



CITY OF EDGEWOOD REGULAR COUNCIL MEETING AGENDA

Tuesday, April 13, 2021 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1. CALL TO ORDER

Roll Call, Pledge of Allegiance

2. AUDIENCE COMMENT

3. MAYOR'S REPORT

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

The following items are presented for Council approval:

A. Regular City Council Meeting Minutes of March 23, 2021

B. Study Session Meeting Minutes of March 30, 2021

C. Study Session Meeting Minutes of April 6, 2021

D. **AB21-016** – a motion approving April 2021 Budgeted Expenditures as follows:

Deferred Compensation Program; Payroll Direct Deposit; Department of Retirement Systems; Dept. of Child Support; AWC Employee Benefit Trust; and IRS 941 in the amount of \$165,238.32; and Vendor Check Numbers 24876 through 24908 with EFT and Direct Pay Payments in the amount of \$235,813.38 and void check number 24851 in the amount of \$<15,506.00>. Total distributions submitted for review and authorization in the amount of \$385,545.70

E. **AB21-0557** – a motion approving Resolution No. 21-0557, authorizing the mayor to purchase school zone beacons from Traffic Safety Supply

F. **AB21-0558** – a motion approving Resolution No. 21-0558, authorizing the mayor to execute a custom street lighting order with Puget Sound Energy for replacement of 14 existing fixtures to LED

G. **AB21-0559** – a motion approving Resolution No. 21-0559, authorizing the mayor to enter into a first amendment to the contract with Active Construction, INC. dated September 14, 2020, and approving change orders in the amount of \$328,862.41

5. COUNCIL BUSINESS

A. **AB21-0603** – a motion approving Ordinance No. 21-0603, amending Edgewood Municipal Code (EMC) section 18.97.040 related to prohibited signs; amending EMC sections 18.97.300 and 18.20.090 related to sign definitions

B. **AB21-0604** – a motion approving Ordinance No. 21-0604, amending Edgewood Municipal Code (EMC) section 18.90.180 related to tree preservation; amending EMC sections 18.20.050, 18.20.200, 18.20.220, and 18.20.230 pertaining to tree-related definitions; amending EMC 18.80.080 related to tree preservation and protection standards in certain zoning districts

C. **AB21-0605** – a motion approving Ordinance No. 21-0605, rezoning certain real property located at 4411 90th Avenue East Edgewood, WA (Pierce County parcel numbers 0420163074, 0420163003, 0420163051, 0420167703, 0420167704,

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

0420167705, and 0420167706) from single-family moderate (SF-3) to industrial (I)

- D. AB21-0606** – a motion approving Ordinance No. 21-0606, amending the Budget for the 2021 fiscal year

6. COUNCIL COMMENTS

7. ADJOURN



CITY OF EDGEWOOD

REGULAR COUNCIL MEETING AGENDA SUMMARY

Tuesday, March 23, 2021 – 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.

Present: Mayor Eidinger, Deputy Mayor Creley, Councilmember West, Councilmember Day, Councilmember Christopherson, Councilmember Wise, Councilmember Tomin, Councilmember 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, IT Director Matthew Ray, Police Chief Mark Berry

2 PUBLIC HEARING

A. AB21-013 PUBLIC HEARING - regarding Sign Code Amendment

Mayor Eidinger read the rules into the record, and opened the public hearing at 7:02pm inviting Community and Economic Development Director Groth to discuss the Sign Code Amendment.

There were no public comments and the hearing was closed at 7:06pm.

B. AB 21-014 PUBLIC HEARING - regarding Tree Preservation Amendment

Mayor Eidinger opened the public hearing at 7:07pm, and Community and Economic Development Director Groth spoke on the topic. Cory Watson, and Jessie Gamble spoke during public comment. Mayor Eidinger closed the hearing at 7:13pm.

3 AUDIENCE COMMENT

There was no audience comment.

4 MAYOR'S REPORT

Mayor Eidinger read his report into the record and then invited each director to speak on topics of their choosing.

5 CONSENT AGENDA:

A. Regular City Council Meeting Minutes of March 9, 2021

B. Study Session Meeting Minutes of March 16, 2021

C. Review of Commission, Committee and Board Meeting Minutes

D. AB21-015 - a motion approving March 2021 Budgeted Expenditures as follows: Deferred Compensation Program; Payroll Direct Deposit; Department of Retirement Systems; Dept. of Child Support; and IRS 941 in the amount of \$136,270.25; and Vendor Check Numbers 24850 through 24875 with EFT and Direct Pay Payments in the amount of \$652,548.95 and void check number 24741 in the amount of <\$10,669.28>.

Total distributions submitted for review and authorization in the amount of \$778,149.92

E. AB21-0555 - Resolution No. 21-0555, 24th & Meridian Sidewalks Contract Amendment

F. AB21-0556 - Resolution No. 21-0556, Herrera Contract (SMAP)
Motion: As read, **Action:** Approve, **Moved by** Councilmember West, **Seconded by** Councilmember Tomin, **Motion passed 7-0**

6 COUNCIL BUSINESS

There was no Council Business.

7 COUNCIL COMMENTS

Mayor Eidinger spoke.
Councilmember Tomin spoke.
Councilmember Day spoke.
Councilmember Wise spoke.
Councilmember West spoke.

8 ADJOURN

Mayor Eidinger adjourned the meeting at 7:27pm.

Jill S. Herrera
Communications Coordinator / Deputy City Clerk

Daryl Eidinger
Mayor



CITY OF EDGEWOOD

STUDY SESSION MEETING AGENDA SUMMARY

Tuesday, March 30, 2021 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1 CALL TO ORDER

Mayor Eidinger called the meeting to order and led attendees in the Pledge of Allegiance.

Present: Mayor Eidinger, Deputy Mayor Creley, Councilmember West, Councilmember Day, Councilmember Day, Councilmember Christopherson, Councilmember Wise, Councilmember Tomin, Councilmember 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, IT Director Matthew Ray, Police Chief Mike Blaire

2 COUNCIL BUSINESS

A. Discussion – Equity, Diversity and Inclusion (Trainings, Planning, etc.)

Councilmembers Tomin and West led a follow-up discussion on the takeaways they gleaned from the City of Wenatchee's Advisory Council on Diversity, Equity, & Inclusion Board.

B. Discussion - Staffing Level Planning (City Labor)

Assistant City Administrator Dave Gray brought this agenda item forward. A detailed discussion then ensued between Council and staff with a decision to bring it back for further discussion at the next Study Session.

3 OTHER COUNCIL ITEMS

Councilmember Day spoke.

Mayor Eidinger spoke.

4 ADJOURN

Mayor Eidinger adjourned the meeting at 8:27pm.

Jill S. Herrera
Communications Coordinator / Deputy City Clerk

Daryl Eidinger
Mayor



CITY OF EDGEWOOD

STUDY SESSION MEETING AGENDA SUMMARY

Tuesday, April 6, 2021 – 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.

Present: Mayor Eidinger, Deputy Mayor Creley, Councilmember West, Councilmember Day, Councilmember Wise, Councilmember Lowry

Escused: Councilmember Christopherson, Councilmember Tomin

Staff Present: Assistant City Administrator Dave Gray, City Clerk/HR Director Rachel Pitzel, Community & Economic Development Director Darren Groth, Public Works Director Jeremy Metzler, IT Director Matthew Ray

2 COUNCIL BUSINESS

- A.** Discussion – Bruce Dammeier – South Sound Housing Affordability Partners (SSHAP)
Pierce County Executive Bruce Dammeier spoke briefly then introduced John Howell and Marty Kooistra with the Cedar River Group. Together they reviewed the SSHAP with Council and then answered questions.
- B.** Discussion – Equity, Diversity and Inclusion (Trainings, Planning, etc.)
Mayor Eidinger touched on the bias training he was participating in, and Councilmember West reviewed questions he asked at a previous meeting.
- C.** Discussion – Ordinance – Sign Code Amendment
Community and Economic Development Director Groth presented this item and discussed the changes with Council.
- D.** Discussion – Ordinance – Tree Preservation Amendment
Community and Economic Development Director Groth discussed this item and the anticipation of bringing it forward at the next Regular Council Meeting.
- E.** Discussion – Resolution – School Zone Beacon Replacements
Public Works Director Metzler presented this item for review and fielded questions from Council on the topic. Council approved moving it forward on an upcoming Consent Agenda.
- F.** Discussion – Resolution – Street Light LED Conversion – Jovita Blvd & Roundabout
Public Works Director Metzler discussed the benefits as well as cost of converting additional lights to LED. Council asked that this item be moved forward to an upcoming Consent Agenda.
- G.** Discussion – Annual Transportation Concurrency Report
Public Works Director Metzler briefed on the three items Transpo recommended in their report.
- H.** Discussion – Resolution – Edgewood Community Park Contract Amendment
Public Works Director Metzler discussed the need for this contract amendment. Council then agreed to move it to an upcoming Consent Agenda.

I. Discussion - Ordinance - 2021 Budget Amendment No. 2

Assistant City Administrator Gray brought this item forward for further discussion.

3 OTHER COUNCIL ITEMS

Councilmember Wise spoke.

Councilmember Day spoke.

Councilmember Lowry spoke.

Councilmember West spoke.

4 ADJOURN

Mayor Eidinger adjourned the meeting at 8:57pm

Jill S. Herrera
Communications Coordinator / Deputy City Clerk

Daryl Eidinger
Mayor



**City Of Edgewood
Council Agenda Summary Sheet**

Subject: AB21-016 – a motion approving April 2021 Budgeted Expenditures as follows: Deferred Compensation Program; Payroll Direct Deposit; Department of Retirement Systems; Dept. of Child Support; AWC Employee Benefit Trust; and IRS 941 in the amount of \$165,238.32; and Vendor Check Numbers 24876 through 24908 with EFT and Direct Pay Payments in the amount of \$235,813.38 and void check number 24851 in the amount of \$<15,506.00>. Total distributions submitted for review and authorization in the amount of \$385,545.70	Agenda Item #:
	For Agenda of: 4/13/2021
	Prepared by: Stephanie Goff
Attachments (list): 1. 041321 Claims Register 2. 041321 Voucher Directory	
Approval of Materials: Stephanie Goff Rachel Pitzel 4/8/2021 Dave Gray 4/8/2021 Daryl Eidinger 4/9/2021	Expenditure Required: \$385,545.70
	Amount Budgeted: \$385,545.70
	Timeline: N/A

Summary Statement:

Approving April 2021 Budgeted Expenditures as follows: Deferred Compensation Program; Payroll Direct Deposit; Department of Retirement Systems; Dept. of Child Support; AWC Employee Benefit Trust; and IRS 941 in the amount of \$165,238.32; and Vendor Check Numbers 24876 through 24908 with EFT and Direct Pay Payments in the amount of \$235,813.38 and void check number 24851 in the amount of \$<15,506.00>. Total distributions submitted for review and authorization in the amount of \$385,545.70

Item History:

N/A

Recommended Action:

MOTION to adopt AB21-016 – a motion approving April 2021 Budgeted as presented under the Consent Agenda.

Fiscal Note/Consideration:

City of Edgewood 2021

April 13th 2021 Council Meeting Check & EFT Payment Distribution Review & Authorization

Number	Name	Print Date	Amount
US Bank PAYROLL ACCOUNT DISTRIBUTION			
10611 Last Number Issued Previous Authorization			
AWC EFT 3/31/2021	AWC Employee Benefit Trust	3/31/2021	\$39,530.25
DCP EFT 3/31/2021	Deferred Compensation Program	3/31/2021	\$13,644.74
Direct Deposit Run -	Payroll Vendor	3/31/2021	\$76,403.89
DRS EFT 3/31/2021	Dept of Retirement Systems	3/31/2021	\$21,301.64
DSHS-DCS EFT	WA State Support Registry	3/31/2021	\$275.00
IRS 941 EFT 3/31/2021	IRS 941	3/31/2021	\$14,082.80
Total			\$165,238.32

Number	Name	Print Date	Amount
CLAIM VOUCHER ACCOUNT DISTRIBUTION			
24875 Last Number Issued Previous Authorization			
24876	A & R Services dba Angela Rojo	4/13/2021	\$835.00
24877	AHBL	4/13/2021	\$5,671.25
24878	Association of WA Cities	4/13/2021	\$8,806.00
24879	Berger Partnership	4/13/2021	\$2,809.90
24880	City of Sumner	4/13/2021	\$24.00
24881	Daily Journal of Commerce	4/13/2021	\$200.90
24882	Drain-Pro	4/13/2021	\$1,695.50
24883	East Pierce Fire & Rescue	4/13/2021	\$2,277.78
24884	FCS Group	4/13/2021	\$3,222.50
24885	Form Source, Inc.	4/13/2021	\$648.41
24886	Jennings Equipment, Inc.	4/13/2021	\$1,257.16
24887	Lakehaven Water & Sewer District	4/13/2021	\$29.06
24888	Lakeside Doors, Inc.	4/13/2021	\$1,736.42
24889	Madrona Law Group, PLLC	4/13/2021	\$14,672.00
24890	Malwarebytes Inc.	4/13/2021	\$398.50
24891	McCarthy & Causseaux	4/13/2021	\$960.00
24892	McKinstry Co, LLC	4/13/2021	\$4,152.66
24893	Office Depot	4/13/2021	\$117.61
24894	Pierce County Budget & Finance Assessor	4/13/2021	\$13,368.10
24895	Pierce County Budget & Finance Court	4/13/2021	\$27,790.00
24896	Pierce County Budget & Finance Jail	4/13/2021	\$1,151.11
24897	Pierce County Budget & Finance PW	4/13/2021	\$63,044.31
24898	Pierce County Budget & Finance Sheriff	4/13/2021	\$1,650.58
24899	Raedeke Associates, Inc.	4/13/2021	\$885.00
24900	Werre, Jeff S	4/13/2021	\$59.36
24901	Irizarry, Felipe	4/13/2021	\$203.45
24902	Security Gate and Access	4/13/2021	\$703.36
24903	Sterling Automotive Service	4/13/2021	\$125.34
24904	Sunbelt Rentals, Inc	4/13/2021	\$2,341.29
24905	Traffic Management, Inc.	4/13/2021	\$2,935.50
24906	Transpo Group	4/13/2021	\$27,630.43
24907	WA State Treasurer	4/13/2021	\$704.00
24908	Whistle Workwear	4/13/2021	\$265.00
Direct Pay Payment	Amazon Capital Services	4/13/2021	\$1,568.04
Direct Pay Payment	American Traffic Solutions	4/13/2021	\$28,500.00
Direct Pay Payment	Consolidated Press	4/13/2021	\$3,033.14
Direct Pay Payment	Julie Dyer	4/13/2021	\$1,914.50
Direct Pay Payment	Monarch Landscape Holdings	4/13/2021	\$1,129.77
Direct Pay Payment	Public Finance Inc.	4/13/2021	\$1,320.60
Direct Pay Payment	Utilities Underground Location Center	4/13/2021	\$276.06
EFT Payment 4/8/2021	Century Link	4/13/2021	\$287.97
EFT Payment 4/8/2021	Smarsh, Inc.	4/13/2021	\$20.87
EFT Payment 4/8/2021	Verizon Wireless	4/13/2021	\$1,332.88
EFT Payment 4/8/2021	Wells Fargo Vendor Fin Serv	4/13/2021	\$368.17
EFT Payment 4/8/2021	Comcast	4/13/2021	\$495.41
EFT Payment 4/8/2021	Crystal Springs	4/13/2021	\$93.44
EFT Payment 4/8/2021	Grainger	4/13/2021	\$829.50
EFT Payment 4/8/2021	McLendon Hardware-Blue Tarp Credit Services	4/13/2021	\$67.77
EFT Payment 4/8/2021	Mt. View-Edgewood Water Co.	4/13/2021	\$652.56
EFT Payment 4/8/2021	Murrey's Disposal Company	4/13/2021	\$157.08
EFT Payment 4/8/2021	O'Reilly Auto Parts	4/13/2021	\$224.41
EFT Payment 4/8/2021	Shell	4/13/2021	\$1,169.73
Total Claims Voucher Distribution			\$235,813.38

Total Distribution Submitted for Review & Authorization	\$401,051.70
Authorization Adjustments: Void ck #24851	\$ (15,506.00)
Total Distribution Net of Prior Authorized Adjustments	\$385,545.70

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

Accounting Manager, Stephanie Goff

Mayor, Daryl Eidinger

Council Member



Voucher Directory

Fiscal : 2021 - April
Council Date : 2021 - April - 1st Council Meeting

Vendor	Number	Reference	Account Number	Description	Amount
A & R Services dba Angela Rojo					
	24876			2021 - April - 1st Council Meeting	
		520-A&R			
			April Services		
			001-018-000-518-30-41-01	Professional Services	\$835.00
				Monthly Janitorial Svs. for April	
		Total 520-A&R			\$835.00
	Total 24876				\$835.00
Total A & R Services dba Angela Rojo					\$835.00
AHBL					
	24877			2021 - April - 1st Council Meeting	
		124262			
			1/26-2/25/21 On-Call Services		
			001-058-000-558-60-41-03	Prof. Services (Non-reimbursable)	\$946.25
				1/26-2/25/21 On-Call Services	
		Total 124262			\$946.25
		124263			
			1/26-2/25/21 Prologis Review		
			001-058-000-558-60-41-03	Prof. Services (Non-reimbursable)	\$2,393.75
				1/26-2/25/21 Prologis Review	
		Total 124263			\$2,393.75
		124264			
			1/26-2/25/21 Dhaliwal Landing		
			001-058-000-558-60-41-03	Prof. Services (Non-reimbursable)	\$2,331.25
				1/26-2/25/21 Dhaliwal Landing	
		Total 124264			\$2,331.25
	Total 24877				\$5,671.25
Total AHBL					\$5,671.25
Amazon Capital Services					
	Direct Pay Payment 4/8/2021 3:06:10 PM - 1			2021 - April - 1st Council Meeting	
	1F3C-VPH9-CXQ3				
			March Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	\$1,255.93
				Toner, Printer Cable, Phone Cases, Webcams, Printer, Misc. Office Supplies, Desk	
				Organization, Shower Head, Hand Sanitizer	

Vendor	Number	Reference	Account Number	Description	Amount
			001-018-000-518-20-31-08	Wellness Supplies	\$23.92
			Energy Bars		
			001-021-000-521-20-31-05	Supplies-Misc	\$45.21
			PD Emergency Preparedness Supplies- Gloves, Mylar Thermal Blankets		
			001-058-000-558-50-31-01	Office & Operational Supplies	\$122.12
			Code/Guide Books for Building Team (4)		
			001-058-000-558-50-31-10	Outdoor Gear	\$43.94
			Disposable Coveralls		
			001-076-000-576-80-35-01	Small Tools/Minor Equipment	\$76.92
			Pressure Washer Attachment		
		Total 1F3C-VPH9-CXQ3			\$1,568.04
		Total Direct Pay Payment 4/8/2021 3:06:10 PM - 1			\$1,568.04
Total Amazon Capital Services					\$1,568.04
American Traffic Solutions					
		Direct Pay Payment 4/8/2021 3:06:10 PM - 2	2021 - April - 1st Council Meeting		
		IN0008679			
			March Services		
			001-021-000-521-70-41-11	Traffic Policing-Traffic Camera Contract	\$28,500.00
			March Services		
		Total IN0008679			\$28,500.00
		Total Direct Pay Payment 4/8/2021 3:06:10 PM - 2			\$28,500.00
Total American Traffic Solutions					\$28,500.00
Association of WA Cities					
		24878	2021 - April - 1st Council Meeting		
		86573			
			2021 Membership Fee		
			001-018-000-518-20-49-01	Memberships	\$8,806.00
			2021 Annual Membership		
		Total 86573			\$8,806.00
		Total 24878			\$8,806.00
Total Association of WA Cities					\$8,806.00
Berger Partnership					
		24879	2021 - April - 1st Council Meeting		
		33294			
			February Services- Prj. 20195029.00		
			310-000-000-594-76-41-03	Professional Svs.-Property	\$2,809.90
			6th & Meridian Phase One		
		Total 33294			\$2,809.90
		Total 24879			\$2,809.90
Total Berger Partnership					\$2,809.90

Vendor	Number	Reference	Account Number	Description	Amount
Century Link					
	EFT Payment 4/8/2021 3:10:10 PM - 1		2021 - April - 1st Council Meeting		
		253-927-2018 680B 3/25-4/25/21			
		3/25-4/25/21 Services			
		001-018-000-518-30-42-01	Telecommunications Charges		\$146.00
			Elevator and Fire Alarm Line		
		Total 253-927-2018 680B 3/25-4/25/21			\$146.00
		253-952-3537 889B 3/22-4/22/21			
		3/22-4/22/21 Services			
		001-018-000-518-30-42-01	Telecommunications Charges		\$141.97
			Fax Line		
		Total 253-952-3537 889B 3/22-4/22/21			\$141.97
	Total EFT Payment 4/8/2021 3:10:10 PM - 1				\$287.97
Total Century Link					\$287.97
City of Sumner					
	24880		2021 - April - 1st Council Meeting		
		040121-COS			
		1st Qtr 2021 Animal Licenses			
		650-000-000-589-30-00-05	Animal Licenses		\$24.00
			1st Qtr 2021 Animal Licenses		
		Total 040121-COS			\$24.00
	Total 24880				\$24.00
Total City of Sumner					\$24.00
Comcast					
	EFT Payment 4/8/2021 3:10:10 PM - 2		2021 - April - 1st Council Meeting		
		8498 35 021 0458551 3/25-4/24/21			
		3/25-4/24/21 Services			
		001-018-000-518-30-42-01	Telecommunications Charges		\$405.18
			City Hall Internet		
		Total 8498 35 021 0458551 3/25-4/24/21			\$405.18
		8498 35 021 0602869 3/29-4/28/21			
		3/29-4/28/21 Services			
		001-018-000-518-30-42-01	Telecommunications Charges		\$90.23
			City Hall Public Internet		
		Total 8498 35 021 0602869 3/29-4/28/21			\$90.23
	Total EFT Payment 4/8/2021 3:10:10 PM - 2				\$495.41
Total Comcast					\$495.41
Consolidated Press					
	Direct Pay Payment 4/8/2021 3:06:10 PM - 3		2021 - April - 1st Council Meeting		
		26747*			
		Spring 2021 Magazine			
		001-018-000-518-20-49-05	Printing & Binding-Magazine		\$3,033.14

