



**CITY OF EDGEWOOD
REGULAR COUNCIL MEETING AGENDA**

Tuesday, June 22, 2021 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1. CALL TO ORDER

Roll Call, Pledge of Allegiance

2. PUBLIC HEARING

A. AB21-024 PUBLIC HEARING – Regarding Chrisella Rd. Alternative Analysis

3. AUDIENCE COMMENT

4. MAYOR'S REPORT

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

The following items are presented for Council approval:

A. Review of Board/Commission Minutes

B. Regular City Council Meeting Minutes of June 8, 2021

C. Study Session Meeting Minutes of June 15, 2021

D. AB21-025 - a motion approving June 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 \$128,760.46; and Vendor Check Numbers 24989 through 25010 with EFT and Direct Pay Payments in the amount of \$909,004.24. Total distributions submitted for review and authorization in the amount of \$1,037,764.70

E. AB21-0567 - Resolution No. 21-0567, Council Rules of Procedures Update (OPMA)

6. COUNCIL BUSINESS

A. AB21-0568 - Approving Resolution No. 21-0568 Estates on Caldwell Final Plat

B. AB21-0569 - Approving Resolution No. 21-0569 Edgewood Estates Final Plat

C. AB21-026 - Reappointment for Planning Commission and Reappointment/Appointment for Economic Development Advisory Board

7. COUNCIL COMMENTS

8. ADJOURN

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



City Of Edgewood Council Agenda Summary Sheet

Subject: AB21-024 PUBLIC HEARING – Regarding Chrisella Rd. Alternative Analysis	Agenda Item #: 2.A
	For Agenda of: 6/22/2021
	Prepared by: Jeremy Metzler
Attachments (list): 1. Chrisella Road Alternatives Assessment Memo - Final	
Approval of Materials: Jeremy Metzler	Expenditure Required: TBD
	Amount Budgeted: N/A
	Timeline: 06/22/2021 RCM PH 06/29/2021 SS 07/13/2021 RCM

Summary Statement:

The City's on-call traffic engineering consultant, Transpo Group, recently completed the attached study of design alternatives to alleviate concerns related to pedestrian and driver safety, multimodal connectivity and traffic operations at the existing intersection of Meridian Ave E (SR-161), 36th St E and Chrisella Rd E. The four alternatives evaluated are:

- 1) No-Build - keep existing conditions with no changes;
- 2) Realignment of Chrisella Rd E - relocate the north end of Chrisella to the east, making 36th & Meridian a four-leg intersection;
- 3) 5-leg Roundabout - keep five-leg intersection, but replace the signal with a roundabout to eliminate left-turn conflicts; and
- 4) Traffic Signal Modification with Minor Realignment - include Chrisella as a separate phase in the signal timing at the existing intersection

Based on the attached analysis, Alternative 2 (Realignment) scored highest, but all the alternatives scored very closely. Staff is seeking Council direction on their preferred alternative, upon which to develop a future capital project. Today's public hearing is to receive public comment for Council's further consideration. A draft resolution will be prepared for potential Council action as soon as the July 13, 2021 Regular Council Meeting.

Item History:

06/15/2021 SS

Recommended Action:

Public Hearing Only to receive public comment on the proposed **AB21-024 PUBLIC HEARING** – Regarding Chrisella Rd. Alternative Analysis

Fiscal Note/Consideration:

Alternative 2 (Realignment of Chrisella Rd E) is one of the alternatives described in recent updates to the City's Comprehensive Plan, including the Functional Classification System and Meridian Corridor Collector Street Classifications maps, as well as the Transportation Projects and Programs list. Therefore, said work is considered in the current Capital Improvement Plan (CIP) under Project T-10 - Meridian Parallel Road Network Construction (TIP No. 11), which could be funded in part by Traffic Impact Fees.

MEMORANDUM

Date:	April 28, 2021	TG:	18149.00
To:	Jeremy Metzler, Public Works Director, City of Edgewood		
From:	Brett Schock, PE, AICP, RSP2i, Transpo Group		
Subject:	36th Street E/Chrisella Road E/SR 161 (Meridian Ave E) Alternatives Evaluation		

The City of Edgewood is seeking to alleviate concerns related to pedestrian and driver safety, multimodal connectivity and traffic operations at the existing intersection of 36th Street E, Chrisella Road E, and SR 161 (Meridian Ave E). Several alternatives are being evaluated and the following memorandum documents an alternatives assessment at the intersection.

Evaluation Summary

The purpose of the alternatives evaluation is to further assist the City in evaluating the preferred approach to addressing safety, connectivity, and traffic operations at the existing intersection. The four alternatives that were evaluated are:

- **Alternative 1: No-Build**
Alternative 1 makes no changes and maintains the existing configuration at the intersection.
- **Alternative 2: Realignment of Chrisella Road E**
Alternative 2 relocates the roadway alignment of Chrisella Road E to a new stop-controlled tee intersection with 36th Street E approximately 400 feet east of the existing intersection. Chrisella Road E would deviate from the current alignment approximately 600 feet south of 36th Street E.
- **Alternative 3: 5-leg Roundabout**
Alternative 3 replaces the existing signalized intersection with a 5-leg roundabout. The roundabout would be a two-lane approach in the north/south direction. The east-west approaches and Chrisella Road E would remain single-lane approaches to the roundabout. Chrisella Road E would stay in the existing alignment, except for required deviations at the immediate approach to the roundabout.
- **Alternative 4: Traffic Signal Modification with Minor Realignment**
Alternative 4 realigns the northern 100 feet of Chrisella Road E, relocating the northwestbound approach, the southbound entry and northbound right turns from Meridian Avenue E. Chrisella Road E is provided with a dedicated traffic signal phase and added signal heads. The east-west phases for 36th Street E would also be split to accommodate the realigned approach of Chrisella Road E.

