final location in SDP permit review, 18-1342.

19-1484 Edgewood View Estates Final Plat Conditions Review

Cond. No.	Condition Text	Notes
50	In addition to requirements per EMC 16.04, the following shall also be added to the face of the final plat: 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 Edgewood View Estates 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 _____.	Language omitted as facility is public.
51	The following shall be added to the CCR document: In the event Edgewood Terrace, LLC (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 Proponents or successors, the City will assess financial sanctions (E.M.C. 13.05.100) and/or initiate enforcement proceedings. In the event the City determines the lack of maintenance has resulted in a situation or 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.	Landguage omitted as pond and associated features are public.
52	The Applicant shall submit documentation of ownership transition from Lakewood Venture, LLC to Edgewood Terrace Estates, LLC.	Provided in the record of materials to Hearing Examiner

19-1484 Edgewood View Estates Final Plat Conditions Review

Cond. No.	Condition Text	Notes
53	The decision set forth herein is based upon representations made and exhibits, including plans and proposals submitted at the hearing conducted by the hearing examiner. Any substantial change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to the approval of the hearing examiner and may require further and additional hearings.	MDNS modification was processed, and determined consistent with intent of findings and decision.
54	The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition precedent to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to	Noted.

Reference Map

Edgewood View Estates Plat