Vendor	Number	Reference	Account Number	Description	Amount
				Spring 2021 Magazine	
		Total 26747*			\$3,033.14
		Total Direct Pay Payment 4/8/2021 3:06:10 PM - 3			\$3,033.14
Total Consolidated Press					\$3,033.14
Crystal Springs					
		EFT Payment 4/8/2021 3:10:10 PM - 3		2021 - April - 1st Council Meeting	
		15787820 032421			
			Acct# 698722615787820		
			001-018-000-518-20-31-01	Office & Operational Supplies	\$93.44
				City Hall Water	
		Total 15787820 032421			\$93.44
		Total EFT Payment 4/8/2021 3:10:10 PM - 3			\$93.44
Total Crystal Springs					\$93.44
Daily Journal of Commerce					
		24881		2021 - April - 1st Council Meeting	
		3366488			
			March Services		
			001-019-000-511-30-41-02	Legal Publications	\$200.90
				Newspaper- Edgewood Drive East	
		Total 3366488			\$200.90
		Total 24881			\$200.90
Total Daily Journal of Commerce					\$200.90
Drain-Pro					
		24882		2021 - April - 1st Council Meeting	
		79567			
			Special Event-COVID Vaccine		
			001-019-000-525-60-41-01	Emergency Services	\$590.00
				Special Event- COVID Vaccine Event	
		Total 79567			\$590.00
		79702			
			3/21-4/17/21 Edgemont Park		
			001-076-000-576-80-45-03	Operating Rentals	\$437.50
				3/21-4/17/21 Edgemont Park	
		Total 79702			\$437.50
		79703			
			3/21-4/17/21 Nelson Nature Park		
			001-076-000-576-80-45-03	Operating Rentals	\$241.00
				3/21-4/17/21 Nelson Nature Park	
		Total 79703			\$241.00

Vendor	Number	Reference	Account Number	Description	Amount
		79704			
			3/21-4/17/21 Nelson Farm		
			001-076-000-576-80-45-03	Operating Rentals	\$106.50
			3/21-4/17/21 Nelson Farm		
		Total 79704			\$106.50
		79705			
			3/21-4/17/21 Trailhead Park		
			001-076-000-576-80-45-03	Operating Rentals	\$196.00
			3/21-4/17/21 Trailhead Park		
		Total 79705			\$196.00
		79706			
			3/21-4/17/21 PW Yard		
			001-076-000-576-80-45-03	Operating Rentals	\$124.50
			3/21-4/17/21 PW Yard		
		Total 79706			\$124.50
	Total 24882				\$1,695.50
Total Drain-Pro					\$1,695.50
East Pierce Fire & Rescue					
24883				2021 - April - 1st Council Meeting	
		040121-EPF			
			1st Quarter 2021 Fire Plan Review Fees		
			650-000-000-589-30-00-06	Fire Plan Review	\$2,157.71
			1st Quarter 2021 Fire Plan Review Fees		
		Total 040121-EPF			\$2,157.71
		040721-EPF			
			AED Battery Replacement		
			001-018-000-518-20-31-01	Office & Operational Supplies	\$120.07
			AED Battery Replacement		
		Total 040721-EPF			\$120.07
	Total 24883				\$2,277.78
Total East Pierce Fire & Rescue					\$2,277.78
FCS Group					
24884				2021 - April - 1st Council Meeting	
		3338-22103105			
			Prj. 3338- Development Cost of Service Study (2021)		
			001-019-000-518-90-41-01	Gen'l Gov't-Professional Services	\$3,222.50
			Prj. 3338- Development Cost of Service Study (2021)		
		Total 3338-22103105			\$3,222.50
	Total 24884				\$3,222.50
Total FCS Group					\$3,222.50

Vendor	Number	Reference	Account Number	Description	Amount
Form Source, Inc.					
	24885		2021 - April - 1st Council Meeting		
		857352			
			March Services		
			001-021-000-521-20-31-01	Office & Operational Supplies	\$648.41
				Updated Business Cards- All PD Staff	
		Total 857352			\$648.41
	Total 24885				\$648.41
Total Form Source, Inc.					\$648.41
Grainger					
	EFT Payment 4/8/2021 3:10:10 PM - 4		2021 - April - 1st Council Meeting		
		9827210494			
			March Purchases		
			001-076-000-576-80-31-01	Operational Supplies	\$169.03
				4 Trash Cans	
		Total 9827210494			\$169.03
		9827210502			
			March Purchases		
			001-076-000-576-80-35-01	Small Tools/Minor Equipment	\$4.89
				Water Key	
			101-000-000-542-30-35-01	Roadway-Small Tools & Minor Equipment	\$9.79
				Water Key	
			410-000-000-594-31-64-04	Equipment	\$9.79
				Water Key	
		Total 9827210502			\$24.47
		9833207625			
			March Purchases		
			001-076-000-576-80-35-01	Small Tools/Minor Equipment	\$1.63
				Water Key	
			101-000-000-542-30-35-01	Roadway-Small Tools & Minor Equipment	\$3.26
				Water Key	
			410-000-000-594-31-64-04	Equipment	\$3.26
				Water Key	
		Total 9833207625			\$8.15
		9833207633			
			March Purchases		
			001-076-000-576-80-31-01	Operational Supplies	\$565.50
				4 Trash Can Lids	
		Total 9833207633			\$565.50
		9844611716			
			March Purchases		
			001-076-000-576-80-35-01	Small Tools/Minor Equipment	\$12.47
				Lever Action Bucket Pump	
			101-000-000-542-30-35-01	Roadway-Small Tools & Minor Equipment	\$24.94
				Lever Action Bucket Pump	

Vendor	Number	Reference	Account Number	Description	Amount
			410-000-000-594-31-64-04	Equipment	\$24.94
				Lever Action Bucket Pump	
		Total 9844611716			\$62.35
		Total EFT Payment 4/8/2021 3:10:10 PM - 4			\$829.50
Total Grainger					\$829.50
Jennings Equipment, Inc.					
24886				2021 - April - 1st Council Meeting	
		17773P			
			March Purchases		
			001-076-000-576-80-48-01	Equipment Repair & Maintenance	\$924.39
				Mower Parts	
		Total 17773P			\$924.39
		17927P			
			March Purchases		
			001-076-000-576-80-48-01	Equipment Repair & Maintenance	\$323.99
				Mower Parts	
		Total 17927P			\$323.99
		18055P			
			March Purchases		
			001-076-000-576-80-31-01	Operational Supplies	\$1.76
				Hedge Trimmer Blade Cleaner	
			101-000-000-542-30-31-01	Roadway-Operational Supplies	\$3.51
				Hedge Trimmer Blade Cleaner	
			410-000-000-531-38-31-01	Operational Supplies	\$3.51
				Hedge Trimmer Blade Cleaner	
		Total 18055P			\$8.78
		Total 24886			\$1,257.16
Total Jennings Equipment, Inc.					\$1,257.16
Julie Dyer					
		Direct Pay Payment 4/8/2021 3:06:10 PM - 4		2021 - April - 1st Council Meeting	
		040221-JD			
			3/16-3/31/21 Services		
			001-018-000-518-80-41-01	Contracted IT Services	\$1,914.50
				3/16-3/31/21 Services	
		Total 040221-JD			\$1,914.50
		Total Direct Pay Payment 4/8/2021 3:06:10 PM - 4			\$1,914.50
Total Julie Dyer					\$1,914.50
Lakehaven Water & Sewer District					
24887				2021 - April - 1st Council Meeting	
		3575901 12/30/20-3/3/21			
			12/30/20-3/3/21 Services		
			001-018-000-518-30-47-04	Sewer Charges	\$29.06

Vendor	Number	Reference	Account Number	Description	Amount
			22 114th Ave E		
		Total 3575901 12/30/20-3/3/21			\$29.06
	Total 24887				\$29.06
Total Lakehaven Water & Sewer District					\$29.06
Lakeside Doors, Inc.					
24888			2021 - April - 1st Council Meeting		
	12930				
		March Services			
		001-018-000-518-30-48-03	Maintenance/Repairs - Buildings		\$1,736.42
			PW Garage Door Repair		
	Total 12930				\$1,736.42
Total 24888					\$1,736.42
Total Lakeside Doors, Inc.					\$1,736.42
Madrona Law Group, PLLC					
24889			2021 - April - 1st Council Meeting		
	10698				
		March Services			
		001-019-000-515-41-41-01	Legal Services-External		\$437.00
			March Services		
	Total 10698				\$437.00
	10699				
		March Services			
		001-019-000-515-41-41-01	Legal Services-External		\$14,051.00
			March Services		
	Total 10699				\$14,051.00
	10700				
		March Services			
		001-019-000-515-41-41-01	Legal Services-External		\$184.00
			March Services		
	Total 10700				\$184.00
Total 24889					\$14,672.00
Total Madrona Law Group, PLLC					\$14,672.00

Vendor	Number	Reference	Account Number	Description	Amount
Malwarebytes Inc.	24890			2021 - April - 1st Council Meeting	
		IN100100812			
			Endpoint Protection		
			001-018-000-518-85-49-03	Computer Subscriptions	\$398.50
			PO# 2021016-	Endpoint Protection	
		Total IN100100812			\$398.50
	Total 24890				\$398.50
Total Malwarebytes Inc.					\$398.50
McCarthy & Causseaux	24891			2021 - April - 1st Council Meeting	
		220			
			March Services		
			001-019-000-515-41-41-14	Hearing Examiner Legal Fees	\$960.00
				Hearing Examiner Svcs	
		Total 220			\$960.00
	Total 24891				\$960.00
Total McCarthy & Causseaux					\$960.00
McKinstry Co, LLC	24892			2021 - April - 1st Council Meeting	
		10139884			
			March Services		
			001-018-000-518-30-48-03	Maintenance/Repairs - Buildings	\$2,833.88
				Plumbing Repair	
		Total 10139884			\$2,833.88
		10141319			
			April Maintenance		
			001-018-000-518-30-48-03	Maintenance/Repairs - Buildings	\$1,318.78
				April Maintenance	
		Total 10141319			\$1,318.78
	Total 24892				\$4,152.66
Total McKinstry Co, LLC					\$4,152.66
McLendon Hardware-Blue Tarp Credit Services					
	EFT Payment 4/8/2021 3:10:10 PM - 5			2021 - April - 1st Council Meeting	
	A26994/3				
			March Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	\$14.34
				Key Rings	
		Total A26994/3			\$14.34
	A32264/3				
			March Purchases		
			001-018-000-518-30-32-02	Supplies/Parts - Vehicles & Equipment	\$43.70

Vendor	Number	Reference	Account Number	Description	Amount
				Parts for Sideboards- '12 Dump Truck (#8)	
		Total A32264/3			\$43.70
		A32290/3			
			March Purchases		
			001-018-000-518-30-32-02	Supplies/Parts - Vehicles & Equipment	\$9.73
				Parts for Sideboards- '12 Dump Truck (#8)	
		Total A32290/3			\$9.73
		Total EFT Payment 4/8/2021 3:10:10 PM - 5			\$67.77
		Total McLendon Hardware-Blue Tarp Credit Services			\$67.77
Monarch Landscape Holdings					
		Direct Pay Payment 4/8/2021 3:06:10 PM - 5		2021 - April - 1st Council Meeting	
		CD50133468			
			April Services		
			101-000-000-542-70-48-04	Roadside- ROW Veg Maint Contractor	\$1,129.77
				April Services	
		Total CD50133468			\$1,129.77
		Total Direct Pay Payment 4/8/2021 3:06:10 PM - 5			\$1,129.77
		Total Monarch Landscape Holdings			\$1,129.77
Mt. View-Edgewood Water Co.					
		EFT Payment 4/8/2021 3:10:10 PM - 6		2021 - April - 1st Council Meeting	
		100385-3401 1/20-3/10/21			
			1/20-3/10/21 Services		
			001-018-000-518-30-47-02	Water	\$53.16
				10301 36th St E	
		Total 100385-3401 1/20-3/10/21			\$53.16
		15563-3401 1/11-3/10/21			
			1/11-3/10/21 Services		
			001-018-000-518-30-47-02	Water	\$54.06
				1425 110th Ave E	
		Total 15563-3401 1/11-3/10/21			\$54.06
		2691-3401 1/11-3/10/21			
			1/11-3/10/21 Services		
			001-018-000-518-30-47-02	Water	\$92.58
				1800 Meridian Ave E	
		Total 2691-3401 1/11-3/10/21			\$92.58
		2746-3401 1/11-3/10/21			
			1/11-3/10/21 Services		
			001-018-000-518-30-47-02	Water	\$306.56
				City Hall	
		Total 2746-3401 1/11-3/10/21			\$306.56

Vendor	Number	Reference	Account Number	Description	Amount
		2823-3401 1/11-3/10/21			
			1/11-3/10/21 Services		
			001-018-000-518-30-47-02	Water	\$53.62
				10311 22nd Ave E	
		Total 2823-3401 1/11-3/10/21			\$53.62
		3796-3401 1/11-3/10/21			
			1/11-3/10/21 Services		
			001-018-000-518-30-47-02	Water	\$92.58
				1200 Meridian Ave E	
		Total 3796-3401 1/11-3/10/21			\$92.58
		Total EFT Payment 4/8/2021 3:10:10 PM - 6			\$652.56
Total Mt. View-Edgewood Water Co.					\$652.56
Murrey's Disposal Company					
		EFT Payment 4/8/2021 3:10:10 PM - 7		2021 - April - 1st Council Meeting	
		9758435			
			March Services		
			001-018-000-518-20-47-03	Waste Disposal	\$157.08
				March Services	
		Total 9758435			\$157.08
		Total EFT Payment 4/8/2021 3:10:10 PM - 7			\$157.08
Total Murrey's Disposal Company					\$157.08
Office Depot					
	24893			2021 - April - 1st Council Meeting	
		161937635001			
			March Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	\$117.61
				Copy Paper, Pens	
		Total 161937635001			\$117.61
	Total 24893				\$117.61
Total Office Depot					\$117.61
O'Reilly Auto Parts					
		EFT Payment 4/8/2021 3:10:10 PM - 8		2021 - April - 1st Council Meeting	
		3725-358708			
			March Purchases		
			001-018-000-518-30-32-02	Supplies/Parts - Vehicles & Equipment	\$42.13
				Debris Loader Parts	
		Total 3725-358708			\$42.13
		3725-359812			
			March Purchases		
			001-018-000-518-30-32-02	Supplies/Parts - Vehicles & Equipment	\$41.97
				Mower Parts	
		Total 3725-359812			\$41.97

Vendor	Number	Reference	Account Number	Description	Amount
		3725-359858			
			March Purchases		
			001-018-000-518-30-32-02	Supplies/Parts - Vehicles & Equipment	\$140.31
			Mower Parts		
		Total 3725-359858			\$140.31
		Total EFT Payment 4/8/2021 3:10:10 PM - 8			\$224.41
Total O'Reilly Auto Parts					\$224.41
Pierce County Budget & Finance Assessor					
24894			2021 - April - 1st Council Meeting		
		040121-PC Assessor			
			2021 Property Taxes		
			001-018-000-518-30-41-03	Surface Water Charge	\$13,368.10
			2021 Property Taxes		
		Total 040121-PC Assessor			\$13,368.10
		Total 24894			\$13,368.10
Total Pierce County Budget & Finance Assessor					\$13,368.10
Pierce County Budget & Finance Court					
24895			2021 - April - 1st Council Meeting		
		CI-300840			
			Q2 2021 Services		
			001-019-000-512-50-41-01	Court Services-Contracted	\$27,790.00
			Q2 2021 Services		
		Total CI-300840			\$27,790.00
		Total 24895			\$27,790.00
Total Pierce County Budget & Finance Court					\$27,790.00
Pierce County Budget & Finance Jail					
24896			2021 - April - 1st Council Meeting		
		CI-299930			
			February Services		
			001-021-000-523-60-41-01	Jail Services	\$1,151.11
			February Services		
		Total CI-299930			\$1,151.11
		Total 24896			\$1,151.11
Total Pierce County Budget & Finance Jail					\$1,151.11
Pierce County Budget & Finance PW					
24897			2021 - April - 1st Council Meeting		
		CI-299879			
			February Services		
			101-000-000-542-38-41-02	Roadway-Road Maint (Intergov contract)	\$255.47
			February Services		
			101-000-000-542-66-41-03	Snow & Ice Control-Prof Svcs	\$33,923.87
			101-000-000-542-70-41-04	Roadside-ROW Veg Maint (Intergov)	\$1,630.23

Vendor	Number	Reference	Account Number	Description	Amount
			410-000-000-531-38-41-10	Storm Drainage-Ditch Maint	\$7,356.19
			410-000-000-531-38-41-12	Storm Drainage-Drain Maint	\$13,935.29
			410-000-000-531-38-41-13	Storm Drainage-Structure Maint	\$5,943.26
		Total CI-299879			\$63,044.31
	Total 24897				\$63,044.31
Total Pierce County Budget & Finance PW					\$63,044.31
Pierce County Budget & Finance Sheriff					
24898				2021 - April - 1st Council Meeting	
		CI-299976			
			Jan-Mar Services- OT		
			001-021-000-521-20-41-02	Police Overtime	\$1,650.58
				Jan-Mar Services- OT	
		Total CI-299976			\$1,650.58
	Total 24898				\$1,650.58
Total Pierce County Budget & Finance Sheriff					\$1,650.58
Public Finance Inc.					
	Direct Pay Payment 4/8/2021 3:06:10 PM - 6			2021 - April - 1st Council Meeting	
	0002301				
			2nd Qtr 2021 LID Services		
			202-000-000-535-10-41-01	Professional Services	\$1,320.60
				2nd Qtr 2021 LID Services	
		Total 0002301			\$1,320.60
	Total Direct Pay Payment 4/8/2021 3:06:10 PM - 6				\$1,320.60
Total Public Finance Inc.					\$1,320.60
Raedeke Associates, Inc.					
24899				2021 - April - 1st Council Meeting	
		59038			
			January Services - Prj. 2018-097		
			001-058-000-558-60-41-03	Prof. Services (Non-reimbursable)	\$885.00
				119 Satwant Northwood Mitigation Assistance	
		Total 59038			\$885.00
	Total 24899				\$885.00
Total Raedeke Associates, Inc.					\$885.00
Refunds/Reimbursements Vendor					
24900				2021 - April - 1st Council Meeting	
		032921-JW		Jeff S Werre	
			Outdoor Gear/Clothing		
			001-058-000-558-50-31-10	Outdoor Gear	\$59.36
				Work Pants	
		Total 032921-JW			\$59.36
	Total 24900				\$59.36

Vendor	Number	Reference	Account Number	Description	Amount
	24901			2021 - April - 1st Council Meeting	
		040521-FI		Felipe Irizarry	
			Permit 20-1140		
			001-000-000-345-83-00-01	Plan Review & Inspection Fees & Services	\$203.45
				Permit Withdrawn- Refund 80%	
		Total 040521-FI			\$203.45
	Total 24901				\$203.45
Total Refunds/Reimbursements Vendor					\$262.81
Security Gate and Access					
	24902			2021 - April - 1st Council Meeting	
		061820-1855			
			November Services		
			001-018-000-518-30-48-03	Maintenance/Repairs - Buildings	\$428.61
				PW Yard Gate Repair	
		Total 061820-1855			\$428.61
		103020-2054			
			November Services		
			001-018-000-518-30-48-03	Maintenance/Repairs - Buildings	\$274.75
				PW Yard Gate Troubleshooting	
		Total 103020-2054			\$274.75
	Total 24902				\$703.36
Total Security Gate and Access					\$703.36
Shell					
	EFT Payment 4/8/2021 3:10:10 PM - 9			2021 - April - 1st Council Meeting	
		71112185			
			March Statement		
			001-018-000-518-30-32-01	Fuel	\$1,169.73
				March Statement	
		Total 71112185			\$1,169.73
	Total EFT Payment 4/8/2021 3:10:10 PM - 9				\$1,169.73
Total Shell					\$1,169.73
Smarsh, Inc.					
	EFT Payment 4/8/2021 3:10:10 PM - 10			2021 - April - 1st Council Meeting	
		INV00653456			
			Account 35905		
			001-018-000-518-85-49-03	Computer Subscriptions	\$20.87
				Annual Archiving- Page Fee	
		Total INV00653456			\$20.87
	Total EFT Payment 4/8/2021 3:10:10 PM - 10				\$20.87
Total Smarsh, Inc.					\$20.87