Each of the four alternatives were compared on the basis of criteria that align with the City's goals for the study of a realignment of Chrisella Road E. The criteria were discussed with City Staff for input and equally weighted. Criteria include:

- Traffic Operations
- Traffic Safety
- Pedestrian Connectivity and Safety
- Property Impacts
- Coordination with the City's Parallel Roads Ordinance

- Project Costs

The assessment of alternatives against the criteria identified Alternative 2, the realignment of Chrisella Road E, as the preferred alternative to address the City's goals of addressing safety, connectivity and operations.

Existing Conditions

The existing 36th Street E, Chrisella Road E, and SR 161 (Meridian Ave E) intersection is signalized with approaches from the north and south (Meridian Ave E), east and west (36th Street E) and a fifth northwesterly approach (Chrisella Road E) in the southeast corner of the intersection. The southeastern movement to Chrisella Road E, perpendicular to 36th Street E, is stop controlled. Meridian Ave E has two lanes in the northbound direction and one lane in the southbound direction, with dedicated left turn lanes at the intersection. 36th Street E is a single lane in each direction. 36th Street E does not outlet west of Meridian Ave E.

The parcels south of 36th Street E on both sides of Meridian Ave E near the intersection are developed, with existing buildings and parking lots. 36th Street E east of Meridian Ave E is developed on the south side with a mix of residential and commercial properties, and currently undeveloped on the north. 36th Street E has large lot single family residential development on both sides west of Meridian Ave E. The parcels north of 36th Street E are generally undeveloped, but the northeast corner is being developed by the City into a new park as of the writing of this memo. Meridian Ave E is undeveloped south of 36th Street E, with steep topography and a winding horizontal alignment. Chrisella Road E is only developed on the east side with single family residential, and also has steep topography and a winding horizontal alignment.

The signal currently operates with protected lefts for the north/south approach and permissive lefts for the east/west approach. The existing signal system consists of single mast arms poles serving the southbound and westbound direction while the northbound and eastbound directions are served by a single double mast arm pole. Existing overhead utilities cross the intersection in the east/west direction and the north/south direction, with two poles near the intersection. The signal has pedestrian signal heads, but the pushbuttons are not fully APS.

Sidewalks are present at the southwest corner of the intersection and along the south side of 36th Street, with separated pathways to be constructed at the northeast corner in conjunction with the proposed park. There are marked crosswalks on the western, northern, and eastern legs of the intersection. The eastern crosswalk is 90 feet in length and crosses both the eastern leg of the intersection and the northwestern approach of Chrisella Road E, without provision of a pedestrian refuge area or physical barrier to Meridian Ave E. The existing design of the crosswalk leads to longer crossing times for pedestrians, and potential conflicts with vehicles turning left and right onto two different roadways. In particular, the left turn onto Chrisella Road E is very shallow, which could lead to higher turning speeds through the crosswalk.

Based on 2021 traffic volumes, the intersection operates at LOS C – meeting the City of Edgewood's LOS E or better standard for intersections along Meridian Avenue E. However, the stop-controlled approach of Chrisella Road E, directly east of the intersection may be impacted by westbound queues, which extend approximately 80 feet (three to four car lengths) from the intersection. This may result in difficulty turning left from Chrisella Road E to 36th Street E, which is the predominant move at this approach.

While there were no recorded collisions directly at the intersection between 2014 and 2018, there were several collisions along Chrisella Road E, directly south of the intersection along the

roadways horizontal curve. Two crashes involved drivers who were impaired, and two crashes involved drivers who were exceeding a reasonably safe speed.

Evaluation of Alternatives

To understand the high-level impacts, improvements, and areas of concern related to the intersection alternatives, several criteria were defined for evaluation. These criteria best capture the goals of the project in relation to existing concerns at the intersection as well as the desired future development of the surrounding area. The following section defines the evaluation criteria and summarizes the evaluation of each intersection alternative.

Evaluation Criteria

The evaluation methods for each criterion are described below.

Traffic Operations

PM peak hour levels of service (LOS), delays, queues and as applicable, volume-to-capacity (v/c) ratios were calculated for each intersection alternative, to determine each alternative's compliance with the City of Edgewood's LOS E or better standard for intersections along Meridian Avenue E and LOS D or better standard for all other intersections. As a basis for this analysis, 2021 existing volumes were grown by 1 percent annually to develop 2023 traffic volumes – the assumed project completion date.

For alternatives including signals and stop-controlled intersections, operations were evaluated using *Synchro 10* software and for alternatives including a roundabout, operations were evaluated using *Sidra 8*. Sidra model settings used for roundabout analyses were based on the guidelines in the *WSDOT Sidra Policy Settings*, October 2019.

In addition to LOS results, the potential for future traffic growth and the ability to address existing traffic operations concerns were considered in the evaluation.

Traffic Safety

Evaluation of traffic safety used crash data from the City's Local Road Safety Plan (LRSP) as a baseline and assessed each alternative based on Crash Modification Factors, priority risk factors from the LRSP and a qualitative assessment of safety impacts for each alternative.