Vendor	Number	Reference	Account Number	Description	Amount
Sterling Automotive Service	24903			2021 - April - 1st Council Meeting	
		0031197			
			April Services		
			001-018-000-518-30-48-07	Maintenance & Repairs-Vehicles	\$125.34
				Oil Change, Rewire Radio Antenna- '04 Chevy Silverado (#5)	
		Total 0031197			\$125.34
	Total 24903				\$125.34
Total Sterling Automotive Service					\$125.34
Sunbelt Rentals, Inc	24904			2021 - April - 1st Council Meeting	
		110886310-0003			
			Acct# 833906- March Rental		
			001-076-000-576-80-45-03	Operating Rentals	\$2,341.29
				Towable Pressure Washer Rental	
		Total 110886310-0003			\$2,341.29
	Total 24904				\$2,341.29
Total Sunbelt Rentals, Inc					\$2,341.29
Traffic Management, Inc.	24905			2021 - April - 1st Council Meeting	
		714491			
			March Services		
			101-000-000-542-70-48-04	Roadside- ROW Veg Maint Contractor	\$2,935.50
				Annual Vegetation Maintenance- 48th St E & Chrisella Rd. E.	
		Total 714491			\$2,935.50
	Total 24905				\$2,935.50
Total Traffic Management, Inc.					\$2,935.50
Transpo Group	24906			2021 - April - 1st Council Meeting	
		26111			
			Prj. 1.18149.00 Singh Multifamily Concurrency & TIA Review		
			001-058-000-558-60-41-01	Reim.Engineering - Prof. Serv	\$2,020.00
				Singh Multifamily Concurrency & TIA Review	
		Total 26111			\$2,020.00
		26112			
			Prj. 1.18149.00 Prologis Park Concurrency Evaluation		
			001-058-000-558-60-41-01	Reim.Engineering - Prof. Serv	\$3,267.50
				Prologis Park Concurrency Evaluation	
		Total 26112			\$3,267.50
		26113			
			Prj. 1.18149.00 2021 Transportation Concurrency Report		
			340-000-000-595-10-63-01	Capital Improvements-Engineering	\$2,191.25

Vendor	Number	Reference	Account Number	Description	Amount
				2021 Transportation Concurrency Report	
		Total 26113			\$2,191.25
		26114			
			Prj. 1.18149.00 24th & Meridian Sidewalk		
			350-000-000-595-61-63-01	Pedestrian Projects	\$4,345.00
				24th & Meridian Sidewalk	
		Total 26114			\$4,345.00
		26115			
			Prj. 1.18149.00 General Traffic Engineering		
			001-058-000-558-60-41-01	Reim.Engineering - Prof. Serv	\$352.50
				General Traffic Engineering	
		Total 26115			\$352.50
		26119			
			Prj. 1.18149.00 SR 161 & Emerald St. Signal Design & Traffic Analysis		
			101-000-000-595-10-41-01	Professional Services-Capital Exp	\$15,454.18
				SR 161 & Emerald St. Signal Design & Traffic Analysis	
		Total 26119			\$15,454.18
	Total 24906				\$27,630.43
Total Transpo Group					\$27,630.43
Utilities Underground Location Center					
	Direct Pay Payment 4/8/2021 3:06:10 PM - 7			2021 - April - 1st Council Meeting	
	1030142				
			March Services		
			410-000-000-531-38-49-09	Misc. Fees & Charges	\$276.06
				Utility Locating Svs. for March	
		Total 1030142			\$276.06
	Total Direct Pay Payment 4/8/2021 3:06:10 PM - 7				\$276.06
Total Utilities Underground Location Center					\$276.06
Verizon Wireless					
	EFT Payment 4/8/2021 3:10:10 PM - 11			2021 - April - 1st Council Meeting	
	9876219202				
			March Statement		
			001-018-000-518-30-42-01	Telecommunications Charges	\$1,332.88
				March Statement	
		Total 9876219202			\$1,332.88
	Total EFT Payment 4/8/2021 3:10:10 PM - 11				\$1,332.88
Total Verizon Wireless					\$1,332.88

Vendor	Number	Reference	Account Number	Description	Amount
WA State Treasurer	24907			2021 - April - 1st Council Meeting	
		040121-WST			
			1st Qtr 2021 Building Fees		
			650-000-000-589-30-00-04	State Bldg Code Fee	\$704.00
				1st Qtr 2021 Building Fees	
		Total 040121-WST			\$704.00
	Total 24907				\$704.00
Total WA State Treasurer					\$704.00
Wells Fargo Vendor Fin Serv					
	EFT Payment 4/8/2021 3:10:10 PM - 12			2021 - April - 1st Council Meeting	
	5014309297				
			April Lease		
			001-018-000-518-30-45-06	Copier Lease	\$368.17
				April Lease	
		Total 5014309297			\$368.17
	Total EFT Payment 4/8/2021 3:10:10 PM - 12				\$368.17
Total Wells Fargo Vendor Fin Serv					\$368.17
Whistle Workwear					
	24908			2021 - April - 1st Council Meeting	
		527325			
			March Purchases		
			001-076-000-576-80-31-10	Outdoor Gear	\$265.00
				Safety Shirts, Work Pants, Overalls (A.Thompson)	
		Total 527325			\$265.00
	Total 24908				\$265.00
Total Whistle Workwear					\$265.00
Grand Total		Vendor Count	51		\$235,813.38



City Of Edgewood Council Agenda Summary Sheet

Subject: AB21-0557 – a motion approving Resolution No. 21-0557, authorizing the mayor to purchase school zone beacons from Traffic Safety Supply	Agenda Item #: 4.E
	For Agenda of: 4/13/2021
	Prepared by: Jeremy Metzler
Attachments (list): 1. Resolution 21-0557 - SZ Beacon Purchase 2. CITY OF EDGEWOOD SOLAR DUAL BEACON WITH MODEM QUOTE #29384	
Approval of Materials: Jeremy Metzler Rachel Pitzel 4/7/2021 Dave Gray 4/7/2021 Daryl Eidinger 4/8/2021	Expenditure Required: \$105,134.19 (includes sales tax) Amount Budgeted: N/A Timeline: 04/13/2021 RCM

Summary Statement:

Public Works is looking to replace our aging school zone beacon infrastructure with a more connected infrastructure, allowing for remote control and management. Since the discussion with Council at the November 3, 2020 Study Session, staff has reached out to the Puyallup School District (PSD) to better understand how they coordinate with other agencies in which their school zones reside, and to see what make and model they predominately use in an effort to maintain consistency.

PSD has an executed Memorandum of Understanding (MOU) with the City of Puyallup regarding the operation and maintenance of their school zone beacons, said MOU giving PSD the sole responsibility for operating the beacons (i.e., managing the schedule), while requiring PSD to notify the City of any changes. Edgewood currently relies on a Police Department volunteer to manage the beacon schedules, the coordination of which is complicated by the fact that PSD maintains a different bell schedule for each of their three schools in our city. Edgewood must also be sure to coordinate any schedule changes with the School Zone Camera vendor, Verra Mobility, to ensure they are set accordingly. As discussed at the April 6, 2021 study session, staff will prepare a draft MOU for Council's consideration at a future meeting.

As for the beacons themselves, PSD currently operates TAPCO-brand units with remote access modems connected through TAPCO's BlinkLink service. Similar to our recent radar sign acquisition, this enables remote programming and monitoring of the beacons, saving staff and contractor time. Council discussed two configuration options at the April 6, 2021 study session and affirmed the dual-beacon configuration was preferred.

Attached is a resolution authorizing purchase of replacements for all 14 existing beacons in Edgewood in the amount of \$77,204.61 (includes sales tax). Installation will be performed by our on-call contractor at an estimated cost of \$27,929.58.

Item History:

11/03/2020 SS

04/06/2021 SS

Recommended Action:

MOTION to adopt **AB21-0557** – a motion approving Resolution No. 21-0557, authorizing the mayor to purchase school zone beacons from Traffic Safety Supply

Fiscal Note/Consideration:

This effort can be funded using the School Zone Safety Camera revenues - EMC 10.25.090(B) states in part: "Revenue from fines assessed (using these cameras) shall be used solely for law enforcement purposes... (which) for purposes of this section... include, but is not limited to... Personnel costs for employees or contractors who are involved in automated speed enforcement planning and implementation, including professional services, ...Purchase and/or maintenance of equipment, including signage, related to the automated speed enforcement program, ...(and) Costs associated with traffic safety projects in the transportation capital fund unrelated to the automated speed enforcement program." CIP Project T-2 - Citywide Traffic Safety Program (TIP No. 9) identifies up to \$75,000 in School Zone Camera Fees for this purpose, and the existing camera revenue balance far exceeds this amount.

RESOLUTION NO. 21-0557

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, AUTHORIZING THE MAYOR TO PURCHASE SCHOOL ZONE BEACONS FROM TRAFFIC SAFETY SUPPLY.

WHEREAS, the City's current school zone beacon infrastructure is outdated and requires the City to coordinate any schedule changes with the School Zone Camera vendor, Verra Mobility, to ensure they are set accordingly; and

WHEREAS, Public Works is looking to replace the City's aging school zone beacon infrastructure with a more connected infrastructure, allowing for remote control and management; and

WHEREAS, the City received two quotes to order replacements for all 14 existing beacons in Edgewood: \$58,696.73 (plus tax) for a single-beacon configuration (matching existing), and \$70,249.87 (plus tax) for a dual-beacon configuration; and

WHEREAS, the dual-beacon configuration is not required or mandated, but it is a common configuration used in other municipalities, provides redundancy, and is recommended by the vendor; and

WHEREAS, the Council considered the quotes at their April 6, 2021 study session and affirmed the dual-beacon configuration is their preferred alternative; and

WHEREAS, the installation of the beacons will be completed using the City's on-call contractor, targeting a date for installation after school is dismissed this summer;

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

Section 1. Purchase Authorized. The Mayor is authorized to execute the order acknowledgement with Traffic Safety Supply for the purchase of replacement school zone beacons, as set forth in Exhibit A, attached hereto and incorporated herein.

Section 2. Effective Date. This resolution will take effect immediately upon passage by the City Council.

ADOPTED THIS 13TH DAY OF APRIL, 2021

Daryl Eidinger, Mayor

ATTEST:

Rachel Pitzel, CMC
City Clerk

Exhibit A

Traffic Safety Supply Order Acknowledgement (Sales Quote)



Traffic Safety Supply
2324 SE Umatilla Street
Portland, OR 97202
Phone: (503) 235-8531
Fax: (503) 235-5112

CSR: Brittnee Hernandez

SALES QUOTE

Quote Number	Date	Customer Number
SQN00029384	04-07-21	C005423
Quote valid for 30 days.		

Bill To:

City of Edgewood
2224 104th Avenue E
Puyallup, WA 98372

Ship To:

City of Edgewood
2224 104th Avenue E
Puyallup, WA 98372

Contact Name: Jeremy Metzler
Phone Number: (253) 831-4266

Project: SOLAR DUAL BEACON, MODEM

Freight Terms: Prepaid

Product	Description	Quantity	Price	Extended Price
DP04681	BEACON, SINGLE HEAD, 12" AMBER, HORIZONTAL MOUNT, YELLOW HOUSING, YELLOW ARMS	28.00 EA	\$455.00	\$12,740.00
DP03827	CONTROLLER, 12V, SUNSAVER, HOLLOW, MODEM, NOT FOR RRFB, NO RADIO 85-WATT SOLAR, 48AH BATTERY	14.00 EA	\$3,781.00	\$52,934.00
DP00931	BLINKLINK WEB ACTIVATION SERVICE, ANNUAL, NON-ALERT SYSTEMS, REQ. PER EACH MODEM	14.00 EA	\$289.00	\$4,046.00



Traffic Safety Supply
2324 SE Umatilla Street
Portland, OR 97202
Phone: (503) 235-8531
Fax: (503) 235-5112

CSR: Brittnee Hernandez

SALES QUOTE

Quote Number	Date	Customer Number
SQN00029384	04-07-21	C005423
Quote valid for 30 days.		

Total Before Tax	\$69,720.00
DES Fee	\$529.87
Tax	\$6,954.74
Order Total	\$77,204.61



Traffic Safety Supply
2324 SE Umatilla Street
Portland, OR 97202
Phone: (503) 235-8531
Fax: (503) 235-5112

CSR: Brittnee Hernandez

SALES QUOTE

Quote Number	Date	Customer Number
SQN00029384	04-07-21	C005423
Quote valid for 30 days.		

Terms and Conditions

By confirming this Order Acknowledgment, Customer agrees to the following:

1. Customer confirms the above order and prices. Custom orders, which are customized products made specifically for the Customer, are non-returnable and cannot be cancelled once placed. Non-custom orders for stock product may be canceled not less than 2 days of scheduled shipment date, but are subject to a 20% restocking fee. Non-custom orders for non-stock product, provided Seller's vendor accepts the cancellation or return, may be canceled or returned not less than 10 days of scheduled shipment date, but is subject to payment of Seller's vendor's restocking fee.
2. Terms of sale are Net 30 days from invoice date unless otherwise stated on the invoice. Customer agrees to pay all invoices timely and to pay interest on past due balances at the rate of 18% per annum unless such interest rate is not allowed by law and in that event at the highest rate allowed by law.
3. Customer agrees to pay on demand all of Seller's costs and expenses, including without limitation reasonable attorneys' fees, legal expenses and/or collection agency fees, charges and expenses, incurred by Seller in connection with collection of any amounts owed to Seller whether or not a lawsuit is filed, in any bankruptcy proceedings or in any appeal. Customer also agrees to pay all attorneys' fees, costs, expenses and collection agency fees, costs and expenses incurred by Seller in any judgment enforcement proceedings or actions.
4. Customer agrees that venue and jurisdiction for any suit or legal action may be had in Multnomah County, Oregon.
5. Customer agrees that claims for shortages and/or non-conforming goods for any reason must be made in writing within 72 hours of delivery of the goods. Failure to timely notify Seller shall constitute a waiver of the shortage or non-conformity. The sole and exclusive remedy for non-conforming goods shall be replacement or refund of payment at Seller's option.
6. Customer agrees that if a carrier or transportation company delivers the goods, Customer will inspect the goods and packaging upon receipt and notify Seller and carrier or transportation company immediately and in writing of any packaging damage or damage to the goods. Failure of Customer to so notify Seller and carrier or transportation company as required herein shall constitute Customer's unqualified acceptance of such goods and packaging in the condition in which they were delivered by carrier or transportation company.
7. Seller warrants that the good sold are free of defects. Goods not manufactured by Seller are not warranted by Seller and carry only the warrant(ies) of the manufacturer. SELLER DISCLAIMS ANY AND ALL OTHER WARRANTIES (EXPRESS OR IMPLIED) CONCERNING OR RELATING TO THE GOODS INCLUDING THOSE OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
8. Customer agrees that Seller's liability to Customer under this Order Acknowledgment, any warranty obligation, or the manufacture, delivery, installation, repair, or use of any good sold by Seller shall not exceed the price paid for such good. Customer agrees that Seller shall not be liable for any incidental, special, or consequential damages.
9. Customer agrees that purchase orders and other documents issued by Applicant or any agent thereof that include terms and conditions different from, or in addition to, the terms and conditions of this Order Acknowledgment will not be enforceable and will not amend this Order Acknowledgment or constitute an agreement between Customer and Seller. This Order Acknowledgment and the Credit Application/Sales Agreement (if executed) constitute the complete and integrated agreement between Customer and Seller and cannot be amended unless in writing and signed by Seller and Customer.
10. Any person confirming this Order Acknowledgment on behalf of Customer represents and warrants to Seller that he or she has authority to bind Customer to the terms and conditions of this Order Acknowledgment.

Customer (as defined above) hereby confirms and agrees to the terms and conditions herein:

Name of person signing for Customer: _____

Print Name: _____

Date: _____



Traffic Safety Supply
2324 SE Umatilla Street
Portland, OR 97202
Phone: (503) 235-8531
Fax: (503) 235-5112

CSR: Brittnee Hernandez

SALES QUOTE

Quote Number	Date	Customer Number
SQN00029384	04-07-21	C005423
Quote valid for 30 days.		



City Of Edgewood Council Agenda Summary Sheet

Subject: AB21-0558 – a motioning approving Resolution No. 21-0558, authorizing the mayor to execute a custom street lighting order with Puget sound Energy for replacement of 14 exisitng fixtures to LED	Agenda Item #: 4.F
	For Agenda of: 4/13/2021
	Prepared by: Jeremy Metzler
Attachments (list): - Resolution 21-0558 - PSE Custom Street Lighting Order - Edgewood_TIB_-_phase_2_paperwork - TIB Edgewood - Ph 2 - Print	
Approval of Materials: Jeremy Metzler Rachel Pitzel 4/7/2021 Dave Gray 4/7/2021 Daryl Eidinger 4/8/2021	Expenditure Required: \$21,788.93
	Amount Budgeted: N/A
	Timeline: 04/13/2021 RCM

Summary Statement:

In August 2018, Council authorized an agreement with Puget Sound Energy (PSE) for the transfer of the City's existing street lighting fixtures along Meridian, including the conversion of those fixtures from high-pressure sodium bulbs to LED. The City also executed a LED Streetlight Conversion grant agreement with the Transportation Improvement Board (TIB) for all remaining city-owned lighting in March 2020, and this conversion work is currently underway.

The street lighting fixtures along Jovita Boulevard and Emerald Street East, between Meridian and the roundabout, were transferred to PSE by agreement before either of the above agreements, and therefore have yet to be converted to LED. Attached is a resolution authorizing a Custom Street Lighting Order with PSE to convert these fixtures, for Council's review and consideration.

Item History:

04/06/2021 SS

Recommended Action:

MOTION to adopt **AB21-0558** – a motioning approving Resolution No. 21-0558, authorizing the mayor to execute a custom street lighting order with Puget sound Energy for replacement of 14 exisitng fixtures to LED

Fiscal Note/Consideration:

The City would be required to pay Puget Sound Energy (PSE) \$21,788.93 for converting the existing high-pressure sodium bulbs to LED, with up to \$4,900 of that cost eligible for payment under the City's existing

Streetlight Conversion TIB Grant. PSE's annual charge to the City is expected to be \$1,945.56 for these LED fixtures, using current utility rates.

The City's general fund has sufficient revenues to pay the \$21,788.93, with or without the TIB grant, and current revenues are sufficient to pay PSE's annual charge of \$1,945.56 (\$840 annual decrease).

RESOLUTION NO. 21-0558

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, AUTHORIZING THE MAYOR TO EXECUTE A CUSTOM STREET LIGHTING ORDER WITH PUGET SOUND ENERGY FOR THE REPLACEMENT OF 14 EXISTING FIXTURES TO LED.

WHEREAS, in August 2018, the City Council authorized an agreement with Puget Sound Energy (PSE) for the transfer of the City's existing street lighting fixtures along Meridian, including the conversion of those fixtures from high-pressure sodium bulbs to LED; and

WHEREAS, in March 2020, the City executed a LED Streetlight Conversion grant agreement with the Transportation Improvement Board (TIB) for all remaining city-owned lighting, and this conversion work is currently underway; and

WHEREAS, the City desires to replace fourteen (14) existing HPS luminaires to LED fixtures along Jovita Boulevard and Emerald Street East, between Meridian and the roundabout;

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

Section 1. Order Authorized. The Mayor is authorized to execute a custom street lighting order with Puget Sound Energy, pursuant to the terms of the Master Lighting Service Agreement No. 02, dated August 28, 2018, as set forth in the Order attached hereto as Exhibit A and incorporated herein.

Section 2. Effective Date. This resolution will take effect immediately upon passage by the City Council.

ADOPTED THIS 13TH DAY OF APRIL, 2021

Daryl Eiding, Mayor

ATTEST:

Rachel Pitzel, CMC
City Clerk



EXHIBIT A

Form of Custom Street Lighting Order

PROJECT NAME: Edgewood TIB - Phase 2
 LOCATION: Jovita and Meridian, Edgewood WA

Order #: 101136950

CUSTOM STREET LIGHTING ORDER – SCHEDULE 51

This Custom Street Lighting Order (this “Order”), dated 3/17/2020, is made and entered into by and between PUGET SOUND ENERGY, INC. (“PSE”) and City of Edgewood (“Customer”) (each a “Party,” and collectively the “Parties”) under and pursuant to the terms of that certain Master Lighting Services Agreement No. 02, dated 08/28/2018, between the Parties (the “Agreement”). This Order covers certain Lighting and Construction Services authorized by this Order and is, along with the associated Schedule, incorporated into and made a part of the Agreement. Unless specifically defined otherwise herein, terms used in this Order with initial letters capitalized have the meanings given them in the Agreement. The Parties agree as follows:

ASSOCIATED SCHEDULE:

This Order is also entered into between the Parties in accordance with PSE’s Schedule 51, Electric Tariff G, and any future modifications of or changes to such Schedule as may be approved by the WUTC.

LIGHTING SERVICES DESCRIPTION:

The installation charge of the listed lighting units was estimated to be \$21,788.93.