Pedestrian Connectivity and Safety

Each alternative was evaluated based on its qualitative impact on pedestrian connectivity and safety, including improvements from existing conditions, connections to the existing and future roadway network and planned park, and proven safety countermeasures.

Property Impacts

Each alternative was evaluated based on the potential impacts to surrounding properties and associated right-of-way needs.

Coordination with the City's Parallel Roads Ordinance

The alternatives were evaluated based on their adherence with the City of Edgewood's Parallel Roads Ordinance, as updated in 2019, which was developed to address a vision for alternative access to parcels that would develop in the future, with frontage on Meridian Avenue. The primary goals of the ordinance are as follows:

1. Encouragement of efficient multimodal transportation systems
2. Balance the transportation needs of community and the region and maintain LOS
3. Limit access points to Meridian Avenue for safety and efficiency

Project Cost

The planning-level estimated cost, which is based on known project elements, and recent bid results, with lump sum estimates used to address elements that are not designed at the 10% level used for the concepts in the study, was used to compare each alternative. Costs were escalated to represent likely costs in 2023.

Alternatives Evaluation

Based on the above criteria, the four intersection alternatives were evaluated:

Alternative 1: No Build

Traffic operations would generally remain consistent with existing conditions. As such, Alternative 1 meets the City's LOS standards, but does not address westbound queues and the impacts to vehicles turning left onto 36th Street E from Chrisella Road E. Under this alternative there would be no implementation of traffic safety improvements, pedestrian connectivity and safety improvements, or measures to address the City's Parallel Road Ordinance. This alternative does not result in any impacts to adjacent properties and there are no associated project costs.

Alternative 2: Realignment of Chrisella Road E

This alternative involves relocating the roadway alignment of Chrisella Road E, through three parcels not currently designated as right of way, to a new tee intersection at 36th Street E approximately 400 feet east of the existing intersection. The proposed roadway cross section includes a single 12-foot lane in each direction with a 6-foot sidewalk behind the curb. The existing Chrisella Road E approach at the 36th Street E and Meridian Ave E intersection would be redesigned to remove the Chrisella Road E approach. The north end of the existing Chrisella Road E would be terminated in a cul-de-sac, hammerhead or other turnaround, north of the deviation point from the existing alignment, to serve the residents and emergency access along Chrisella Road E. The existing signalized intersection would be configured to a traditional four-legged intersection. A preliminary concept is provided in Attachment A.

Traffic Operations

Under Alternative 2, the intersection of Meridian Avenue and 36th Street E operates at LOS C, consistent with existing conditions. The realignment of Chrisella Road E results in a new stop-controlled intersection with 36th Street E approximately 400 feet east of the existing intersection. The new intersection would be side-street stop-controlled with the Chrisella Road approach operating at LOS B and free-flowing traffic along 36th Street E. The intersection would likely not meet warrants for an all-way stop. Both intersections meet the City's LOS standards, while also addressing westbound queues at the signal and the impacts to vehicles turning left onto 36th Street E from Chrisella Road E.

Traffic Safety

One of the high priority risk factors identified in the City's LRSP is the existing presence of sharp horizontal and vertical curves, such as those that exist along Chrisella Road E approaching 36th Street E/Meridian Avenue. The City has plans to implement hardscape improvements along Chrisella Road E south of the 36th Street to address existing issues, and the realignment of Chrisella Road E would further advance the effectiveness of these improvements by softening an existing sharp horizontal curve that has observed multiple crashes over the last several years.

Pedestrian Connectivity and Safety

The realigned segment of Chrisella Road E would include a 6-foot sidewalk, providing a dedicated pedestrian walkway where one does not currently exist. Additionally, a north-south crosswalk along 36th Street E would be installed to provide access to the planned park at the northeast corner of Meridian Avenue E and 36th Street E. The crosswalk would be recommended for enhancement with a Rectangular Rapid Flashing Beacon (RRFB) to increase safety, comfort and visibility for crossing pedestrians.

The existing intersection of Meridian Avenue/36th Street E would be redesigned such that the crosswalk along the eastern leg of the intersection is shortened and pedestrian connectivity at the intersection is improved. Additionally, APS pushbuttons would be installed at each corner.

Property Impacts

To construct Alternative 2, three properties (3621 Chrisella Road E, 3703 Chrisella Road E, and 10218 36th Street E) would be affected and approximately 42,000 square feet of right-of-way would need to be acquired. Relocations would be required as part of the right of way acquisition.

Coordination with City's Parallel Road Ordinance

While the realignment of Chrisella Road E is not directly defined in the recommended Parallel Road network, Alternative 2 effectively meets the goals of the ordinance by reducing direct access from Meridian Avenue.

Project Cost

The planning-level cost estimate for Alternative 2, escalated to 2023 costs is \$4,100,000.

Alternative 3: 5-leg roundabout

Alternative 3 removes the existing signalized intersection and replaces it with a 5-leg roundabout. The roundabout would consist of two-lane approaches in the north and south directions, and single lane approaches on other legs. Chrisella Road E would not be realigned with Alternative 3, except for the required changes to meet the roundabout entry point and deflection angles. A preliminary concept for Alternative 3 is included in Attachment A. As a 5-leg roundabout, access to Chrisella Road E is still restricted from some approaches, due to the circulation paths as shown in Attachment A. Removing the access to Chrisella Road entirely, and creating a 4-leg roundabout intersection could reduce property impacts and cost. A reduced size, 4-leg roundabout was not designed for this analysis.

Traffic Operations

The 5-leg roundabout is projected to operate at LOS A with a maximum v/c of 0.61 in the southbound direction. The design would adequately accommodate all 95th percentile vehicular queues. Overall, the intersection would experience improved vehicular operations over existing conditions.

Traffic Safety

Roundabouts are considered safer than traffic signals as they have fewer conflict points, lower speeds, and only require crossing one direction of traffic at a time. However, some of the safety benefits are diluted as additional legs are added to the roundabout; particularly if optimal entry angles aren't achievable, which is the case for the 5-leg roundabout alternative. A roundabout at the intersection would result in traffic safety improvements over existing conditions, but safety could be improved by considering other alternatives such as a 4-leg roundabout.

Pedestrian Connectivity and Safety

The roundabout alternative would provide significant safety improvements for pedestrians. Sidewalks, crosswalks and ADA-compliant curb ramps would be provided at the splitter islands

along all approaches, resulting in a pedestrian crossing along the southern leg where one does not currently exist and improved pedestrian connectivity.

Property Impacts

To construct Alternative 3, right-of-way would need to be acquired at all corners of the intersection, totaling approximately 29,000 square feet. Relocations may be avoidable, depending on the final layout of the Alternative 3 roundabout. In order to minimize impact to the existing properties on the southwest and southeast corners, the overall roundabout footprint would be shifted north. Notably, this would result in design impacts to the planned park at the northeast corner of the intersection. Addressing restricted access to some legs of a 5-leg roundabout would increase the size of the roundabout and property impacts. A 4-leg roundabout could reduce the impact.

Coordination with City's Parallel Road Ordinance

This alternative does not preclude the development of recommended parallel roadways; however, it does not further the goals of the ordinance.

Project Cost

The planning-level cost estimate for Alternative 3, as shown in Attachment A, escalated to 2023 costs is more than \$7,000,000. Eliminating the 5th leg of the intersection could reduce the size and cost of the roundabout by as much as 20%.

Alternative 4: Chrisella Road Traffic Signal Modification

Alternative 4 realigns approximately 100 feet of Chrisella Road E northbound approach such that the approach is brought into the signal at Meridian and 36th as a standalone roadway with a new, separate phase. For vehicles turning right onto 36th Street E from Chrisella Road E, a channelized, stop-controlled turn lane would be constructed on Chrisella Road E such that vehicles do not enter the signalized intersection. The pedestrian crossing along the eastern leg would be divided into two shorter crossings with improved delineation and northbound right turns onto Chrisella Road E would be restricted by physical channelization devices. A preliminary concept is included in Attachment A.

Traffic Operations

The 5-leg signalized intersection is projected to operate at LOS C. The intersection would meet the City's LOS standards, while also addressing impacts to vehicles turning left onto 36th Street E from Chrisella Road E by bringing the approach into the intersection; however, the addition of a standalone phase results in increased overall delay compared to existing conditions and increased delay for vehicles along SR 161. Additionally, a standalone phase for Chrisella Road E limits flexibility in signal timing adjustments to accommodate future growth.

Traffic Safety

While the alternative more actively controls vehicular traffic traveling to and from Chrisella Road E, a 5-legged signalized intersection has its own traffic safety considerations. It results in less efficient operations and creates additional conflict points within the intersection. Additionally, this alternative does not adequately address existing vertical sight distance challenges or the long distance between signal heads and the stop bars for vehicles traveling northbound. The northbound right-turn restriction, while addressing these conditions to an extent, also leads to the potential for violation by drivers used to make the turn, which could be a safety concern.

Pedestrian Connectivity and Safety

Alternative 4 addresses the existing crosswalk issue along the eastern leg of the intersection by bisecting the crosswalk and adding a pedestrian refuge space in the middle. This design also improves predictability at the intersection as it relates to vehicle-pedestrian conflict points. APS pushbuttons would be installed at each corner.

Property Impacts

Alternative 4 could be constructed within the existing right-of-way and would not result in impacts to adjacent properties. However, the design includes the restriction of northbound right turns onto Chrisella Road E which may impact access to small number of homes and businesses.

Coordination with City's Parallel Road Ordinance

Alternative 4 does not preclude the development of recommended parallel roadways; however, it does not further the goals of the ordinance.

Project Cost

The planning-level cost estimate for Alternative 4, escalated to 2023 costs is \$470,000.

Evaluation Matrix

To help select the most desirable alternative, a three-point scale was developed based on the information provided above for each alternative and the evaluation methodology for each criteria, as follows:

- Traffic Operations
 - Degradation from existing conditions – 1 point
 - Limited or no change from existing conditions – 2 points
 - Improvement from existing conditions – 3 points
- Traffic Safety + Pedestrian Connectivity and Safety
 - Limited or no change from existing conditions – 1 point
 - Minor improvement from existing conditions – 2 points
 - Significant improvement from existing conditions – 3 points
- Property Impacts
 - Significant ROW acquirement necessary – 1 point
 - Minor access impacts – 2 points
 - No access impacts or ROW needed – 3 points
- Parallel Road Ordinance
 - In opposition to ordinance – 1 point
 - Does not preclude, but does not support ordinance – 2 points
 - Meets at least one ordinance goal – 3 points
- Project Cost
 - Cost above \$1 million – 1 point
 - Cost below \$1 million – 2 points
 - No cost – 3 points

. A summary of the ranking for each alternative is shown in Table 1.