Description:

Change out 14 existing HPS luminaires to LED

9 ea 149W LED, Black, 3K cobraheads type 3

5 ea 50W LED, black, 3K Cyclone Prairie decorative fixture

CONSTRUCTION SERVICES DESCRIPTION:

Change out 14 fixtures to new LED fixtures, on existing arms and poles

BILLING:

Billing under this Order will be in accordance with the terms and conditions contained in the terms & conditions of Schedule 51, Electric Tariff G, and the Agreement, and any future modifications of or changes to such Schedule as may be approved by the WUTC.

The basis of the monthly energy charge for the Lighting Services as currently constituted under Rate Schedule 51 is as follows:

Monthly facilities cost is equal to the Value of the System (VOS) x facilities rate. VOS is the estimated installation cost less applicable taxes. Monthly energy cost is equal to the energy rate x number of Units. Energy rate is determined by wattage of unit as currently constituted under the rate schedule.

Value of System: \$ 85,804.03 Facilities Rate: .136%

Units and Wattage breakdown:

(5) 50W = \$1.42 x 5 = \$7.10

(9) 149W = \$4.26 x 9 = \$38.34

The total monthly charge for this installation is as follows:

Monthly facilities charge	\$116.69
Monthly energy charge	\$ 45.44
Total monthly charge:	\$162.13

For Construction Services and Costs, these costs will be billed as follows:

Upon completion of the Construction Services, PSE shall provide the Customer with an invoice for the Construction Costs incurred by PSE. Customer shall remit payment to PSE for the Construction Costs within thirty (30) days of receiving the invoice.

SERVICE TERM/REMOVAL AND SALVAGE COSTS:

Service under this Order is effective for a minimum of fifteen (15) years from the date of this Order (the "Base Term") unless earlier terminated as provided for in the Agreement. If this Order is terminated for any reason during the Base Term, the Customer shall be responsible for all costs of removal of any Facilities associated with the Services, as well as any costs associated with PSE's efforts to salvage the removed Facilities, as set forth in the applicable Schedule. After the expiration of the Base Term, this Order shall continue on a year-to-year basis until terminated by either Party upon at least one (1) year's notice in writing (each, an "Extended Term" and, together with the Base Term, the "Term") unless earlier terminated as provided for elsewhere in this Agreement. The Term may be adjusted by PSE in writing for existing systems purchased by PSE, based on the estimated remaining life and purchase price. If this Order is terminated during any Extended Term, the Customer shall not be responsible for the costs of removal of any Facilities associated with the Services, or any costs associated with PSE's efforts to salvage the removed Facilities.

ADDITIONAL TERMS:

1. To transfer the energy and maintenance monthly billing, the new billing party must contact PSE in writing.
2. Non-standard facilities are not kept in PSE inventory for the purpose of maintenance; therefore replacement of non-standard components may not be within the same time as replacement of standard components.

Are non-standard components included in this Order? Yes ☒ No ☐

3. The monthly billing party for the energy and maintenance will be: City of Edgewood

This Order, executed by Customer's duly authorized representative as of the date first written above, is for the Lighting Services described above delivered under PSE's Schedule 51.

Customer: City of Edgewood

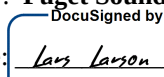
Signature: _____

Date: _____

Printed Name: Jeremy Metzler

Title: Public Works Director

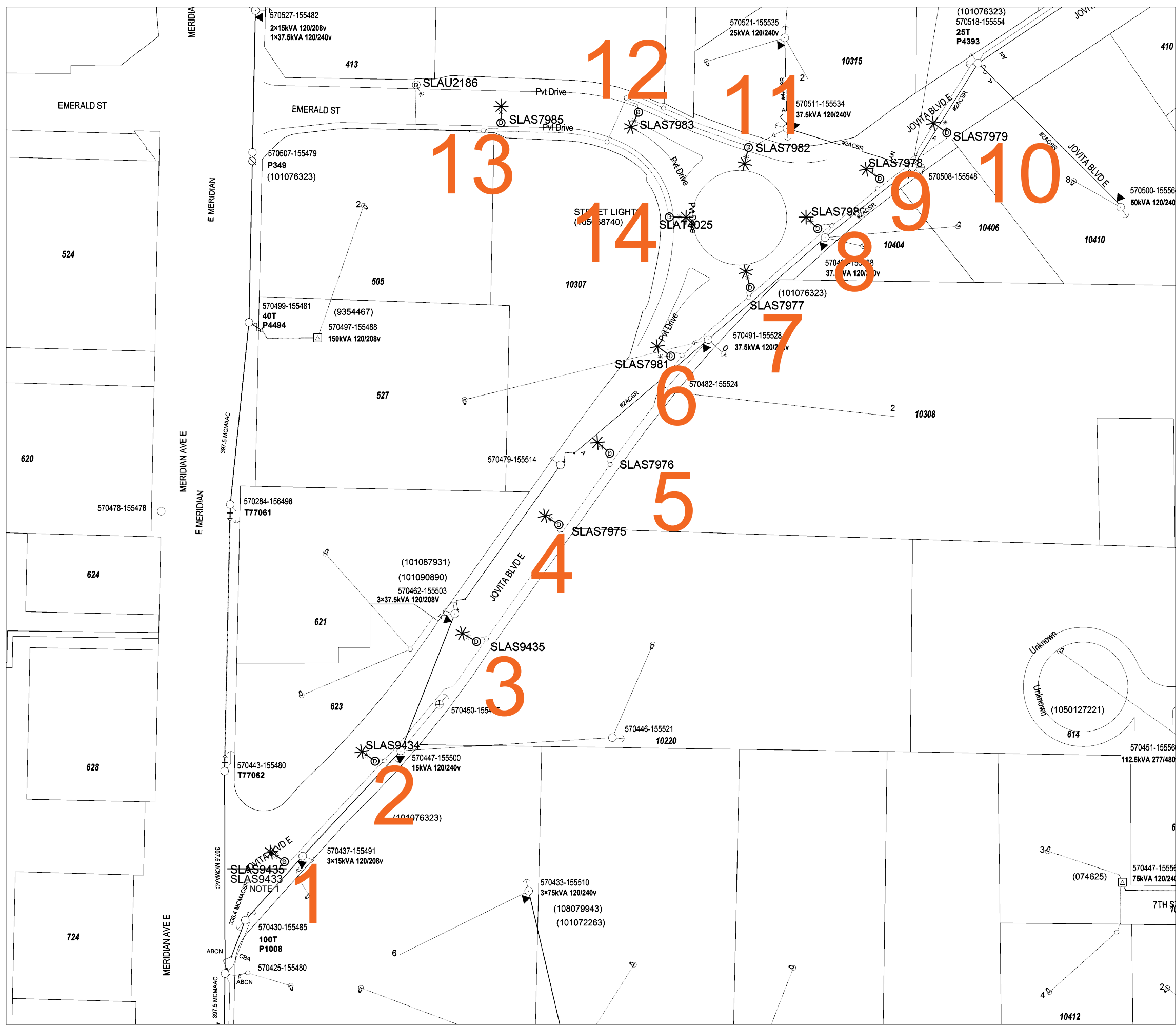
Company: **Puget Sound Energy, Inc.**

Signature:  _____
DocuSigned by:

Date: March 17, 2021

Printed Name: Lars Larson
C0BAE39090F0439...

Title: Account Sales Manager



SCALE: 1"=100'

SITE #	POLE				LUMINAIRE				SCH	W/O #'S	NOTES	SMART STREET LIGHT NODE
	GRID #	BILLING GRID # (if different)	TAG #	TYPE	PREV LUM	ORIGINAL INSTALL DATE	NEW LUMINAIRE	ARM				
SL1	570414-156425		SLAS9433	STEEL	150W HPS PT	2013	50W LED 3000K CYCLONE PRAIRIE - BLACK	-	51	101136950 / 108127101	PM TO INSPECT. BANNER ARMS.	
SL2	570425-156434		SLAS9434	STEEL	150W HPS PT	2013	50W LED 3000K CYCLONE PRAIRIE - BLACK	-	51	101136950 / 108127101	PM TO INSPECT. BANNER ARMS.	
SL3	570436-156443		SLAS9435	STEEL	150W HPS PT	2013	50W LED 3000K CYCLONE PRAIRIE - BLACK	-	51	101136950 / 108127101	PM TO INSPECT. BANNER ARMS.	
SL4	570446-156449		SLAS7975	STEEL	150W HPS PT	2013	50W LED 3000K CYCLONE PRAIRIE - BLACK	-	51	101136950 / 108127101	PM TO INSPECT. BANNER ARMS.	
SL5	570458-156457		SLAS7976	STEEL	150W HPS PT	2013	50W LED 3000K CYCLONE PRAIRIE - BLACK	-	51	101136950 / 108127101	PM TO INSPECT. BANNER ARMS.	
SL6	570465-156463		SLAS7981	STEEL	250W HPS CHFL	2013	149W LED 3000K TYPE 3 CHFL - BLACK	12'	51	101136950 / 108127101	BANNER ARMS.	
SL7	570472-156470		SLAS7977	STEEL	250W HPS CHFL	2013	149W LED 3000K TYPE 3 CHFL - BLACK	12'	51	101136950 / 108127101	BANNER ARMS.	
SL8	570477-156477		SLAS7980	STEEL	250W HPS CHFL	2013	149W LED 3000K TYPE 3 CHFL - BLACK	12'	51	101136950 / 108127101	BANNER ARMS.	
SL9	570481-156482		SLAS7978	STEEL	250W HPS CHFL	2013	149W LED 3000K TYPE 3 CHFL - BLACK	12'	51	101136950 / 108127101	BANNER ARMS.	
SL10	570487-156489		SLAS7979	STEEL	250W HPS CHFL	2013	149W LED 3000K TYPE 3 CHFL - BLACK	12'	51	101136950 / 108127101	BANNER ARMS.	
SL11	570486-156470		SLAS7982	STEEL	250W HPS CHFL	2013	149W LED 3000K TYPE 3 CHFL - BLACK	12'	51	101136950 / 108127101	BANNER ARMS.	
SL12	570490-156459		SLAS7983	STEEL	250W HPS CHFL	2013	149W LED 3000K TYPE 3 CHFL - BLACK	12'	51	101136950 / 108127101	BANNER ARMS.	
SL13	570488-156447		SLAS7985	STEEL	250W HPS CHFL	2013	149W LED 3000K TYPE 3 CHFL - BLACK	12'	51	101136950 / 108127101	BANNER ARMS.	
SL14	570478-156462		SLAS7986 SLAT4025	STEEL	200W HPS CHFL	2013	149W LED 3000K TYPE 3 CHFL - BLACK	12'	51	101136950 / 108127101		

POTELCO:

1. IN ALL SHOEBOX AND COBRAHEAD INSTALLATIONS, THE LUMINAIRE MUST BE LEVELED.

SCOPE OF PROJECT NOTES:

CHANGEOUT EXISTING CHFL & POST-TOP HPS LUMINAIRES TO NEW LED LUMINAIRES.

AT SL1 THRU SL14 (Exist Street Light Poles)

Schedule 52

- Install 5 - 50W LED 3000K CYCLONE PRAIRIE - BLACK
- Install 9 - 149W LED 3000K TYPE 3 CHFL - BLACK on exist arms

****FLAGGING REQUIRED****

FOREMAN (CHECK BOX WHEN COMPLETED)

☐ PSE Equipment LOCKED/SECURED & Work Area set in CLEAN/SAFE Condition.

☐ Grid, Cable, and Switch numbers INSTALLED & VERIFIED.

☐ Field Changes RED-LINED on As-built.

☐ Material VERIFIED and CHANGES noted on Paperwork.

☐ Total PRIMARY Cable noted on As-built.

☐ Company ID#s RECORDED in correct location on As-built.

☐ Indicate correct FUSE SIZE on As-built & VERIFY proper PHASE.

☐ Correct OA Checklist(s) reviewed.

☐ Deviations noted on the As-built and their reason.

☐ I certify that the work performed meets PSE's standards and procedures and that all quality requirements are met.

Foreman's Signature _____

Print Name _____ Date _____

PROJECT PHASE		NOTIF#	ORDER#
PWR	Superior		
	New Install		
	St. Light	510848072	101136950
	Removal		108127101
	Temporary		
	Job Order		
GAS	Distribution		
	HP Main		
	HP Svc/MS		
CABLE TV			
PHONE			

Project Manager Contact Information:

Mike Hammons
425-765-1395 Cell Phone

	Developer	Yes	Yes	PSE
"Locates Required"		(No)	(No)	
"Outages Required"		Yes	(No)	
"Flagging Required"		(Yes)	No	

X NEW BUSINESS		CORRECTIVE / 10 DAY WAIVED		REAL ESTATE/EASEMENT		PERMIT	
3				N/A		N/A	
2				FUNCTION		CONTACT	
1				ACCOUNT MGR		425-396-3841	
				ENGR - POWER		Christine Buffalow	
REV#		BY	DESCRIPTION	ENGR - GAS			
COUNTY	Emer Sect	Gas Wk Ctr	POWER WK CTR	DRAWN BY		Christine Buffalow	
PERCE			3515	CHECKED BY			
1/4 SEC	OP MAP		PLAT MAP	APPROVED BY			
				FOREMAN #1			
U-MAP NO (POWER)	OH CKT MAP	UG CKT MAP	CIRCUIT NO	FOREMAN #2			
2004E010	2004E008	N/A	EDG-12	MAPPING			
JOINT FACILITIES ARRANGEMENTS							
UTILITIES	N/A		N/A	N/A		N/A	
CONTACT	N/A		N/A	N/A		N/A	
PHONE#	N/A		N/A	N/A		N/A	
 PUGET SOUND ENERGY						INCIDENT MAOP	
TIB EDGEWOOD - JOVITA ROUNDABOUT UPGRADING SCH 52 LIGHTS TO LED JOVITA BLVD E & MERIDIAN AVE E, EDGEWOOD, WA 98371						Gas Order Elect Order	
						1 of 1	
SCALE						PAGE	
1"=100'							



– Owner / Developer Contact Info

City of Edgewood
2224 104th Ave E
Edgewood, WA 98372
ATTN: Jeremy Metzler, P.E. (253) 952-3299 x114 cell

For contacts below dial 1-888-CALL PSE (225-5773)

CALL (800) 424-5555

101136950



City Of Edgewood Council Agenda Summary Sheet

Subject: AB21-0559 – a motion approving Resolution No. 21-0559, authorizing the mayor to enter into a first amendment to the contract with Active Construction, INC. dated September 14, 2020, and approving change orders in the amount of \$328,862.41	Agenda Item #: 4.G
	For Agenda of: 4/13/2021
	Prepared by: Jeremy Metzler
Attachments (list): 1. Resolution 21-0559 - First Amendment to Contract	
Approval of Materials: Jeremy Metzler Rachel Pitzel 4/7/2021 Dave Gray 4/7/2021 Daryl Eidinger 4/8/2021	Expenditure Required: \$328,862.41 Amount Budgeted: N/A Timeline: 04/13/2021 RCM

Summary Statement:

Attached is a resolution authorizing a contract amendment and change orders regarding construction of the Edgewood Community Park, for Council review and consideration. Change Order 1A is regarding City-requested changes to the proposed irrigation controller and some proposed trees. Due to unforeseen circumstances during construction, the cost to install the sanitary sewer extension to the new park site was more than contracted, resulting in Change Order 1B. Be advised staff plans to prepare a Latecomer's Agreement for the cost of running the sewer to the park property, for further discussion at a future meeting, enabling cost recovery as future development occurs. Finally, consistent with our other capital improvement currently underway, the attached contract amendment would allow for some future change order(s) to be handled administratively, in an amount not to exceed a certain percentage of the original contract (see Fiscal Notes).

Item History:

09/01/2020 SS
 09/08/2020 RCM
 04/06/2021 SS

Recommended Action:

MOTION to adopt **AB21-0559** – a motion approving Resolution No. 21-0559, authorizing the mayor to enter into a first amendment to the contract with Active Construction, INC. dated September 14, 2020, and approving change orders in the amount of \$328,862.41

Fiscal Note/Consideration:

The original contract was for a total of \$3,621,672.08 (including tax), an amount roughly 2% greater than the engineer's estimate for this project. The total contract amount under these change orders is \$3,950,534.49 (including tax), being a total increase of \$328,862.41.

The Schedule A change order of \$19,237.87 represents a 0.7% increase in that schedule of work, bringing it to \$2,915,737.87 (before tax). The original bids received for Schedule A ranged from \$2,784,910 to \$3,516,120 (before tax). The Schedule B change order of \$280,000 represents a 78.2% increase in that schedule of work, bringing it to \$637,840 (before tax). The original bids received for Schedule B ranged from \$357,840 to \$630,900 (before tax). The maximum contract amount authorized by this contract amendment is not to exceed 115% of the original amount, \$4,164,922.89.

RESOLUTION NO. 21-0559

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, AUTHORIZING THE MAYOR TO ENTER INTO A FIRST AMENDMENT TO THE CONTRACT WITH ACTIVE CONSTRUCTION, INC. DATED SEPTEMBER 14, 2020, AND APPROVING CHANGE ORDERS IN THE AMOUNT OF \$328,862.41

WHEREAS, by passing Resolution 20-0522 on September 8, 2020, the City Council authorized execution of a Contract with Active Construction, Incorporated (“ACI”) for the Edgewood Community Park project (the “Contract” or “Agreement”); and

WHEREAS, since the Agreement was executed, the City and ACI have worked together to revise the design and alignment of the sanitary sewer extension work (Schedule B) due to unforeseen circumstances in the field; and

WHEREAS, the aforementioned actions require amendments to the Contract Plans, Specifications, and compensation, as set forth in Exhibit A hereto; and

WHEREAS, the additional work warrants additional compensation be paid to ACI in an amount not to exceed \$328,862.41, as set forth in the Change Orders attached as Exhibit B;

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

Section 1. The Mayor is hereby authorized to enter into the First Amendment to Public Works Contract between the City of Edgewood and ACI, in substantially the same form as attached to this resolution and incorporated herein as Exhibit A.

Section 2. The Change Orders in the amount of \$328,862.41, attached as Exhibit B hereto, are hereby approved.

Section 3. This resolution will take effect immediately upon passage by the City Council.

ADOPTED THIS 13TH DAY OF APRIL, 2021.

Daryl Eidinger, Mayor

ATTEST:

Rachel Pitzel, CMC
City Clerk

Exhibit A

First Amendment to the Public Works Contract between the
City Of Edgewood and Active Construction, Inc., for the
Edgewood Community Park Project

**FIRST AMENDMENT TO
PUBLIC WORKS CONTRACT
BETWEEN THE CITY OF EDGEWOOD AND
ACTIVE CONSTRUCTION, INC. FOR THE
EDGEWOOD COMMUNITY PARK PROJECT**

Section I. Date and Parties.

This document ("First Amendment"), is dated the 13th day of April, 2021, and is entered into by and between the CITY OF EDGEWOOD, a Washington municipal corporation ("City") and Active Construction, Inc. ("Contractor"). This First Amendment modifies portions of the Public Works Contract by and between the City and Contractor that was executed on September 14, 2020 (the "Agreement").

Section II. General Recitals.

A. The City and Contractor entered into the Agreement for the purposes of allowing the Contractor to perform the work described therein.

B. Since the Agreement was executed, the City and Contractor have worked together to revise the design and alignment of the sanitary sewer extension work (Schedule B) due to unforeseen circumstances in the field.

C. The parties have now agreed to amend the Agreement as set forth in this First Amendment.

Section III. Amendments to the Agreement.

A. Section 7. Compensation and Payment. The first line of Section 7, Subsection A of the original Agreement is hereby amended to read as follows:

Unless otherwise mutually agreed through Change Order, as described in Section 10 below, the City shall pay the Contractor for the work performed under this contract as follows (select one): ...

B. Section 10. Changes. Section 10 of the original Agreement is hereby amended to read as follows:

After execution of the Contract, changes in the scope of the work set forth in the Bid Documents may be accomplished by change order. Change orders shall be in writing signed by the Parties. If the total Contract Amount proposed under a Change Order exceeds 115% of the Contract Amount established in Section 7, above, the Change Order shall be reviewed and approved by the City Council prior

to execution. All other Change Orders may be administratively approved by the City.

Section IV. Other Terms Unchanged. All other terms of the Agreement remain unchanged and enforceable. The First Amendment is intended to modify the terms and conditions of the original Agreement only insofar as such modifications are set forth in this Amendment; all other provisions shall remain unchanged and in full effect. In the case of any conflict between the terms of the Agreement and First Amendment, the provisions of this First Amendment shall control.

DATED: This 13th day of April, 2021.

CITY OF EDGEWOOD

CONTRACTOR

By: _____

By:  _____

Its: Mayor, Daryl Eidinger

Printed Name: David Peterson

Its: Project Manager

Date: _____

Date: March 31, 2021

ATTEST:

City Clerk, Rachel Pitzel

APPROVED AS TO FORM:



City Attorney, Ann Marie Soto

Exhibit B
Change Order Nos. 1A and 1B

CHANGE ORDER

Project Title Edgewood Community Park
Owner City of Edgewood **Contractor Name** Active Construction
Change Order No. 1B **Contractor Address** 5110 River Road East
Tacoma, WA 98443
Change Order Date March 26, 2021

The following changes are hereby made to the Contract Documents:

SCHEDULE B: EDGEWOOD COMMUNITY PARKS

ITEM 1B: Alignment Change and Unmarked/Unforeseen Utility Conflicts

Revise the sewer alignment to the West side of Meridian Avenue to avoid a gas line conflict. Compensate for additional time, materials, equipment, and subcontractors to locate and avoid existing unmarked franchise and private utilities. This change order represents all additional costs and claims in completing the Schedule B work.

The following payment items are added to the Contract:

No.	Description	Quantity	Unit Price	Total
1B	Change Order 1B	1 LS	\$280,000.00	\$280,000.00

Justification: The additional work is at the request of the Contracting Agency.

Working Days: There are no changes to the Substantial and Physical Completion Contract Times.

CHANGE TO CONTRACT PRICE

Original Contract Amount (without tax):\$3,254,340.00
Current Contract Amount, as adjusted by previous change orders:\$3,295,425.00
The Contract Amount due to this Change Order will be increased by:\$280,000.00
The new Contract Amount (without tax) due to this Change Order will be:.....\$3,575,425.00

CHANGE TO CONTRACT TIME

The Substantial Completion Contract Time will be increased by 0 working days.

The Physical Completion Contract Time will be increased by 0 working days, for a total of 150 working days.

This document will become a supplement to the Contract and all provisions in the Contract will apply hereto. The Contractor acknowledges and agrees that by executing this change order he foregoes all rights and privileges of acquiring any additional compensation for any known or unknown claims of any type or nature, to include but not be limited to, any additional work, delays, extended office overhead, design omissions, changed site conditions, or any oral directions as of the date of the execution of this change order.

**ACTIVE
CONSTRUCTION
INCORPORATED
(ACCEPTED)**



Date 3/25/21

**CITY OF EDGEWOOD
(ACCEPTED)**

_____ Date _____

CHANGE ORDER

Project Title Edgewood Community Park
Owner City of Edgewood **Contractor Name** Active Construction
Change Order No. 1A **Contractor Address** 5110 River Road East
Tacoma, WA 98443
Change Order Date March 29, 2021

The following changes are hereby made to the Contract Documents:

SCHEDULE A: EDGEWOOD COMMUNITY PARKS

ITEM 1A: Modifying Irrigation Controller and Landscaping Changes

Revise the irrigation controller and modify the landscaping. These changes are outlined in the proposal from Specialized Landscaping, Inc. proposal, dated March 11, 2021. Further described by the proposal from Active Construction, Inc., dated March 21, 2021.

The following payment items are added to the Contract:

No.	Description	Quantity	Unit Price	Total
1A	Change Order 1A	1 LS	\$19,237.87	\$19,237.87

Justification: The additional work is at the request of the Contracting Agency.

Working Days: There are no changes to the Substantial and Physical Completion Contract Times.

CHANGE TO CONTRACT PRICE

Original Contract Amount (without tax):\$3,254,340.00
Current Contract Amount, as adjusted by previous change orders:\$3,575,425.00
The Contract Amount due to this Change Order will be increased by:\$19,237.87
The new Contract Amount (without tax) due to this Change Order will be:\$3,594,662.87

CHANGE TO CONTRACT TIME

The Substantial Completion Contract Time will be increased by 0 working days.

The Physical Completion Contract Time will be increased by 0 working days, for a total of 150 working days.

This document will become a supplement to the Contract and all provisions in the Contract will apply hereto. The Contractor acknowledges and agrees that by executing this change order he foregoes all rights and privileges of acquiring any additional compensation for any known or unknown claims of any type or nature, to include but not be limited to, any additional work, delays, extended office overhead, design omissions, changed site conditions, or any oral directions as of the date of the execution of this change order.

**ACTIVE
CONSTRUCTION
INCORPORATED
(ACCEPTED)**



Date 3/31/2021

**CITY OF EDGEWOOD
(ACCEPTED)**

_____ Date _____



City Of Edgewood Council Agenda Summary Sheet

Subject: AB21-0603 – a motion approving Ordinance No. 21-0603, amending Edgewood Municipal Code (EMC) section 18.97.040 related to prohibited signs; amending EMC sections 18.97.300 and 18.20.090 related to sign definitions	Agenda Item #: 5.A
	For Agenda of: 4/13/2021
	Prepared by: Darren Groth
Attachments (list): 1. Attachment 1_ City Ordinance No. 21-0603 - with Exhibit A	
Approval of Materials: Darren Groth Rachel Pitzel 4/8/2021 Dave Gray 4/8/2021 Daryl Eidinger 4/8/2021	Expenditure Required: N/A Amount Budgeted: N/A Timeline: 03/16/21: Initial SS 03/23/21: Public Hearing at RCM 04/06/21: Follow-up SS 04/13/21: Final Action at RCM

Summary Statement:

On October 12, 2020, the Planning Commission was briefed by John Fairbanks, Code Compliance Specialist and Darren Groth, Community & Economic Development Director. John and Darren identified multiple instances of unclear language in the Edgewood Municipal Code (EMC) that could be addressed by making several code amendments. While additional amendments may be necessary in the future, as discussed during the February Planning Commission meeting, this proposed sign code modifications pertain to just two topics, i.e., flag signs and feather signs. The amendment recommended from the Planning Commission and presented to City Council for the public hearing was to modify four subsections of the EMC (Sections 18.20.090, 18.97.030, 18.97.040, and 18.97.300). As discussed during the public hearing, the Community Development Director suggests that the current language regarding Flags as an exemption to the sign code found in EMC Section 18.97.030 remain unchanged. While the existing language may be ambiguous when applied to the current code, a more thorough review of all the proposed changes, especially the deletion of the two inconsistent definitions for the word Flag, revealed that the proposed amendment would result in continued subjectivity. The ordinance and proposed revisions still include the amendment to EMC Section 18.97.030 that was presented and recommended by the Planning Commission, which was also presented to City Council during the March 23 Public Hearing. Following the public hearing, City Council discussed the proposed amendments during last week's study session. As discussed, the code modifications shown on Exhibit A of the attached ordinance (Attachment 1) do not include the proposed revision to EMC Section 18.97.030, Exemptions that were recommended by the Planning Commission and presented during the March 23 Public Hearing. Exhibit A was updated to keep the existing language, i.e., "Any flags; provided, that they conform to all provisions of this chapter for signs.", without any modifications to EMC Section 18.97.030, but the amendments to Sections 18.20.090, 18.97.040, and 18.97.300 are still shown on the exhibit.

Item History:

Recommended Action:

MOTION to adopt **AB21-0603** – a motion approving Ordinance No. 21-0603, amending Edgewood Municipal Code (EMC) section 18.97.040 related to prohibited signs; amending EMC sections 18.97.300 and 18.20.090 related to sign definitions

Fiscal Note/Consideration:

ORDINANCE NO. 21-0603

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, RELATED TO THE SIGN CODE; SPECIFICALLY AMENDING EDGEWOOD MUNICIPAL CODE (EMC) SECTION 18.97.040 RELATED TO PROHIBITED SIGNS; AMENDING EMC SECTIONS 18.97.300 AND 18.20.090 RELATED TO SIGN DEFINITIONS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in 2019, the City Council adopted Ordinance 19-552, enacting a new sign code; and

WHEREAS, since its adoption, issues have been raised with respect to the definitions of “flag” as applied to “feather signs,” such as signs that are driven into the ground by a harpoon-style pole or staff; and

WHEREAS, the Planning Commission and City staff reviewed the Edgewood Municipal Code (EMC) and drafted amendments to the sign code and development regulation definitions related flags and feather signs to provide clarity and ensure consistent application of the code; and

WHEREAS, the City’s Responsible Official has determined that this Ordinance is categorically exempt from SEPA under WAC 197-11-800(19); and

WHEREAS, the City sent a draft of this Ordinance to the Washington State Department of Commerce, as required by RCW 36.70A.106; and

WHEREAS, on March 8, 2021, the Planning Commission voted 7-0 to recommend APPROVAL, as presented, of the proposed code amendment to the EMC pertaining to signs, and to send their recommendation to the City Council for consideration; and

WHEREAS, on March 16, 2021, City Council discussed the draft Ordinance in a study session; and

WHEREAS, on March 23, 2021, City Council held a public hearing on the proposed code amendments pertaining to sign code exemptions, prohibited signs, and sign definitions; and

WHEREAS, on April 6, 2021, City Council held a study session to provide final direction to staff regarding the proposed code amendment; and

WHEREAS, on April 13, 2021, City Council considered this Ordinance during its regular City Council meeting;

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

Section 1. EMC Section 18.97.040 Amended. Section 18.97.040, “Prohibited signs,” of the EMC is hereby amended to read as shown in Exhibit A, attached hereto and incorporated herein by this reference.

Section 2. EMC Section 18.97.300 Amended. Section 18.97.300, “Definitions,” of the EMC is hereby amended to read as shown in Exhibit A, attached hereto and incorporated herein by this reference.

Section 3. EMC Section 18.20.090 Amended. Section 18.20.090, “F definitions,” of the EMC is hereby amended to read as shown in Exhibit A, attached hereto and incorporated herein by this reference.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

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

PASSED BY THE CITY COUNCIL ON THE 13TH DAY OF APRIL, 2021

Mayor Daryl Eiding

ATTEST/AUTHENTICATED:

Rachel Pitzel, CMC
City Clerk

APPROVED AS TO FORM:



Ann Marie Soto, City Attorney

Date of Publication:

Effective Date:

Edgewood Municipal Code (EMC) Sign Code Modifications

EMC CHAPTER 18.97 SIGN CODE

18.97.040 Prohibited signs.

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

**Subsections A-M to remain unchanged.*

N. Feather signs. Any temporary, portable sign made of lightweight materials that is prone to move in the wind, and that contains a harpoon-style pole or staff that is driven into the ground or supported by means of an individual stand. This definition includes such signs of any shape including flutter, bow, teardrop, rectangular, shark, and U-shaped.

NO. Except as permitted with a city street use permit or otherwise specifically authorized in this chapter, signs may not be placed within, on, or projecting over a city right-of-way or within, on, or over other city property. (Ord. 19-552 § 2 (Exh. A)).

18.97.300 Definitions.

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

**A-E Definitions to remain unchanged.*

F Definitions.

“Facade” means the elevation of a building extending from the ground level up to the bottom of the fascia on a pitched-roof building, and up to the top of the wall or parapet on a flat-roof building. The area of a facade for purposes of calculating allowable wall signage includes the area of the windows and doors but excludes openings that do not have solid coverings, such as breezeways, colonnades and gateways that extend to the backside of the building.

“Fascia” means an architectural term for a vertical frieze or board under a roof edge or which forms the outer surface of a cornice, visible to an observer.

~~“Flag” means a flat piece of cloth, with distinctive colors, patterns or symbols, having one end of the cloth attached to a vertical staff (directly or by rope and pulley mechanism) and all other ends free-flowing under natural movement of wind.~~

“Flag canopy” means a line of flags, or a series of lines of flags, suspended above a site.

“Flashing sign” means an electric sign, or portion thereof, except an EMCS, which changes light intensity in a sudden transitory burst, or which switches on and off in a constant pattern in which more than one-third of the nonconstant light source is off at any one time.

“Freestanding sign” means a sign and its support pole or base standing directly on the ground that is independent from any building or other structure.

“Freeway” means a limited access highway, state route or interstate.

“Freeway oriented sign” means a sign within 150 feet of a freeway right-of-way that has its sign face parallel to, perpendicular to, angled toward, or otherwise readable from the freeway right-of-way.

“Frontage” means the property line of an individual lot, tract or parcel that abuts a public or private street right-of-way, excluding alleys and private driveways. The number of frontages on a lot is the same as the number of public or private street rights-of-way that the lot abuts.

**G-Z Definitions to remain unchanged.*

EMC Chapter 18.20 DEFINITIONS

18.20.090 F definitions.

~~“Flag” means any piece of cloth of individual size, color and design, used as a symbol, signal, emblem, or for decoration.~~

**All other F Definitions to remain unchanged.*



City Of Edgewood Council Agenda Summary Sheet

Subject: AB21-0604 – a motion approving Ordinance No. 21-0604, amending Edgewood Municipal Code (EMC) section 18.90.180 related to tree preservation; amending EMC sections 18.20.050, 18.20.200, 18.20.220, and 18.20.230 pertaining to tree-related definitions; amending EMC 18.80.080 related to tree preservation and protection standards in certain zoning districts	Agenda Item #: 5.B
	For Agenda of: 4/13/2021
	Prepared by: Darren Groth
Attachments (list): 1. Attachment 1_ Ordinance No. 21-0604 - with Exhibits	
Approval of Materials: Darren Groth Rachel Pitzel 4/8/2021 Dave Gray 4/8/2021 Daryl Eidinger 4/8/2021	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: 03/16/21: Initial SS 03/23/21: Public Hearing at RCM 04/06/21: Follow-up SS 04/13/21: Final Action at RCM

Summary Statement:

Tree Preservation has been included as a Planning Commission agenda item since July 13, 2020. Over the past several months, the Planning Commission has discussed significant tree preservation regulations. The Commission has discussed their concerns and determined that changes should be made to the Edgewood Municipal Code Title 18. The proposed changes are included as Exhibit A to the Draft Ordinance attached to this agenda bill. In addition, the second attachment includes a 'clean copy' of the proposed amendments with all of the changes accepted in the Word file and comments added in the margins to show the proposed changes to EMC Section 18.90.180. The code modifications pertain to the following nine (9) topics:

1. Reformat of EMC 18.90.180 to ensure straightforward application of the tree preservation code
2. Minor textual amendments throughout EMC 18.90.180 incorporating uniform terminology
3. Consistent definition of a significant tree in all sections of Title 18
4. Clear definitions for: Breast Height, Qualified Tree Professional, and Tree Diameter
5. Strong purpose statement containing ten (10) specific goals and objectives
6. Reduction in minimum diameter inches (15" to 12") for a tree to be considered "significant"
7. Hazardous tree criteria and removal allowance
8. Tree replacement standards: native plantings, minimum diameter and height, etc.
9. Tree preservation and protection standards for the zones outlined in EMC 18.80.080: Town Center,

Commercial, Mixed Use Residential, and Business Park

Following the public hearing, City Council discussed the proposed amendments during last week's study session. As discussed, the code modifications shown on Exhibit A of the attached ordinance (**Attachment 1**) were modified from the version recommended by the Planning Commission and presented during the March 23 Public Hearing. Exhibit A includes those three revisions discussed by City Council. Revision 1 reduces the size of replacement deciduous trees down from three (3) caliper inches to two (2) caliper inches and subsequently modified the criteria for assessing trees between three (now two) inches up to 12 inches. Revision 2 changed the measurement of replacement evergreen trees from three (3) caliper inches to seven (7) feet in height. Revision 3 removed the preservation requirement of trees within 15 feet of a wetland buffer or within a required zoning setback. Exhibit B of the ordinance contains the remaining code amendment items, as recommended by the Planning Commission, without changes from the proposals presented during the City Council public hearing.

Item History:

Recommended Action:

MOTION to adopt **AB21-0604** – a motion approving Ordinance No. 21-0604, amending Edgewood Municipal Code (EMC) section 18.90.180 related to tree preservation; amending EMC sections 18.20.050, 18.20.200, 18.20.220, and 18.20.230 pertaining to tree-related definitions; amending EMC 18.80.080 related to tree preservation and protection standards in certain zoning districts

Fiscal Note/Consideration:

N/A

ORDINANCE NO. 21-0604

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, AMENDING EDGEWOOD MUNICIPAL CODE (EMC) SECTION 18.90.180 RELATED TO TREE PRESERVATION; AMENDING EMC SECTIONS 18.20.050, 18.20.200, 18.20.220, AND 18.20.230 PERTAINING TO TREE-RELATED DEFINITIONS; AMENDING EMC 18.80.080 RELATED TO TREE PRESERVATION AND PROTECTION STANDARDS IN CERTAIN ZONING DISTRICTS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, tree preservation has been a topic of discussion on the Planning Commission's agenda for several months; and

WHEREAS, the Planning Commission and City staff reviewed the Edgewood Municipal Code (EMC) and drafted amendments to the tree preservation standards to address various concerns, such as: reducing the measurements for "significant trees"; updating definitions and using consistent terminology throughout; providing criteria for hazardous tree determination and removal; revising tree replacement, preservation, and protection standards, including standards in specified zoning districts; and reformatting the code to ensure consistent application; and

WHEREAS, the City's Responsible Official has determined that this Ordinance is categorically exempt from SEPA under WAC 197-11-800(19); and

WHEREAS, the City sent a draft of this Ordinance to the Washington State Department of Commerce, as required by RCW 36.70A.106; and

WHEREAS, on March 8, 2021, the Planning Commission voted 7-0 to recommend APPROVAL, as presented, of the proposed code amendment to the EMC pertaining to tree preservation standards and related housekeeping amendments, and to send their recommendation to the City Council for consideration; and

WHEREAS, on March 16, 2021, City Council discussed the draft Ordinance in a study session; and

WHEREAS, on March 23, 2021, City Council held a public hearing on the proposed code amendments pertaining to tree preservation; and

WHEREAS, on April 6, 2021, City Council held a study session to provide final direction to staff regarding the proposed code amendment; and

WHEREAS, on April 13, 2021, City Council considered this Ordinance during its regular City Council meeting;

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

Section 1. EMC Section 18.90.180 Amended. Section 18.90.180, “Tree preservation,” of the Edgewood Municipal Code (EMC) is hereby repealed and replaced as shown in Exhibit A, attached hereto and incorporated herein by this reference.

Section 2. EMC Section 18.20.050 Amended. Section 18.20.050, “B definitions,” of the EMC is hereby amended to add a new definition as shown in Exhibit B, attached hereto and incorporated herein by this reference.

Section 3. EMC Section 18.20.200 Amended. Section 18.20.200, “Q definitions,” of the EMC is hereby amended to add a new definition as shown in Exhibit B, attached hereto and incorporated herein by this reference.

Section 4. EMC Section 18.20.220 Amended. Section 18.20.220, “S definitions,” of the EMC is hereby amended to add a new definition as shown in Exhibit B, attached hereto and incorporated herein by this reference.

Section 5. EMC Section 18.20.230 Amended. Section 18.20.230, “T definitions,” of the EMC is hereby amended to add a new definition as shown in Exhibit B, attached hereto and incorporated herein by this reference.

Section 6. EMC Subsection 18.80.080.G.8.a Amended. Subsection 18.80.080.G.8.a, “Town Center, Commercial, Mixed Use Residential, and Business Park Zoning Districts Tree Preservation and Protection Standards,” of the EMC is hereby amended to read as shown in Exhibit B, attached hereto and incorporated herein by this reference.

Section 7. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 8. Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL ON THE 13TH DAY OF APRIL, 2021

Mayor Daryl Eidinger

ATTEST/AUTHENTICATED:

Rachel Pitzel, CMC
City Clerk

APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to read 'Ann Marie Soto', written over a horizontal line.

Ann Marie Soto, City Attorney

Date of Publication:

Effective Date:

Edgewood Municipal Code (EMC) Tree Preservation Code Modifications

EMC 18.90.180 Tree preservation.

- A. Purpose. The purpose of this section is to establish the significant tree preservation requirements necessary when conducting any development or development activity within the city of Edgewood. Specifically, the regulations contained in this section are intended to accomplish the following ten (10) goals and objectives.
1. Promote the public health, safety and general welfare of the residents of Edgewood;
 2. Implement the purposes of the State Growth Management Act relating to conservation of natural resources;
 3. Support and implement the City of Edgewood's Comprehensive Plan, specifically the Natural Environment, Land Use, and Community Character elements;
 4. Implement the goals of the State Environmental Policy Act (SEPA);
 5. Improve the aesthetic quality of the built environment by reducing impacts on critical areas and the natural environment;
 6. Minimize erosion, siltation, water pollution, and surface and ground water runoff by the preservation of significant trees;
 7. Provide for the reasonable development of property, reasonable preservation or enhancement of property values, and for increases in privacy for residential sites;
 8. Promote building and site planning practices that are consistent with the city's natural topography, soils, and vegetation features;
 9. Provide an appropriate amount and quality of tree retention related to future land uses; and
 10. Provide for increased areas of permeable surfaces that allow for infiltration of surface water into ground water resources, reduction in the quantity of storm water discharge, and improvement in the quality of storm water discharge.
- B. Applicability. The preservation of certain trees is required for any development or development activity.
1. Tree Preservation requirements are applicable to all zoning districts and shall be provided in accordance with each individual zoning district and the provisions of this section. In the event a permit is not required for the establishment of a use, the standards of this section still apply.
 2. Existing residential development or single-family residences that comply with current EMC 18.80.040.C.1 minimum and maximum densities are exempt from this section.
- C. Process.
1. Tree Preservation Requirements. Any development or development activity shall retain and replace significant trees in accordance with the following requirements:
 - a. All significant trees within fifteen (15) feet of the lot perimeter shall be preserved.
 - i. At the discretion of the community development director or designee, significant trees may be removed for required site access, buildings, roads, utilities, sidewalks, trails, or storm drainage improvements.
 - ii. Any removed tree must be replaced in accordance with EMC Subsection 18.90.180.C.4.
 - b. A percentage of all significant trees within the interior of a lot, exclusive of the significant trees already required to remain per EMC Subsection 18.90.180.C.1.a. above shall be retained as required per the following standards.
 - i. In Single-Family Residential zoning districts; Mixed Residential zoning districts; and Public zoning district, 50 percent of the significant trees located within the interior

landscaping area of the lot, or individual lots in the case of residential subdivisions, shall be retained.

ii. In the Industrial zoning district, 10 percent of the significant trees located within the interior landscaping area of the lot, or individual lots in the case of subdivisions, shall be retained.

iii. In the Town Center; Commercial; Mixed Use Residential; and Business Park zoning districts, 10 percent of the significant trees located within the interior landscaping area of the lot, or individual lots in the case of subdivisions, shall be retained. In addition, EMC Subsection 18.80.080.G.8, Tree Preservation and Protection Standards applies to any development or development activity in these zones.