Table 1. High Level Evaluation of Alternatives

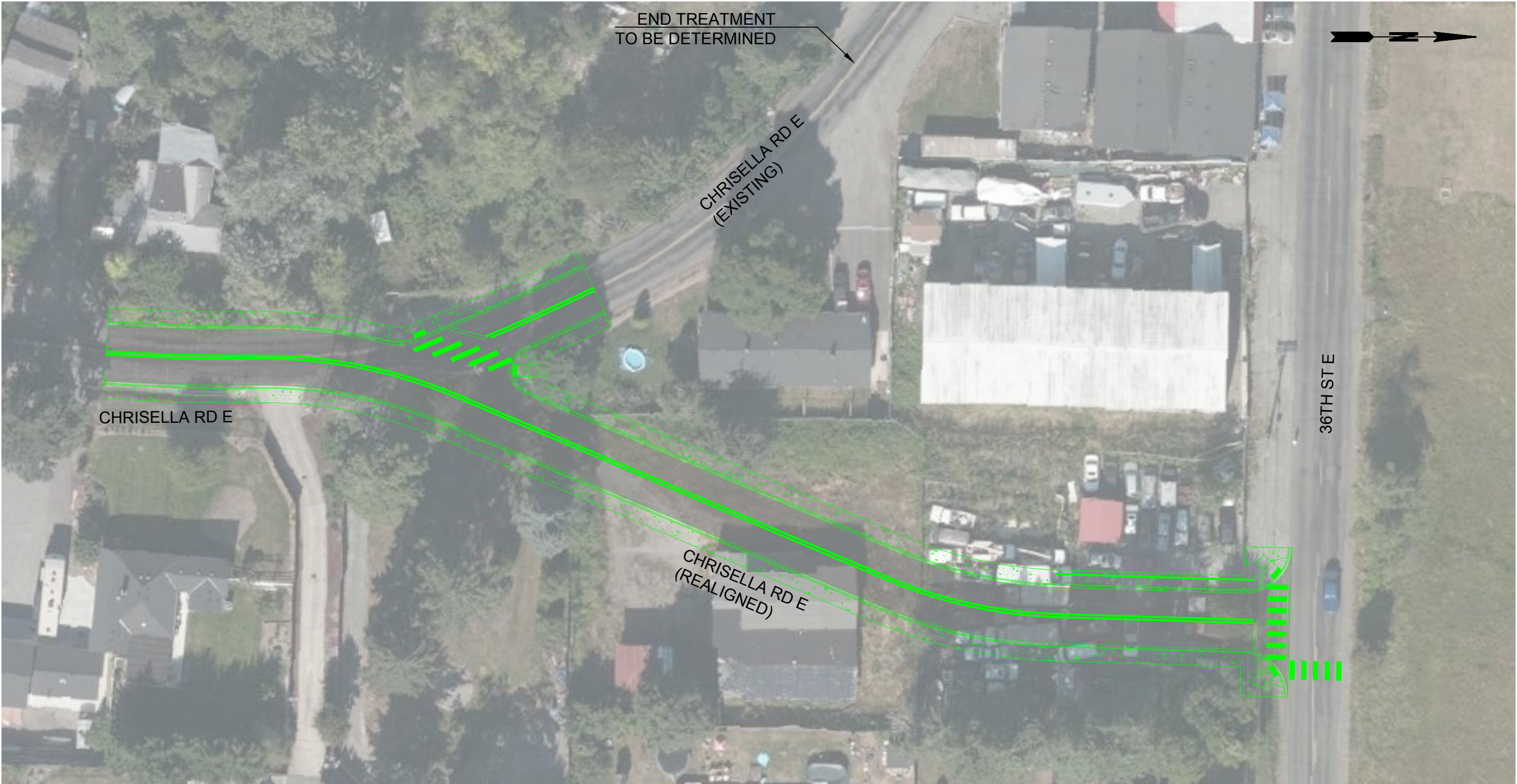
Alternative	Traffic Operations	Traffic Safety	Pedestrian Connectivity and Safety	Property Impacts	Parallel Roads Ordinance	Project Cost	Total
Alternative 1 <i>No Build</i>	2	1	1	3	2	3	12
Alternative 2 <i>Chrisella Realignment</i>	3	3	3	1	3	1	14
Alternative 3 <i>5-Leg Roundabout</i>	3	2	3	1	2	1	12
Alternative 4 <i>Traffic Signal Mod</i>	2	2	2	2	2	2	12

Selection of a Preferred Alternative

Based on the above analysis, the preferred alternative is Alternative 2, the realignment of Chrisella Road E in a new right of way. The preferred alternative meets the City's goals, and most satisfies the evaluation criteria. Most notably, the alternative addresses key vehicular and pedestrian safety concerns, while improving overall traffic operations. By realigning Chrisella Road E to the east of its existing location, left turns from Chrisella Road E to 36th Street E will no longer be impacted by vehicle queues leading up to the traffic signal, the existing horizontal curve along Chrisella Road E is significantly lessened, pedestrian safety and connectivity is improved at the intersection of Meridian Ave and 36th Street E by removing the Chrisella Road E approach, and additional pedestrian connectivity to the planned park is achieved,

Attachment A

Chrisella Road E Realignment Concepts



Alternative 2 - Chrisella Rd E / 36th St E / SR 161 (Meridian Ave E) Traffic Signal Modification Concept