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

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

i. The tree survey shall be performed by a Qualified Tree Professional.

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

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

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

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

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

c. Interior Significant Tree Retention Incentive. Significant trees that are retained and located outside of the perimeter area, as prescribed in EMC Subsection 18.90.180.F.1.a, may be

- credited as two trees for complying with the retention requirements above (1), provided it meets one or more of the following criteria:
- i. The tree exceeds 60 feet in height, or 24 inches in diameter for evergreen trees, or 30 inches in diameter for deciduous trees;
 - ii. The tree is located in a grouping of at least five other significant trees with canopies that touch or overlap;
 - iii. The tree provides energy savings, through wind protection or summer shading, as a result of its location relative to buildings;
 - iv. The tree belongs to a unique or unusual species;
 - v. The tree is located within 25 feet of any critical area or required critical area buffers; or
 - vi. The tree is 18 inches in diameter or greater and is identified as providing wildlife habitat.
- d. **Tree Protection Techniques.** The tree retention plan shall demonstrate the tree protection techniques intended to be utilized during land alteration and construction in order to provide for the continual healthy life of retained significant trees. The proposed tree protection techniques will be reviewed by the city to ensure compliance with the provisions of this section.
- e. If any significant tree that has been specifically designated to be retained in the tree preservation plan dies within three (3) years of the development of the site, then the significant tree shall be replaced at a rate of three-to-one (3:1)..
3. **Tree Protection Measures.** Tree protection measures have been established to reduce the impacts of development action on existing significant trees. The protection measures are as follows:
- a. If a tree retention, landscape plan, or both are required, no clearing shall be allowed on-site until approval of each such plan.
 - b. An area free of disturbance, corresponding to the dripline of the significant tree's canopy shall be identified and protected during the construction stage with a temporary three-foot-high chain-link or plastic net fence. No impervious surfaces, fill, excavation, storage of construction materials, operations or parking of vehicles shall be permitted within the area defined by such fencing.
4. **Tree Replacement.** Any removed significant tree, subject to this section, shall be replaced in accordance with the following standards.
- a. Significant trees shall be replaced at a rate of 1.5 times to one (1.5:1) of the total tree diameter inches of all the significant trees that were removed.
 - b. Replacement trees shall be no smaller than two (2) inches DBH for deciduous trees and seven (7) feet in height for evergreen trees.
 - c. Preserved healthy trees, which are not designated as at-risk on a tree risk assessment, between two (2) and twelve (12) inches in tree diameter, may be counted towards the on-site

- 1.5:1 replacement requirement by subtracting their respective DBH inches from the total replacement count.
- d. Replacement trees shall be native to Washington State and shall be classified as non-invasive species.
- e. Tree replacement plans shall be prepared by a Qualified Tree Professional.

D.Determining Significant Trees.

- 1. To be identified as a significant tree, an existing tree must meet a least one of the following criteria.
 - a. When measured at breast height, must have a minimum diameter of twelve (12) inches;
 - b. The community development director or designee designated the tree as significant due to any one of the following:
 - i.the uniqueness of the tree species;
 - ii. the tree is not a hazardous tree and provides important wildlife habitat; or
 - iii. the tree's unique historical, ecological, or aesthetic value constitutes an important community resource.
- 2.Trees will not be considered "significant" if a tree risk assessment from a Qualified Tree Professional determines, and the community development director or designee reviews and concurs, that the tree is at risk due to a structural defect, combination of defects, or disease.
 - a. Regardless of tree health, a tree may also be determined as a safety hazard in a tree risk assessment if the tree poses a threat to human health or may cause damage to a structure, roadway, or utility facility if toppled.
 - b. Hazardous trees that are not considered significant may be removed following the review and concurrence of the tree risk assessment by the community development director or designee.
 - c. To undertake a tree risk assessment, a Qualified Tree Professional must be tree risk assessment qualified (TRAQ), as established by the International Society of Arboriculture (ISA).

E.Critical Areas Regulations.

- 1.All trees within a critical area, critical area buffer, or open space tract shall be retained.
- 2. Trees specifically indicated in a discretionary land use permit or tree removal permit may be exempted from the requirement to be retained, subject to the provisions of EMC Title 14 and Tree Replacement requirements.

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

Edgewood Municipal Code (EMC) Tree Preservation Code Modifications

EMC 18.20.050 B definitions

“Breast Height ” means fifty-four (54) inches above ground level, when pertaining to the measurement of tree diameter; also known as “diameter at breast height” (DBH).

EMC 18.20.200 Q definitions

“Qualified Tree Professional” means an individual with a minimum of three (3) years of experience in tree evaluation and meets at least one of the following qualifiers:

- A. American Society of Consulting Arborists (ASCA) registered consulting arborist;
- B. International Society of Arboriculture (ISA) board certified master arborist;
- C. International Society of Arboriculture (ISA) certified arborist with an associate degree and/or a minimum of two years of college-level credit and/or 120 continuing education units; or
- D. Washington State registered landscape architect.

EMC 18.20.220 S definitions

“Significant tree” means an existing tree that meets the criteria in EMC 18.90.180.D.1 which, when measured four feet above grade, has a minimum diameter of either:

- _____ 1. Fifteen inches for evergreen and deciduous trees;
- _____ 2. Trees determined to be significant by the community development director or designee, regardless of the tree diameter, due to the uniqueness of the species.

EMC 18.20.230 T definitions

“Tree Diameter” means the distance of a straight line segment through the center point of a tree when measured at breast height or 54 inches above ground level.

EMC 18.80.080.G.8.a. Town Center, Commercial, Mixed Use Residential, and Business Park Zoning Districts Tree Preservation and Protection Standards

G.8. Tree Preservation and Protection Standards.

- a. Significant tree identification and preservation and/or replacement shall be required as set forth in EMC 18.90.180, Tree preservation, ~~provided in~~ Mixed-use development shall be considered commercial development for the purposes of the tree preservation retention standard contained in EMC 18.90.180(C)(2)(c)(iv).



City Of Edgewood Council Agenda Summary Sheet

Subject: AB21-0605 – a motion approving Ordinance No. 21-0605, rezoning certain real property located at 4411 90th Avenue East Edgewood, WA (Pierce County parcel numbers 0420163074, 0420163003, 0420163051, 0420167703, 0420167704, 0420167705, and 0420167706) from single-family moderate (SF-3) to industrial (I)	Agenda Item #:
	For Agenda of: 4/13/2021
	Prepared by: Darren Groth
Attachments (list): 1. Attachment 1_ Abbreviated Staff Report - Prologis Park Rezone 2. Attachment 2_ City Ordinance No. 21-0605 - with Exhibits	
Approval of Materials: Darren Groth Rachel Pitzel 4/8/2021 Dave Gray 4/8/2021 Daryl Eidinger 4/8/2021	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: 04/13/21: Closed Record Hearing

Summary Statement:

The request is to change the zoning designation on seven (7) parcels from Single Family Moderate (SF-3) to Industrial (I). A detailed summary report is contained in Attachment 1 (Abbreviated Staff Report) of this agenda bill. The Ordinance, including the Hearing Examiner's recommendation (Exhibit A) and Findings of Facts and Conclusions (Exhibit B), is also attached to this agenda bill as Attachment 2.

Item History:

03/16/21: the City's Hearing Examiner held a public hearing on the proposed rezone and change to the zoning map

Recommended Action:

MOTION to adopt **AB21-0605** – a motion approving Ordinance No. 21-0605, rezoning certain real property located at 4411 90th Avenue East Edgewood, WA (Pierce County parcel numbers 0420163074, 0420163003, 0420163051, 0420167703, 0420167704, 0420167705, and 0420167706) from single-family moderate (SF-3) to industrial (I)

Fiscal Note/Consideration:



Prologis Park Rezone – City File No. 21-1061

Abbreviated Staff Report for April 13, 2021 Regular City Council Meeting

File Name:	PROLOGIS PARK REZONE APPLICATION
Issuance Date:	March 5, 2021
Proposal:	The applicant is proposing to change zoning designations for seven (7) parcels from Single Family Moderate (SF-3) to Industrial (I). This non-project action is subject to review by the Hearing Examiner and approval by the City Council.
Applicant:	Barghausen Engineers Tel: 4252516222 18215 72nd Ave South Kent, WA 98032
Project Location:	Located at 4411 90TH Avenue East, Edgewood WA Parcel Numbers: 0420163074, 0420163003, 0420163051, 0420167703, 0420167704, 0420167705, and 0420167706.
Permits Included:	Rezone
SEPA:	DNS was issued on March 3, 2021.
Application Submitted:	February 1, 2021
Determination of Completeness:	February 1, 2021
Notice of Application:	February 2, 2021
Project Manager:	Evan Hietpas, Associate Planner

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SECTION 1. Background

1.1 Background:

The City's adopted 2015 Comprehensive Plan included a Special Land Use Study Overlay area on the Future Land Use Map and in various textual references, which consisted of approximately 150 acres in southwest Edgewood. The overlay was adopted to allow the City to study the feasibility of changing land use designations in this area. Factors that led to interest in re-designation of land uses in the overlay area included: nearby industrial development, support for local job creation, and changes in the economics of small-scale farming activities practiced in the area.

On December 27, 2017, Barghausen Engineers, on behalf of Uchida Farms, LLC., submitted a Comprehensive Plan Amendment application proposing to re-designate and rezone eleven (11) Single Family Moderate parcels to Industrial. Evaluation criteria for a proposed site specific Comprehensive Plan Amendment requires similar analysis to what was proposed for the subarea plan of the overlay area. The City did not perform a separate study of the overlay area and reviewed the Uchida Farms, LLC. application under the criteria found in Edgewood Municipal Code (EMC) Section 18.60.220. Based on the analysis and staff findings, City Council approved Ordinance No. 19-0557 on September 10, 2019, which changed the land use designation and zoning of these properties to Industrial (I).

On December 31, 2019, the City of Edgewood initiated two related Comprehensive Plan Amendment applications that were included on the 2020 amendment cycle Final Docket. Those two amendments proposed the following:

1. to update the City's Future Land Use Map (FLUM) and any associated textual references to change the land use designation for any property not previously or currently proposed as a Comprehensive Plan amendment that is located within the Special Land Use Study Overlay from Mixed Residential Moderate or Single-Family Moderate to Industrial.

2. to remove the Special Land Use Study Overlay from the City's Future Land Use Map (FLUM) and delete any associated textual references to the overlay within the body of the Comprehensive Plan.

Additionally, on December 31, 2019, Barghausen Engineers, on behalf of Bridge Development Partners, submitted a Comprehensive Plan Amendment application proposing to re-designate and rezone nine (9) Single Family Moderate and Mixed Residential Moderate parcels to Industrial. This request was also included on the 2020 amendment cycle Final Docket.

These three 2020 Comprehensive Plan Amendment applications were approved by City Council on December 8, 2020, under Ordinances 20-0590 and 20-0594.

Seven (7) parcels within the former Special Land Use Overlay remain with Single-Family Moderate (SF-3) zoning. These seven (7) parcels, (subject site) are now part of this Rezone application to change the underlying zoning to Industrial (I). (See Exhibit 1 for documentation on this historical analysis)

SECTION 2. Review Process

2.1 Request for Review:

Barghausen Engineers on behalf of Prologis, applied for a Rezone Application on February 1, 2021 to change zoning designations for seven (7) parcels from Single Family Moderate (SF-3) to Industrial (I). Additionally, the applicant submitted a Site Plan application for three (3) proposed industrial warehouses. The proposed rezone parcels are adjacent to a larger group of parcels that were recently rezoned to Industrial. The associated Prologis proposed warehouses include

utilities connections including water and sewer from the City of Fife, the construction of a new east/west public local road parallel to Valley Avenue East and an improved intersection at 42nd Street Court East. The Rezone application materials are included as Exhibit 2.

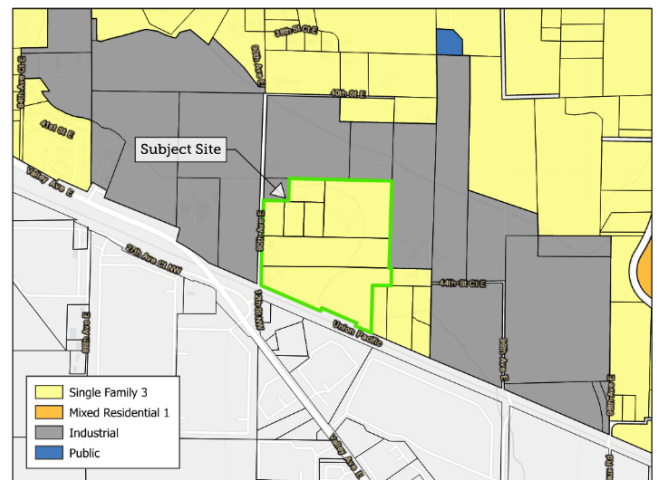


Figure 1 Vicinity Map

2.2 Zoning and Land Use Designations:

The subject site is located within the Single-Family Moderate (SF-3) which is one of the City's primary residential zones typically providing single-family dwellings in established residential neighborhoods. The subject site is designated as Industrial on the City' Future Land Use Map (FLUM). The Industrial designation is intended to accommodate industrial uses that

provide local and regional employment opportunities, such as research, light manufacturing and warehousing. Other compatible uses are also allowed.

2.3 Noticing: The following notices were issued as a part of this permit review:

Notice of Complete Application (NOC) – Exhibit 3

Application Submitted	Deemed Complete	NOC Issued to Applicant
February 1, 2021	February 1, 2021	February 1, 2021

The following notices were mailed to owners of property within 300 feet of the project site and parties of record, posted at City Hall and On-site, and published in *The News Tribune Newspaper* on the dates listed below:

Notice of Application (NOA) – Exhibit 4

Mailed	Posted	Published	Comment Period Closed
February 2, 2021	February 2, 2021	February 2, 2021	February 17, 2021

Notice of Public Hearing – Exhibit 5

Mailed	Posted	Published	Comment Period Closed
February 26, 2021	March 1, 2021	February 26, 2021	Written comments due at 9:00AM March 16, 2021.

Determination of Non-Significance (DNS) to SEPA Agencies – Exhibit 6

E-mailed	Posted	Published	Comment Period Closed
March 3, 2021	March 3, 2021	March 3, 2021	March 17, 2021

2.4 Property Information and Background

Property Information and Background	
Current Zoning	Single-Family Low (SF-3)
Zone Purpose	Serve as one of the city's primary residential zones, which provide for single-family dwellings in established residential neighborhoods.
Future Land Use	Industrial
Land Use Purpose	Provides for regional research, light manufacturing, warehousing, and other major regional employment uses.
Existing Conditions	These seven parcels currently consist of single family dwelling units and agricultural uses.
Site Details	The subject property is located in a mixed residential, industrial, and agricultural setting. The subject property abuts Valley Avenue E and the Union Pacific Railway to the south; agricultural fields to the west and north; and a forested area to the east. Topography onsite is generally flat with elevations ranging from 27 feet 33 feet.

<i>Neighboring properties</i>			
Direction	Existing Land Uses	Future Land Use	Zoning
North	Single Family Residential	Industrial	Industrial
South	Industrial (City of Puyallup)	Light Manufacturing/ Warehousing	Limited Manufacturing
East	Single Family Residential/ Agriculture	Industrial	Industrial
East	Single family residences	Industrial	Single Family Moderate
West	Single Family Residential/ Agriculture	Industrial	Industrial

ORDINANCE NO. 21-0605

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, REZONING CERTAIN REAL PROPERTY LOCATED AT 4411 90TH AVENUE EAST, EDGEWOOD, WA (PIERCE COUNTY PARCEL NUMBERS 0420163074, 0420163003, 0420163051, 0420167703, 0420167704, 0420167705, AND 0420167706) FROM SINGLE-FAMILY MODERATE (SF-3) TO INDUSTRIAL (I); PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the 2015 Comprehensive Plan included a Special Land Use Study Overlay (the Overlay) area of approximately 150 acres in southwest Edgewood to allow the City to study the feasibility of changing land use designations in the area; and

WHEREAS, in 2017, the City received a Comprehensive Plan Amendment application proposing to re-designate and rezone eleven (11) Single Family Moderate parcels to Industrial from Barghausen Engineers (the Applicant), which was approved by the City Council in 2019 pursuant to Ordinance No. 19-0557; and

WHEREAS, as part of the City's 2020 Comprehensive Plan amendment docket, the City Council approved Ordinance 20-0590, removing the Overlay from the Future Land Use Map (FLUM) and updating the FLUM and associated textual references to change the land use designation for any property located within the Overlay and not previously amended from Mixed Residential Moderate or Single-Family Moderate to Industrial, and approving another Comprehensive Plan Amendment application proposing to re-designate and rezone nine (9) Single Family Moderate and Mixed Residential Moderate parcels to Industrial submitted by the Applicant; and

WHEREAS, on February 1, 2021, the Applicant submitted a new rezone application proposing to change the zoning designations for seven (7) parcels located at 3311 90th Avenue East, Edgewood, WA, Pierce County parcel nos. 0420163074, 0420163003, 0420163051, 0420167703, 0420167704, 0420167705, and 0420167706 (collectively referred to as the "Site") from Single-Family Moderate (SF-3) to Industrial (I) to enable the Site to be used for industrial warehousing; and

WHEREAS, the Site is bounded by the properties rezoned to Industrial as previously requested by the Applicant and is designated as Industrial on the FLUM; and

WHEREAS, on February 2, 2021, the City mailed the Notice of Application to the surrounding property owners and parties of record, and Notice of Public Hearing on February 26, 2021; and

WHEREAS, the Notice of Public Hearing was timely published in the *Tacoma News Tribune*, posted onsite, and mailed to surrounding properties;

WHEREAS, on March 3, 2021, the City’s Responsible Official issued a Determination of Non-Significance under SEPA; and

WHEREAS, the Hearing Examiner held a public hearing on the proposed rezone and change to the zoning map (Exhibit A) on March 16, 2021, and sent his recommendation to the City Council; and

WHEREAS, on April 13, 2021, City Council held a closed record hearing on the proposed rezone, and after receiving and studying staff analysis, comments from the public, and the Hearing Examiner’s recommendation, has determined the public interest will be served by approving the rezone application and that the chance is in compliance with the City of Edgewood Comprehensive Plan and FLUM; and

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

Section 1. Findings and Conclusions Adopted. The City Council hereby adopts Findings and Conclusions, attached hereto as Exhibit B and incorporated by this reference as if fully set forth herein.

Section 2. Rezone Approved. The Site is located at 4411 90th Avenue East, Edgewood, Washington. The Site is further identified as Pierce County tax parcel nos. 0420163074, 0420163003, 0420163051, 0420167703, 0420167704, 0420167705, and 0420167706, as legally described and shown in Exhibit C, attached hereto and incorporated by this reference as if fully set forth herein. The site is hereby approved to be rezoned from Single-Family Moderate (SF-3) to Industrial (I), as shown in the attached Exhibit A.

Section 3. Map Change Authorized. The Director of Community and Economic Development, or his designee, is hereby authorized to amend the City’s official zoning map to show the zoning change to the site as authorized in Section 2 of this ordinance.

Section 4. Expiration. Pursuant to EMC 18.40.117, this rezone and zoning map change approval shall automatically expire three years from the effective date of this ordinance unless prior to the expiration, a complete building permit application is filed and subsequently issued. If such approval expires, the official land use map shall be amended so that the zoning designation in effect immediate prior to the approval shall reapply to the subject property.

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

Section 6. Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL ON THE 13TH DAY OF APRIL, 2021

Mayor Daryl Eiding

ATTEST/AUTHENTICATED:

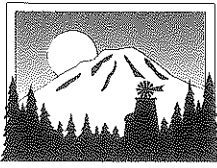
Rachel Pitzel, CMC
City Clerk

APPROVED AS TO FORM:



Ann Marie Soto, City Attorney

Date of Publication:
Effective Date:



City of
Edgewood

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

2224 104th Avenue East, Edgewood, Washington 98372-1513

April 2, 2021

Barghausen Engineers
18215-72nd Avenue South
Kent, WA 98032

RE: 21-10611
PROLOGIS PARK REZONE

Dear Applicant:

Transmitted herewith is the Report and Recommendation of the City of Edgewood Hearing Examiner relating to the above-entitled matter.

Very truly yours,

STEPHEN K. CAUSSEAU, JR.
Hearing Examiner

SKC/jjp

cc: Parties of Record

1X

OFFICE OF THE HEARING EXAMINER

CITY OF EDGEWOOD

REPORT AND RECOMMENDATION

FILE NO.: 21-10611
PROLOGIS PARK REZONE

APPLICANT: Barghausen Engineers
18215-72nd Avenue South
Kent, WA 98032

PROJECT MANAGER: Evan Hietpas, Associate Planner

SUMMARY OF REQUEST:

Zone reclassification for seven parcels from Single-Family Moderate (SF-3) to Industrial (I). This non-project action is located at 4411-90th Avenue East, Edgewood.