1.18149.00 - 2018 City of Edgewood On-Call

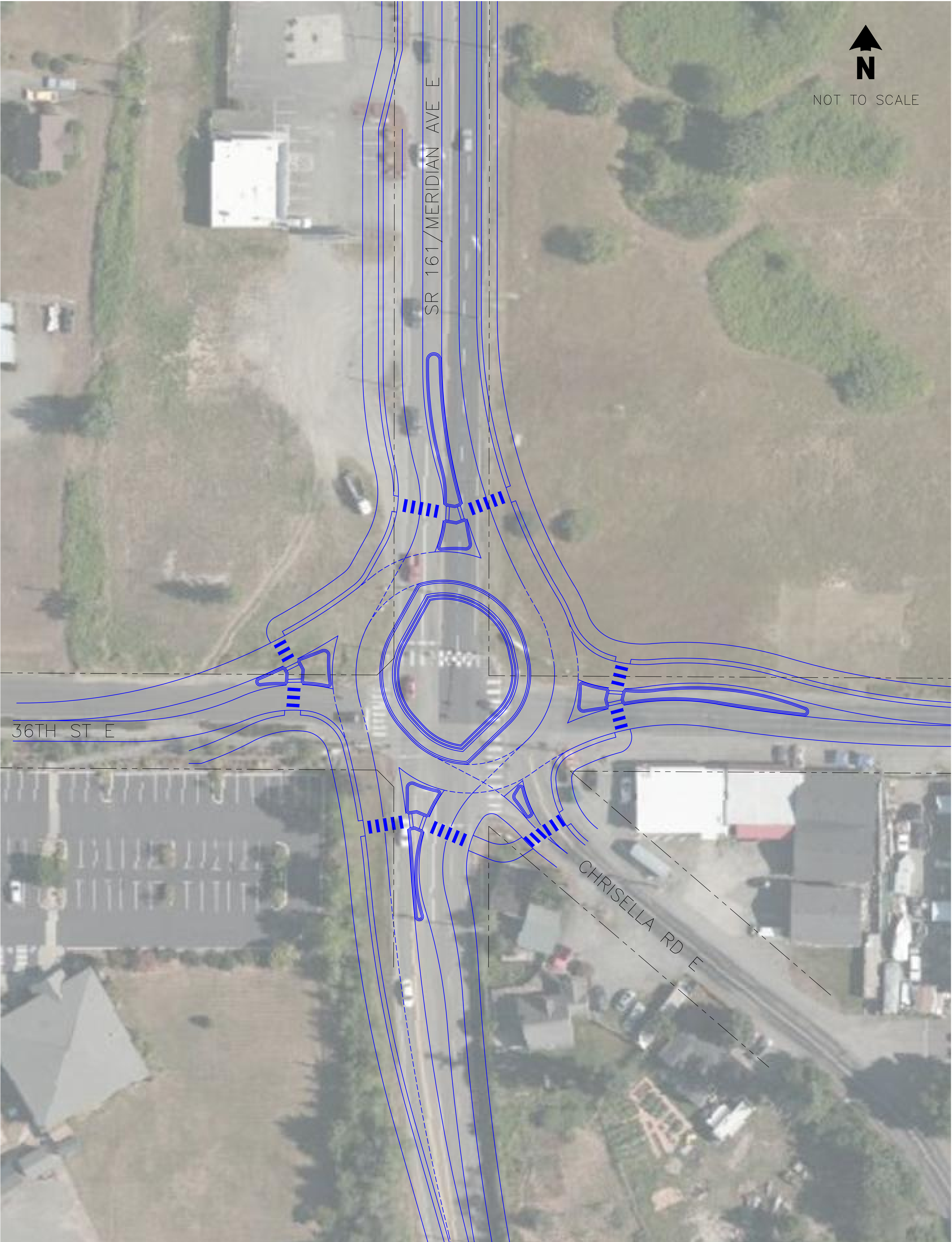
May 04, 2021 - 1:34pm tuann M:\181\1.18149.00 - 2018 City of Edgewood On-Call\Task 23 - Chrisella Road Realignment\Engineering\CAD\Conceptual\Chrisella Road Realigned Roadway.dwg Layout: Alternative C