SUMMARY OF RECOMMENDATION: Grant the rezone.

PUBLIC HEARING:

After reviewing Planning and Community Development Department Staff Report and examining available information on file with the application, the Examiner conducted a public hearing on the request as follows:

The hearing was opened on March 16, 2021, at 9:00 a.m.

Parties wishing to testify were sworn in by the Examiner.

The following exhibits were submitted and made a part of the record as follows:

- EXHIBIT A - Community and Economic Development Department Staff Report**
- EXHIBIT 1 - Historical Zoning Related Documents**
- EXHIBIT 2 - Rezone Application Documents**
- EXHIBIT 3 - Notice of Complete Application**
- EXHIBIT 4 - Notice of Application**
- EXHIBIT 5 - Notice of Public Hearing**
- EXHIBIT 6 - SEPA DNS**
- EXHIBIT 7 - Public Comments**
- EXHIBIT 8 - Letter from Department of Fish and Wildlife dated March 17, 2021**

The Minutes of the Public Hearing set forth below are not the official record and are provided for the convenience of the parties. The official record is the recording of the hearing that can be transcribed for purposes of appeal.

EVAN HIETPAS appeared, present the Community and Economic Development Staff Report, and testified that he has served as the project manager and has reviewed the rezone application. On the zoning map the yellow color represents the SF-3 zone and the gray the industrial zone. The yellow area surrounded by the gray consists of 20.5 acres and is owned by four property owners. The City future land use map includes the parcels shown now as SF-3 as industrial. The rezone will bring the zoning consistent with the FLUM. Significant changes have occurred in the area over the recent years. In 2015 the City adopted a comprehensive plan overlay covering 150 acres. The City also rezoned the gray colored parcels to industrial. A study favored the changing of the zone and re-designation of the comprehensive plan for parcels to the north and west of the area. This application was submitted on behalf of Uchida Farms. In 2019 the council approved the rezone. Three months later a comprehensive plan application was submitted to change designations from single-family to industrial over 26 acres. It is located in the central area and is covered by the overlay. The present applicant submitted an application for a comprehensive plan amendment for the eastern parcel as shown in Exhibit 1. Twelve parcels remain in SF-3 and seven of those parcels are subject to this rezone request. The applicant submitted a rezone application on February 1, 2021, and following notice the City received six written comments. The appeal period runs for the SEPA DNS tomorrow on March 3. The applicant also submitted a site plan application that shows buildings, roads, etc. He then referred to the applicant's response to the criteria for the rezone application. All of the comprehensive plan goals and policies are addressed appropriately. Staff finds that the rezone request complies with the comprehensive plan. The applicants have responded satisfactorily to all criteria and he has evaluated the criteria as well. The rezone is consistent with other rezones and changes as the parcels are centrally surrounded by other I zoned properties. Development will require a new public road and a wetland/creek mitigation report. The EMC will insure mitigation. Staff recommends approval of the rezone.

CHRIS FERKO, Barghausen Engineers, appeared and testified that his company is the consultant for the applicant. He thanked staff for a thorough report and has reviewed the Staff Report and concurs with its findings and recommendations. We are at the end of a long process that began with seven parcels included in the flum. The rezone is separate from the actual project application. They will utilize a greater site and this has been a several year process. The City studied the rezone exhaustively. The rezone will help the City and will support the community and residential areas in the City. The rezone will result in utilities and roads being brought to the area. The changes are also compatible with development within the City of Puyallup to the south. He urged the Examiner to follow the City's recommendation.

ZACHARY PERRY appeared and testified and testified that he and his partner purchased a property at the north end of the site. The only access their parcel has is from 90th Avenue East. They have single-family parcels, but they are landlocked by the industrial zone parcels. The only access shown is through the parking lots of the warehouse. They have no access to a public road. His concerns are access to the parcels.

SCOTT NITSCHKE appeared and testified that his parcel and four parcels to the south are not included. All of those access from 90th and 46th. His concern is a drinking water well to the west. He is concerned about the well. They are also concerned with a disappearing quality of life and they would want information regarding this issue. Property values will plummet and the applicant must address these issues. His well is 60 feet into the applicant's property and he has an easement and water rights for it.

MATTHEW SCHLOFF appeared and testified that he has the same concerns as his neighbor, that is access to the property from 90th and 46th. Now he will have to go through warehouses to get to his home. There should be buffers required between residential uses and warehouses. He questioned whether retail uses would be allowed or just warehouses.

NIKITA SLOBODA appeared and testified that her issues are quality of life. They reside uphill and the area used to consist of farms. They have lived there for along time and walk the roads in the area and have enjoyed the farms. Now valley farms have changed to warehouses. She can see warehouses across the highway in Puyallup from her home. Now they will reach their home. People bring cars, storage items, etc. that will be unattractive. Also what will happen to the school bus stops. Their real estate values will be affected and warehouses will reduce their property values. Now they will see and listen to semi trucks in the parking lots.

REBECCA BEAN appeared and testified that she echos all of the concerns of the previous speakers. 84th is a private road. She questioned whether they would maintain the utility lines and the road for access. Will semis come down 84th? They are all on personal wells and she questioned whether the development would affect the water quality. It is very expensive to pipe in water. She has observed many homeless camps along the railroad tracks and it is no longer safe. The police take one-half to one hour to respond. They are left in the dark regarding the project. It may be better for the City as a whole, but not for them.

KENT CROSS appeared and testified that he represents a homeowners association and resided on 98th Avenue Court East. He had two points, he supports the previous speaker regarding the homeless issue and the trucks inviting people into their cabs. Also drag racing occurs in industrial lots in the valley and he questioned the plan for monitoring. He noted Phases 1 and 2 and questioned when the phases will end.

MR. PERRY reappeared and testified that once the farmland is gone, it cannot be replaced. A lot of vacant warehouse space exists within three to five miles of the site. It is short sighted to increase the amount of warehouses. No jobs will be created if the

structures remain empty.

MR. HIETPAS reappeared and testified that access will be addressed during the site plan process. Concerning Prologis, they will access via 42nd Street and will eliminate 90th. They will look at adequate access for residents and a substantial barrier will be established between a public road and an industrial road. The applicant must also comply with City design standards in providing adequate access. Concerning the well, the applicant must address that issue with the property owner. Concerning safety, the lack of response times, staff will address that issue with the police department. Drag racing is an issue for the police. They will evaluate it and will address it during the site plan design.

MR. FERKO reappeared and testified that no retail will occur on the site as the industrial zone controls the use. He has no answer as yet regarding the wells.

BEN BRODSKI, vice president of Prologis appeared and testified that he is aware of the wells on properties in the area. Some agreements are already in place and they will work with other property owners to comply with the agreement. They will extend potable water to the area and when water is available the wells can be decommissioned. They will look at all wells in the site plan review process. They are committed to maintaining the access for residents during the SPR process. He disagrees that empty warehouses exist as the industrial market is very hot and they have a record low vacancy rate. They are a long time hold business and exercise a high level of care in building.

No one spoke further in this matter and the Examiner took the matter under advisement. The hearing was concluded.

NOTE: A complete record of this hearing is available in the office of City of Edgewood Planning and Community Development Department.

FINDINGS, CONCLUSIONS, AND RECOMMENDATION:

FINDINGS:

1. The Hearing Examiner has admitted documentary evidence into the record, heard testimony, and taken this matter under advisement.
2. A threshold Determination of Non-significance (DNS) was issued following review pursuant to the State Environmental Policy Act (SEPA) on March 3, 2021.
3. Noticing: The following notices were issued as a part of this permit review:
Notice of Complete Application (NOC) – Exhibit 3

Application Submitted	Deemed Complete	NOC Issued to Applicant
February 1, 2021	February 1, 2021	February 1, 2021

The following notices were mailed to owners of property within 300 feet of the project site and parties of record, posted at City Hall and On-site, and published in The News Tribune Newspaper on the dates listed below:

Notice of Application (NOA) – Exhibit 4

Mailed	Posted	Published	Comment Closed	Period
February 2021	2, February 2021	2, February 2, 2021	February 17, 2021	

Notice of Public Hearing – Exhibit 5

Mailed	Posted	Published	Comment Closed	Period
February 2021	26, March 2021	1, February 26, 2021	Written comments due at 9:00AM March 16, 2021.	

Determination of Non-Significance (DNS) to SEPA Agencies – Exhibit 6

E-mailed	Posted	Published	Comment Closed	Period
March 3, 2021	March 3, 2021	March 3, 2021	March 17, 2021	

4. The applicant, Prologis Inc., has a possessory ownership interest in seven, contiguous parcels of property that together consist of 20.5 acres. All seven parcels are located within the Single-Family Moderate (SF-3) zone classification of the Edgewood Municipal Code (EMC) and are improved with single-family residential homes and agricultural uses. The applicant requests a zone reclassification for all seven parcels from SF-3 to Industrial (I). While the applicant has submitted a site plan showing warehouse uses for the site, no application is before the Examiner or the Edgewood City Council for consideration.
5. The parcels have an address of 4411-90th Avenue East and also abut 43rd Street Court East. Parcels previously zoned Industrial abut the site on the west, north, and much of the east property lines. Several lots abutting the southeast corner of the site are not part of the application and will remain in their present SF-3 zone. However, parcels to the north and east of said excluded parcels are also located within the I classification. Parcels to the south across Valley Avenue and the Union Pacific Railroad track are located within the City of Puyallup and improved with Industrial/Heavy Commercial uses.
6. The recommendation to approve/deny the rezone application must consider previous actions by the Edgewood City Council for parcels in the area. Actions include the following:

- A. Adoption of the 2015 City of Edgewood Comprehensive Plan that includes a “Special Land Use Study Overlay” area on its Future Land Use Map (FLUM) that consists of approximately 150 acres in southwest Edgewood to include the applicant’s parcels. The overlay allowed the City to study the feasibility of changing land use designations in the area due to nearby industrial development and changes in the economics of small scale farming.
 - B. On December 27, 2017, Uchida Farms, LLC, submitted an application for a comprehensive plan amendment that proposed to re-designate and rezone eleven, SF-3 parcels to Industrial. This area included parcels to the north and northwest of the applicant’s parcels, and also abutted the applicant’s parcels on the north and west. The City Council adopted Ordinance No, 19-0557 on September 10, 2019, that changed the comprehensive plan and zoning of said parcels to Industrial.
 - C. On December 31, 2019, the City initiated two comprehensive plan amendments that also removed the Special Land Use Study Overlay from the FLUM. Bridge Development Partners submitted a comprehensive plan amendment application proposing to re-designate nine parcels within either the SF-3 or Mixed Residential Moderate to I. The City Council approved the comprehensive plan amendments pursuant to Ordinances 2005-90 and 2005-94. The seven parcels proposed for the present rezone are within the former Special Land Use Overlay and retain their SF-3 zoning.
 - D. On February 1, 2021, the present applicant submitted a rezone application to change the zone classifications for all seven of its parcels from SF-3 to I. All seven parcels are designated as “Industrial” on the City’s FLUM. The parcels are in a mixed residential industrial and agricultural area. The site abuts Valley Avenue East and the Union Pacific Railroad to the south, agricultural fields to the west and north, and a forested area to the east. Abutting parcels within the City of Edgewood to the north, east, and west are all located within the Industrial designation of the FLUM. Such abutting parcels are also located within the Industrial zone classification with the exception of parcels to the southwest that are currently within the SF-3 classification. Parcels to the south within the City of Puyallup are located in its Light Manufacturing/Warehousing FLUM and zoned for “Limited Manufacturing”. A zone reclassification to I fits well with the existing zoning in the area, zoning proposed for the area, existing industrial uses to the south, and proposed industrial uses to the west.
7. Section 18.40.114 EMC sets forth the “Criteria for Approval of Quasi-Judicial Map Amendment”. Findings hereinafter address said criteria:

- A. Section 18.40.114(A) EMC sets forth three general rules that apply to zoning amendments. Said general rules provide that presumptions of validity do not apply to a rezone action, and that proponents of the rezone have the burden of proof to demonstrate that conditions have changed since the original zoning. Finally, the proponents must also show that the rezone bears a substantial relationship to the public health, safety, morals, or welfare. Compliance with the general rules requires an analysis of the criteria set forth in EMC 18.40.114(B). Findings on each criterion are made hereinafter.
- B. The first four Criteria (A-D) require a showing of consistency with the existing comprehensive plan, the purpose of the proposed I classification, and consistency between the I zone criteria and area characteristics. The history of previous comprehensive plan amendments and zone reclassifications in the area to include parcels abutting the applicant's site are as set forth above and within the Staff Report. The FLUM contemplates industrial uses and industrial zoning for the entire area to include the applicant's parcels. The zone reclassification will allow the previously approved, industrial zone reclassification to extend across the applicant's site and allow development of a use permitted within the I zone. As set forth above the zone reclassification is already consistent with area characteristics to include the industrial area to the south and the proposed industrial uses within the area as authorized by previous rezones. The previous zoning history in and around the area as set forth above show City Council actions that are consistent with the proposed zone reclassification.
- C. The fifth Criterion (E) requires a gradual transition between zones by the use of transitions or buffers between zoning categories with the exception of the small remaining SF-3 parcels at the southwest corner. The applicant's site is completely surrounded by I zoned properties within the City and Light Industrial parcels within the City of Puyallup to the south. Should a rezone application not be filed by owners of the remaining SF-3 parcels, impacts on said parcels can be mitigated through the site plan review (SPR) process associated with approval of the proposed warehouse structures. Such measures can include height limits, setbacks, and thick vegetated buffers. Prior to approval of a warehouse structure on the site significant changes will need to occur in the area to include the road system, the relocation of Hylebos Creek, and the provision of buffers around said creek to protect its salmon habitat. These features can be used to provide physical buffers separating the warehouse use from the remaining SF-3 parcels, and also for providing continued, attractive access for residences to the north. However, once again, the City will address all of such issues during the SPR process.
- D. Criterion 6 requires consideration of physical buffers and platted lot lines in establishing zoning boundaries. In the present case the applicant has proposed platted lot lines to establish said boundary. Said section also

suggests that commercial uses face away from adjacent residential areas as a means of buffering. In the present case no commercial uses are proposed, and impacts on abutting residential uses can be addressed by the design of the building and its parking/drive aisles. Criteria 7 encourages limitation of building heights to 35 feet unless higher limits are consistent with the existing, built character of the area. Again, the SPR process will impose height limits.

- E. Criterion 8 requires an impact evaluation of changes that will result from the zone reclassification. Said section sets forth nine factors for consideration. Staff has evaluated such factors on pages 13-16 of the Staff Report. The Examiner has reviewed staff's analysis, agrees therewith, and incorporates said analysis as his own as if set forth in full herein.
 - F. Criterion 9 requires consideration of changed circumstances that are limited to "Elements or conditions included in the criteria for the relevant zone designations in the Zoning Code". As set forth above, recent zone reclassifications and comprehensive plan designation changes have resulted in a change in area uses from agricultural to industrial. This zone reclassification implements the City's determination to authorize warehouse/industrial uses in the flat, valley area of the City adjacent to a major arterial and railroad track. This area is also adjacent to parcels within the City of Puyallup that are already improved with warehouse uses.
 - G. Criterion 10 requires consideration of the effect the rezone might have on critical areas. In the present case the zone reclassification itself will have no impact on Wapato Creek and its associated wetlands. However, according to the applicant, development of the site will require relocation and restoration of Wapato Creek over a distance of 3,125 feet. While restoration will improve ecological functions, the State Department of Fish and Wildlife in a letter dated March 17, 2021, notes that the applicant proposes to locate the creek between its industrial development and the Union Pacific Railroad. The letter also notes that the State discourages channel relocation and realignment unless the applicant can demonstrate benefits or lack of adverse impacts to fish life. Again, however, such issues are reserved for the SPR process. The zone reclassification in and of itself will not affect Wapato Creek.
8. Residents of the area submitted letters of concern and testified as to their concerns at the public hearing. Concerns include decreased property values, traffic noise and congestion, impacts to Wapato Creek, impacts to drinking water wells, loss of agricultural lands, criminal activity to include drag racing, and pedestrian safety. Many of residents concerns will be addressed during the SPR process to include access to parcels, prevention of drag racing within the parking lots, protection of drinking water wells/connection to public water, and pedestrian safety. Other

concerns were previously taken into consideration when the City Council adopted ordinances authorizing a change in the area from agricultural to industrial. The proposed rezone implements the Council's vision for the area as set forth in the FLUM.

CONCLUSIONS:

1. The Hearing Examiner has jurisdiction to consider and make recommendations on the issues presented by this request.
2. The applicant has shown that the request for a zone reclassification from SF-3 to I satisfies all criteria set forth in EMC 18.40.114 and therefore should be approved.

RECOMMENDATION:

It is hereby recommended that the Edgewood City Council approve the application for a zone reclassification from Single-Family Moderate (SF-3) to Industrial (I) for seven parcels having an address of 4411-90th Avenue East, Edgewood, namely Parcel Numbers: 0420163074, 0420163003, 0420163051, 0420167703, 0420167704, 0420167705, and 0420167706.

RECOMMENDED this 2nd day of April, 2021.



STEPHEN K. CAUSSEAU, JR.
Hearing Examiner

TRANSMITTED this 2nd day of April, 2021, to the following:

APPLICANT: Barghausen Engineers
18215-72nd Avenue South
Kent, WA 98032

OTHERS:

Rachel Batie and Zachary Perry
9314-40th Street East
Edgewood, WA 98371

Matthew Schloff
9219-40th Street East
Edgewood, WA 98371

Kent Cross
3810-90th Avenue Court East
Edgewood, WA 98371

Paul Sobrie
3715-91st Avenue Court East
Edgewood, WA 98371

Rebecca Bean
3923-84th Avenue Court East
Edgewood, WA 98371

Scott Nitschke
9317-44th Street Court East
Edgewood, WA 98371

Nikita and Tayler Sloboda
3824-90th Avenue East
Edgewood, WA 98371

Jim Moss
9016-38th Street Court East
Edgewood, WA 98371

Doug Dixon
3719-91st Avenue Court East
Edgewood, WA 98371

CITY OF EDGEWOOD

Prologis Park Rezone -- Case File #21-1061

FINDINGS and CONCLUSIONS

SECTION 1. Findings of Fact and Analysis

1.1 Decision-Making Process

Rezoning is a Process IV Quasi-Judicial map amendment process, subject to Hearing Examiner Action. Pursuant to criteria in Edgewood Municipal Code (EMC) 18.40.114, the City Council has the authority to make the final decision after a closed record hearing. If approved, the City Council will adopt an ordinance amending the official City of Edgewood Zoning Map. A rezoning does not authorize a land use.

1.2 Applicant Preparation of a Rationale

A. Explain the reason for this rezoning proposal.

Finding: The applicant has submitted a Site Plan application proposing two phases of industrial development. This application is currently in review.

B. Was this proposed amendment denied previously?

Finding: No previous application was submitted.

C. Explain how the proposed rezoning advances the goals and policies of the Comprehensive Plan.

Finding: Comprehensive Plan Policy LU.I.m states that the Industrial designation is intended to accommodate industrial uses that provide local and regional employment opportunities, such as research, light manufacturing and warehousing. Compatible uses are also allowed. Goal LU.VII mandates that the City accommodate and facilitate industrial development that positively contributes to Edgewood's economy and character. Policies LU.VII.a-b stipulate that the City should include industrial warehouses, and specifically requires the expansion of the number and type of industrial uses in the City through more intensive use of existing industrial lands and expansion of industrial uses in appropriate locations.

D. Does the proposed rezoning have a relationship to any other City codes or regulations?

Finding: Yes. The proposed rezoning is associated with Site Plan review application File 21-1031 for three proposed Industrial warehouses, impervious parking areas, wet and dry utilities, stormwater detention and treatment, construction of a new east/west frontage road (public) and improved site access and improvements from Valley Avenue East at the intersection of 42nd Street Court East. The proposal includes eighteen parcels directly to the west making up approximately 87.4 acres of land zoned Industrial (I) and designated as Industrial (I) on the City's Future Land Use Map. The applicant will demonstrate compliance with Edgewood Municipal Code regulations, including but not limited to EMC Titles 11, 12, 13, 14, 15, 16, 18 and 20.

E. What are the cumulative effects of this proposed amendment to the Comprehensive Plan?

Finding: None. This rezone application is consistent with the land use designation change that was completed by the City of Edgewood in 2020.

1.3 Evaluation Criteria- General Rules

A. There is no presumption of validity favoring the action of rezoning.

Finding: This applicant is responsible for proving factual information to justify the rezone request, including clear and convincing evidence demonstrating that all of the criteria outlined in EMC 18.40.114 EMC, 18 is met. The rezone application was reviewed in response to the complete application file contents.

B. The proponents of the rezone have the burden of proof to demonstrate that conditions have changed since the original zoning.

Finding: The city recognized that this portion of Edgewood has the potential to host industrial land uses that can help diversify the local economy. The local economic market has a high demand for industrial land uses in comparison to single family residential and agricultural uses. New industrial developments in the City of Fife and City of Puyallup have also contributed to a change in local conditions.