May 4, 2021



FIGURE

1

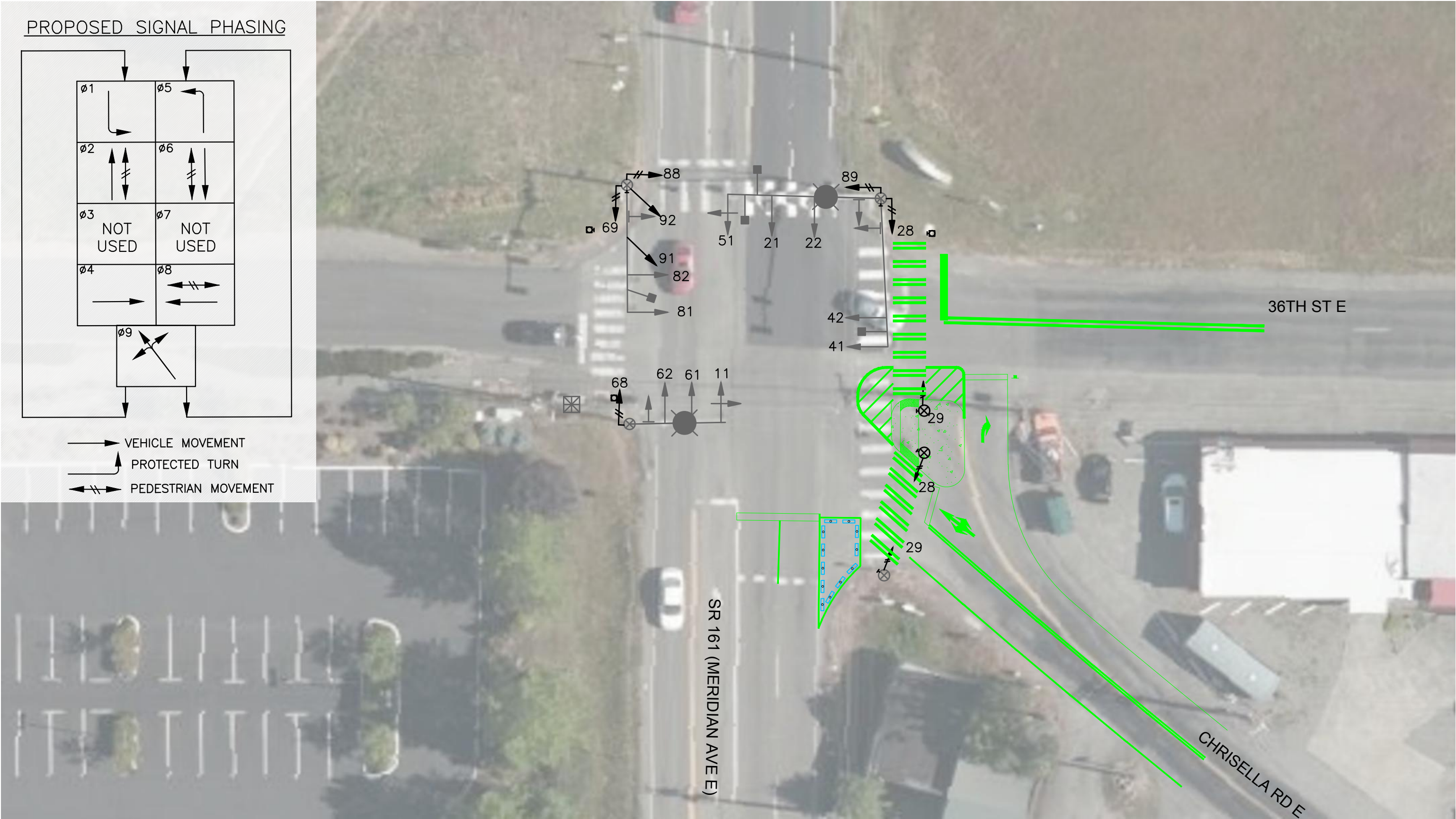


LEGEND	
DESCRIPTION	SYMBOL
RIGHT-OF-WAY	-----
PROPOSED FEATURE	_____

Alternative 3
SR 161/Meridian Ave E & 36th St E - Roundabout Concept - 5-Leg Option
City of Edgewood On-Call

April 23, 2021

FIGURE
2



Alternative 4 - Chrisella Rd E / 36th St E / SR 161 (Meridian Ave E) Traffic Signal Modification Concept

1.18149.00 - 2018 City of Edgewood On-Call

Mar 30, 2021 - 1:39pm tuann M:\18\1.18149.00 - 2018 City of Edgewood On-Call\Task 23 - Chrisella Road Realignment\Engineering\CAD\Conceptual\Chrisella Road Signal Concept.dwg Layout: Alternative B

March 12, 2021



FIGURE

3



PARKS AND RECREATION ADVISORY BOARD SUMMARY

Thursday May 6, 2021 – 6pm ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1. CALL TO ORDER

Chair Levenhagen called the meeting to order at 6:00pm

2. ROLL CALL

Present: Brian Levenhagen, Jeff Southard, Anne Percival, Mary Grace Eala, Bill Hilton,

Absent: Linda Howard

City Staff: Public Works Director (PWD) Jeremy Metzler, IT Director Matthew Ray,

3. APPROVAL OF MEETING SUMMARY

Mary Grace Eala **MOVED**, seconded by Anne Percival to approve the April 1, 2021 Meeting Summary.

APPROVED (5-0)

4. OLD BUSINESS

- Edgemont Park Playground

Members reviewed a spreadsheet Chair Levenhagen put together to easily compare the differences, between Northwest Playground, PlayCreation and Buell Recreation. Chair Levenhagen will share the spreadsheet with the remaining PRAB members who will be asked to score the companies, and then return their scores to Edgewood staff prior to the Memorial Day weekend.

- 36th & Meridian Park Update

PWD Metzler briefly discussed the work being done at the new park site.

- Nelson Nature Park Plan Update

PWD Metzler and Anne Percival discussed the site meeting held earlier that month to discuss the future development of the park.

- Little Libraries

PRAB members discussed this topic, and as to whether being on public or private land would be best.

5. NEW BUSINESS

- Community Garden Update

Anne Percival reported on the poison hemlock making its way into several raised beds in the garden, and discussed the diverse group of new individuals participating in the community garden program.

- Interurban Trail Planning

PWD Metzler reported that he was still waiting on a response after submitting a request for funds to the federal congressional delegation.