C. The rezone must bear a substantial relationship to the public health, safety, morals or welfare.

Finding: The rezone application is associated Site Plan Review application File 21-1031 for three proposed Industrial warehouses which will benefit public health, safety, morals/welfare by bringing new utilities connections including water and sewer connections from the City of Fife, the construction of a new east/west local public road with sidewalks, curb and gutter parallel to Valley Avenue East and an improved intersection at 42nd Street Court East. The Industrial warehouses development proposal will likely increase demands on fire protection and police protection. The collection of impact fees, taxes, and other revenue sources will mitigate increased need for public services. The rezone will increase employment opportunities and add to a more resilient tax base within the City.

1.4 Evaluation Criteria- Implementation Measures

A. Consistency with the existing Comprehensive Plan.

Finding: The proposed rezone to Industrial is consistent with the existing Industrial land use designation and the Industrial Comprehensive Plan Policy LU.I.m: Industrial designation is intended to accommodate industrial uses that provide local and regional employment opportunities, such as research, light manufacturing and warehousing. Compatible uses are also allowed.

B. Consistency with the purpose of the proposed zoning district;

Finding: Pursuant to EMC 18.80.100 the Industrial (I) zoning district provides for regional research, light manufacturing, warehousing, and other major regional employment uses. Industrial lands are limited to areas where regional transportation access is available.

C. Consistency between zone criteria and area characteristics.

Finding: The rezone to Industrial is consistent with current zoning to the north and west and the existing industrial characteristics of development south; outside the city limits within the City of Puyallup. To the east there are five parcels that are zoned Single Family-Moderate (SF-3) with underlying comprehensive plan designations of Industrial, on the City's Future Land Use Map.

D. Zoning history and precedential effect.

Finding: The City studied the feasibility of changing the land use designations and zoning on the subject site previously. A number of factors had led to interest in re-designation and subsequent rezoning in the area, including industrial development in the surrounding area, support for local job creation, and changes in the economics of the small scale farming activities that were practiced in the area. Since approval of Ordinance 19-0557 and 20-0595, changing the underlying land use the proposed rezone is consistent with the zoning history and precedential effect.

E. Gradual transition between zoning categories. The impact of industrial zones shall be minimized by the use of transitions or buffers. Physical buffers may provide an effective separation between different uses and intensities of development.

i. Natural Features including but not limited to topographical breaks, lakes, streams, and ravines.

Finding: Natural features provide meaningful separation between industrial and residential uses, which includes Simons Creek to the north and Industrial land both north and south of the creek. Critical area wetlands and buffers surround the site along the north, south, and east boundaries.

ii. Major Arterials and railroad tracks.

Finding: Union Pacific Railroad has approximately, 100 feet of existing right-of-way (ROW), along the south property line of the subject site.

iii. Distinct change in street layout.

Finding: The rezone application is associated with Site Plan Review application File 21-1031 for three warehouses, which proposes the construction of a new east/west public local road with sidewalks, curb, and gutter parallel to Valley Avenue E, an improved intersection at 42nd Street Court E, the vacation of approximately 1,400 feet of 90th Avenue E, and new connection from the northern portion of 90th Avenue E through the proposed development to the intersection at 42nd Street Court E. The new street layout will provide improved access to regional transportation corridors.

iv. Open Space and Greenspaces.

Finding: The rezone application is associated with Site Plan Review application File 21-1031 for three proposed Industrial warehouses which proposes to realign and restore a portion of onsite Wapato Creek (2,674 linear feet) within a new 200-foot riparian corridor parallel to the proposed construction of a new east/west local road with sidewalks, curb and gutter. The restored stream channel will provide an effective separation of the proposed use. City staff will pursue the

establishment of meaningful open spaces and greenspace amenities intended for the use of current Edgewood citizens and future employees.

F. Establishing Zone Boundaries.

i. Physical Buffers.

Finding: The existing industrial zoned properties located north of subject site contain Simons Creek along both the northerly and southerly edges of the zone. The applicant has proposed to re-channel Wapato Creek along the southern edge of the subject site.

ii. Platted lot lines

Finding: No change to platted lot lines is proposed with the application. The rezone application is associated with Site Plan Review application File 21-1031 for three proposed Industrial warehouses which proposes a boundary line adjustment application to consolidate existing parcels.

iii. Boundaries between commercial and residential areas shall generally be established so that commercial uses face each other across the street on which they are located, and face away from adjacent residential areas. An exception may be made when physical buffers can provide a more effective separation between uses;

Finding: The rezone application is associated with Site Plan Review application File 21-1031 for three proposed Industrial warehouses which the applicant has provided a building and location orientation site plan showing that proposed buildings will face each other and face away from residential zoned areas to the north. (See Exhibit 1: Site layout drawing)

G. Height Limit of 35 feet.

Finding: The applicant has not requested an increase to the required 35 foot height standard. Height for development proposals is regulate by EMC 18.90.070 Height standards.

H. Impact Evaluation: The evaluation of the changes that would result from approval of the application shall consider the possible negative and positive impacts on the affected area and its surroundings. Factors to be examined include, but are not limited to, the following:

i. Housing.

Finding: Four of the single family residences located within the subject site would be displaced. However, increased employment opportunities associated with industrial uses will create opportunities for residential growth. The City anticipates an overall positive impact to the community.

ii. Public Services.

Finding: The applicant will be required to demonstrate that industrial development will be serviced by public services, included City of Edgewood Police and East Pierce Fire and Rescue. The extension of these public services by adjacent jurisdictions particularly sanitary sewer and potable water will improve infrastructure in the area.

iii. Environmental Factors, such as noise, air and water quality, terrestrial and aquatic flora and fauna, glare, odor, shadows and energy conservation;

Finding: The rezone application is associated with Site Plan Review application File 21-1031 for three proposed Industrial warehouses where it is anticipated that there will be general site development and building construction noise and truck traffic during normal business hours. The construction related to the proposal will likely generate only routine potential for environmental hazards associated with construction such as vehicle fuels and exhaust emissions and exposure to common building products such as paint and adhesives. Best Management Practices will be employed throughout construction to mitigate these risks. The application will be reviewed to comply with EMC regulations, including a review of environmental impacts associated with State Environmental Policy Act (SEPA).

iv. Pedestrian Safety.

Finding: The rezone application is associated with Site Plan Review application File 21-1031 for three proposed Industrial warehouses. File 21-1031 will be reviewed for compliance with EMC Title 18, Development Standards and Design Standards to ensure pedestrian safety is adequately provided.

v. Manufacturing Activity.

Finding: The rezone application is associated with Site Plan Review application File 21-1031 for three proposed Industrial warehouses where the application will be reviewed for compliance with Edgewood Municipal Code Title 18, Development Standards and Design Standards as well as environmental impacts associated with State Environmental Policy Act (SEPA) to ensure that manufacturing activities are addressed in future development.

vi. Employment Activity.

Finding: The rezone application is associated with Site Plan Review application File 21-1031 for three proposed Industrial warehouses. Future employment opportunities will increase as result of this proposal. The specific number of new jobs will depend on the tenancy of future industrial buildings.

vii. Character of areas recognized for architectural or historic value.

Finding: The Puyallup Tribe has had a historic use of the subject site. The rezone application is associated with Site Plan Review application File 21-1031 for three proposed Industrial warehouses and Puyallup tribal representatives are working with the City and applicant to ensure that industrial uses on the subject properties will not impact existing cultural resources. A cultural resources assessment report will be required prior to any new development.

viii. Shoreline view, public access and recreation.

Finding: The proposed 60-foot public right-of-way road will be part of the City's long-term transportation project for a new east/west public road (called "Railroad Frontage Road") on the north side of Valley Avenue East and north of the existing Union Pacific Railroad along the re-aligned Wapato Creek. The City anticipates a shoreline view of the riparian corridor. City staff will pursue the establishment of other meaningful public access and recreation features, such as a trail associated with protected critical areas.

ix. **Service Capacities:** Development which can be reasonable anticipated based on the proposed development potential shall not exceed the service capacities which can reasonably be anticipated in the area.

Finding: The rezone application is associated with Site Plan Review application File 21-1031 for three proposed Industrial warehouses which requires adequate services be provides to the proposed development including water and service certificates of availability. A water comprehensive plan amendments and/or an inter-local agreement may be required to ensure the development does not exceed the service capabilities. . Extension of new public services, particularly sanitary sewer and potable water, will improve infrastructure in the area.

I. Changed Circumstances.

Finding: Recent zoning and land use designation changes have resulted in a shift from residential and agricultural uses to industrial zoning and proposed industrial warehouse uses in this portion of the City of Edgewood.

J. Impact on Critical Areas.

Finding: The rezone application is associated with Site Plan Review application File 21-1031 for three proposed Industrial warehouses which includes site development and utility construction within 200 feet of Simons Creek, Wapato Creek, and wetlands/wetland buffers. Approximately 65,600 cubic yards of fill will be placed in wetlands and Wapato Creek. Wapato Creek will be rerouted through the project site and the impact to multiple wetlands will be mitigated. The subject site has had historic flooding and is located with a regulated floodplain. Mitigation will include stream channel restoration, wetland creation, wetland buffer creation, and compensatory flood storage. As part of the review of this application, critical areas will be reviewed to ensure compliance with Edgewood Municipal Code Title 14. Proposed industrial uses will also be reviewed under the State Environmental Policy Act (SEPA) process, outlined in EMC Title 20. These review processes enforce proper mitigation measures for all critical area impacts.

SECTION 2. Conclusions

1. Pursuant to Findings and Determinations, a rezone may be approved if all the findings are made in writing and are supported by the records.

A. Rules for quasi-judicial map amendments- EMC 18.40.114.A.(1-3)

CONCLUSION: There IS no presumption of validity favoring the action of this rezone; the applicant HAS demonstrated that conditions have changed since the original zoning; and the rezone DOES have a substantial relationship to the public: health, safety, morals, and welfare.

B. Consistency with land use regulations- EMC 18.40.114.B.(1-3)

CONCLUSION: There IS consistency with the existing comprehensive plan and Future Land Use Map (FLUM); there IS consistency with the purpose of the zoning district; there IS consistency between the zone criteria and area characteristics.

C. Zoning history and precedential effect- EMC 18.40.114.B.(4).

CONCLUSION: The proposal EXAMINED the previous and potential zoning changes both in and around the area.

D. Impact of land use intensities- EMC 18.40.114.B.(5).

CONCLUSION: The proposal CONSIDERED the use of physical buffers to provide separation between industrial land uses and adjacent incompatible land uses.

E. Establishment of zone boundaries- EMC 18.40.114.(6.a-b).

CONCLUSION: The proposal CONSIDERED physical buffers and platted lot lines when establishing the proposed zone boundaries.

F. Height Limits- EMC 18.40.114.(7)

CONCLUSION: The proposal is NOT requesting to increase the height limit over thirty-five (35) feet.

G. Development Impact Evaluation- EMC 18.40.114.(8.a-i).

CONCLUSION: The proposal EVALUATED positive and negative impacts of the affected area and its surroundings.

H. Development Changed Circumstances- EMC 18.40.114.(9).

CONCLUSION: The proposal CONSIDERED changed circumstances.

I. Development Critical Areas- EMC 18.40.114.(10).

CONCLUSION: The proposal considered effects of the rezone on critical areas.



City Of Edgewood Council Agenda Summary Sheet

Subject: AB21-0606 – a motion approving Ordinance No. 21-0606, amending the Budget for the 2021 fiscal year	Agenda Item #: 5.D
	For Agenda of: 4/13/2021
	Prepared by: Dave Gray
Attachments (list): 1. Ord No 21-0606 Budget Amendment No 2 2. 2021 BA No. 2 Exhibit A	
Approval of Materials: Dave Gray Rachel Pitzel 4/7/2021 Dave Gray 4/7/2021 Daryl Eidinger 4/8/2021	Expenditure Required: \$266,440.00 Amount Budgeted: Not previously appropriated in the original authorized budget nor in Budget Amendment No. 1. Timeline: Study Session Labor Discussion on March 30, 2021 Study Session for Presentation of the Budget Amendment Ordinance on April 6, 2021 Regular Council Meeting for potential Council Action on April 13, 2021

Summary Statement:

The Mayor's original 2021 Budget proposal contained an appropriation ask for two new job titles to enable promotions to recognize work performance being produced and better position City Staff to deliver needed services, converted a half time inspector position to full time and asked to add three new full time positions, one of which would be funded at mid year. At the Regular Council Meeting of December 8, 2020 Council my majority vote appropriated a budget with the modification to the proposed labor model, removing the promotional positions and the three new employee positions. The majority further requested the Mayor return the new position labor model for discussion and consideration at the end of the first quarter of 2021, when they would be in a better position to assess the full impact of the World Wide Pandemic created by Covid-19 on the City's development activity and financial condition. That review and discussion occurred in a Study Session on March 30, 2021. Council requested the Mayor create a Budget Amendment by which Council could consider and potentially act to appropriate funding three newly authorized full time positions, one of which funding is authorized as of July 1, 2021 (per the Mayor's original proposed 2021 labor model).

Item History:

Recommended Action:

Move to adopt Ordinance 21-0606 thereby appropriating new monies for labor expenditures identified as Budget Amendment No. 2.

Fiscal Note/Consideration:

The addition of the newly authorized positions in 2021 will not create a full year expenditure impact to the City's operating budget due to the fact that two of the positions will not be onboarded until sometime in the second quarter, and the third position was originally, and will continue to be hired no earlier than July 1st. The total cost of compensation to the City for a full year, using the 2021 authorized Salary Schedule and Schedule of Benefits for all positions hired at step 3 with full family medical, dental and vision would be \$371,363. The two immediate hire positions are Administrative Assistant and Associate/Senior Engineer. The July 1 hire position is a Maintenance Tech 1.

ORDINANCE NO. 21-0606

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, AMENDING THE BUDGET FOR THE 2021 FISCAL YEAR, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, State law, Chapter 35A.33 RCW, requires the City of Edgewood adopt an annual budget and provides procedures for such; and

WHEREAS, the City of Edgewood established its 2021 Budget in Ordinance No. 20-0593, amended by Ordinance No. 21-0602; and

WHEREAS, the City Council desires to further amend the 2021 Budget to reflect the appropriation of three newly authorized positions to the 2021 labor model;

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

Section 1. Amending 2021 Budget. The 2021 Budget approved with Ordinance 20-0593, as amended by Ordinance 21-0602, is further amended by replacing the amended labor model with the revised labor model, attached hereto as Exhibit A and incorporated herein by this reference.

Section 2. Direction to Staff: Staff is hereby authorized and instructed to make the necessary changes to the printed form of the 2021 Budget to reflect the above amendments.

Section 3. Transmittal. The City Clerk is hereby authorized and directed to transmit a certified copy of this ordinance to the Association of Washington Cities, the Auditor of the State of Washington, and Municipal Research Services Center.

Section 4. Severability. Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 5. Effective Date. A summary of this ordinance shall be published in the official newspaper of the City and this ordinance shall take effect and be in full force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL THIS 13TH DAY OF APRIL, 2021.

Mayor, Daryl Eidinger

Attest/Authenticated:

City Clerk, Rachel Pitzel, CMC

Approved As To Form:

City Attorney Ann Marie Soto

Date of Publication: *April 15, 2021*

Effective Date: *April 20, 2021*

COE 2021 Budget Salary and Benefit : Budget Amendment No. 2 EXHIBIT A

2020 Wage Rate w/ Steps 6 & 7 Added + 1.9% 2021 COLA All Steps

Position	% Total FTE	1st Base Salary/Rate	No of Months/ Hours	2nd Base Salary	No of Months	Yearly Salary	COLA	Total Salary	Social Security Replace	Medicare	Pension	Unempl	Wkmn Comp	Med	Dent	Vision	LTD	Total Ben	TCC (TOTAL WAGE & BENEFIT)
Administrative Assistant	1.00	4,782	6	4,929	3	43,479	0	43,479	2,696	630	5,617	261	283	27,018	2,013	307	350	39,174	82,653
Accounting/Administrative Tech	1.00	5,256	6	5,419	6	64,050	0	64,050	3,971	929	8,275	384	283	3,600	0	0	0	17,442	81,492
Public Works Maintenance Tech 1	1.00	4,945	6	0	0	29,670	0	29,670	1,840	430	3,833	178	1,888	13,509	1,006	153	182	23,019	52,689
Public Works Maintenance Tech 2	1.00	5,480	6	5,649	6	66,774	0	66,774	4,140	968	8,627	401	1,888	16,069	2,013	307	363	34,776	101,550
Public Works Maintenance Tech 2	1.00	5,480	6	5,649	6	66,774	0	66,774	4,140	968	8,627	401	1,888	17,108	1,286	204	363	34,986	101,760
Planning Tech	1.00	5,772	4	5,950	8	70,688	0	70,688	4,383	1,025	9,133	424	283	8,518	680	102	350	24,898	95,586
Development Review Coordinator	1.00	6,677	6	6,884	6	81,366	0	81,366	5,045	1,180	10,512	488	283	12,750	2,013	204	419	32,894	114,260
Associate Planner/Community Engagement	1.00	6,677	6	6,884	6	81,366	0	81,366	5,045	1,180	10,512	488	283	8,518	680	102	419	27,227	108,593
Field Supervisor	1.00	6,677	6	6,677	0	40,062	0	40,062	2,484	581	5,176	240	1,888	21,340	2,013	204	442	34,368	74,430
Engineering Tech	1.00	6,884	6	7,096	6	83,880	0	83,880	5,201	1,216	10,837	503	1,888	21,340	2,013	307	0	43,304	127,184
Associate Planner/GIS	1.00	7,096	6	7,316	6	86,472	0	86,472	5,361	1,254	11,172	519	283	8,518	680	102	470	28,359	114,831
Combination Inspector	1.00	7,324	6	7,551	6	89,250	0	89,250	5,534	1,294	11,531	536	1,888	27,018	2,013	307	499	50,618	139,868
Communication Coordinator/Deputy Clerk	1.00	7,551	6	7,784	6	92,010	0	92,010	5,705	1,334	11,888	552	283	21,340	2,013	307	499	43,919	135,929
Code Compliance Manager	1.00	7,637	6	7,873	6	93,060	0	93,060	5,770	1,349	12,023	558	283	17,108	2,013	204	470	39,779	132,839
Accounting Manager	1.00	7,637	6	7,873	6	93,060	0	93,060	5,770	1,349	12,023	558	283	27,018	2,013	307	504	49,825	142,885
Office Manager	1.00	7,637	6	7,873	6	93,060	0	93,060	5,770	1,349	12,023	558	283	8,518	2,013	204	504	31,223	124,283
Plans Examiner/Inspector	1.00	8,117	6	8,368	6	98,910	0	98,910	6,132	1,434	12,779	593	1,888	17,108	1,286	204	537	41,963	140,873
Plans Examiner/Inspector	1.00	8,117	6	8,368	6	98,910	0	98,910	6,132	1,434	12,779	593	1,888	21,340	2,013	307	537	47,023	145,933
Senior Planner	1.00	8,433	6	8,694	4	85,374	0	85,374	5,293	1,238	11,030	512	283	27,018	2,013	307	559	48,252	133,626
Planning Manager	1.00	9,253	6	9,539	6	112,752	0	112,752	6,991	1,635	14,568	677	283	12,750	2,013	204	593	39,713	152,465
Building Official	1.00	9,539	6	9,834	6	116,238	0	116,238	7,207	1,685	15,018	697	283	27,018	2,013	307	611	54,838	171,076
Associate/Senior Engineer	1.00	9,157	6	9,440	3	83,262	0	83,262	5,162	1,207	10,757	500	283	27,018	2,013	307	590	47,836	131,098
Public Works Superintendent	1.00	8,615	6	8,882	4	87,218	0	87,218	5,408	1,265	0	523	1,888	17,108	1,286	204	231	27,912	115,130
City Engineer	1.00	9,844	6	10,148	6	119,952	0	119,952	7,437	1,739	15,498	720	283	27,018	2,013	307	650	55,663	175,615
City Clerk/HR Director	1.00	10,856	6	11,192	6	132,288	0	132,288	8,202	1,918	17,092	794	283	21,340	2,013	307	717	52,663	184,951
Com. & Econ Development Director	1.00	11,538	6	11,895	6	140,598	0	140,598	8,717	2,039	18,165	844	283	27,018	2,013	307	762	60,146	200,744
Public Works Director/PE	1.00	11,538	6	11,895	6	140,598	0	140,598	8,717	2,039	18,165	844	283	17,108	1,286	204	764	49,409	190,007
Information Technology Director	1.00	11,538	6	11,895	6	140,598	0	140,598	8,717	2,039	18,165	844	283	27,018	2,013	307	762	60,146	200,744
ACA/Finance Director	1.00	12,564	6	12,952	6	153,096	0	153,096	9,492	2,220	19,780	919	283	8,518	680	102	829	42,822	195,918
Staff Total	29.00					2,684,815	0	2,684,815	166,459	38,930	335,610	16,109	22,644	536,668	47,111	6,694	13,978	1,184,201	3,869,016
Mayor	1.00	8,200	12	0	0	98,400	0	98,400	6,101	1,427			283	17,108	1,286	204	441	26,849	125,249
7 Members of Council	7.00	750	12	0	0	63,000		63,000	819	914			99					1,831	64,831
Elected Total	8.00					161,400	0	161,400	6,920	2,340	0	0	381	17,108	1,286	204	441	28,680	190,080
City Grand Total						2,846,215	0	2,846,215	173,378	41,270	335,610	16,109	23,025	553,776	48,397	6,898	14,418	1,212,882	4,059,097