6. ADJOURN – 6:36PM



**CITY OF EDGEWOOD
ECONOMIC DEVELOPMENT ADVISORY BOARD (EDAB)
MEETING MINUTES**

Monday, May 3, 2021, 6 p.m. • Virtual Zoom Meeting
Meeting Link: (<https://zoom.us/j/92275379112>)

1. **CALL TO ORDER:** Chair Butterfield called the meeting to order at 6:04 p.m.
 - A. **Members Present:** Kilmer; Wiesenfeld; Butterfield; Clark; Swanson; Neil
 - B. **Commissioners Absent:** None (Position 5 VACANT)
 - C. **Staff Member(s) Present:** Darren Groth, CED Director
Emily Arteché, Planning Manager
Morgan Dorner, Senior Planner
 - D. **Others Present:** Mayor Eidinger
Council Member Wise
Council Member Tomin
2. **CONSENT AGENDA**
 - A. **Agenda Approval or Modifications**
 - B. **Approval of Meeting Minutes for April 5, 2021**
 - C. **Review of Planning Commission Minutes for April**
 - i. Wiesenfeld moved to approve, as presented.
 - ii. Clark seconded.
 - iii. The Board voted 4-0 to approve the Consent Agenda.
3. **CITIZEN COMMENT PERIOD:**
 - A. Tom Greene spoke to the board regarding Edgewood businesses.
4. **NEW BUSINESS**
 - A. **Discussion Item(s)**
 - i. Business Incubation
 - a. Groth opened and presented the staff report
 - b. Discussion ensued
 - ii. Edgewood Marketplace
 - c. Groth opened and presented the staff report
 - d. Discussion ensued
 - iii. Edgewood Marketplace Flyer
 - e. Groth opened and presented the staff report
 - f. Discussion ensued
 - iv. 2021 Work Plan
 - a. Groth opened and shared the adopted work plan
 - b. Discussion ensued
 - B. **Action Item(s)**
 - i. Edgewood Marketplace Flyer
 - a. The board took no action on the proposed flyer
5. **STAFF COMMENTS:** Groth updated the board on several City projects
6. **BOARD MEMBER UPDATES:** None
7. **ADJOURN:** Chair Butterfield adjourned the meeting at 7:21 p.m.



CITY OF EDGEWOOD

REGULAR COUNCIL MEETING AGENDA SUMMARY

Tuesday, June 8, 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, Public Works Director Jeremy Metzler, IT Director Matthew Ray, Sergeant Pat Burke

2 PRESENTATION

A. Jesie Holden - Mt. View Community Center

Ms. Holden gave an overview of the organization, the programs offered, their impact on the community, how to partner with them, and upcoming events.

3 AUDIENCE COMMENT

Jason Ramirez spoke.

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 Council Meeting Minutes of May 25, 2021

B. Study Session Meeting Minutes of June 1, 2021

C. AB21-022 - a motion approving June 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 \$167,637.68; and Vendor Check Numbers 24976 through 24988 with EFT and Direct Pay Payments in the amount of \$340,426.20. Total distributions submitted for review and authorization in the amount of \$508,063.88

D. AB21-023 – 24th & Meridian Sidewalks – Change Orders 4 & 5

E. AB21-0565 – Resolution No. 21-0565, Annual TIP Update

F. AB21-0566 – Resolution No. 21-0566, General Sewer Plan Update Contract Amendment

Motion: As read, **Action:** Approve, Moved by Councilmember Wise, Seconded by Councilmember Christopherson, **Motion Passed 7-0**

6 COUNCIL BUSINESS

Motion: As read, **Action:** Approve, Moved by Councilmember Wise, Seconded by Councilmember Tomin, **Motion passed 7-0**

- A. AB21-0607 – Ordinance No. 21-0607, authorizing the mayor to accept certain routine real property conveyances on behalf of the city

Motion: As read, **Action:** Approve, Moved by Councilmember West, Seconded by Councilmember Wise, **Motion passed 7-0**

7 COUNCIL COMMENTS

Councilmember Christopherson spoke.

Councilmember West spoke.

Deputy Mayor Creley spoke.

Councilmember Wise spoke.

Councilmember Lowry spoke.

8 ADJOURN

Mayor Eidinger adjourned the meeting at 7:49pm.

Jill S. Herrera
Communications Coordinator / Deputy City Clerk

Daryl Eidinger
Mayor



CITY OF EDGEWOOD

STUDY SESSION MEETING AGENDA SUMMARY

Tuesday, June 15, 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 the 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

2 COUNCIL BUSINESS

- A.** Discussion – Equity, Diversity and Inclusion (Trainings, Planning, etc.)
Councilmember Tomin briefed Council on the discussion topics at their Subcommittee meeting. Reviewing takeaways from the video "Intergroup Anxiety: Can You Try to Hard to Be Fair?"
- B.** Discussion – Development Review
Code Compliance Manager John Fairbanks reviewed this topic with Council, and answered questions.
- C.** Discussion – Reappointment for Planning Commission and Reappointment and Interview for Economic Development Advisory Board
Mayor Eidinger introduced Angel Swanson, applicant for the Economic Development Advisory Board who introduced herself briefly and answered Council questions.
- D.** Discussion – Resolution – Chrisella Rd. Alternative Analysis
Public Works Director Jeremy Metzler answered Council questions in preparation for the 6.22.2021 Regular Council Meeting Public Hearing on this topic.
- E.** Discussion – Resolution – Council Rules of Procedures Update (OPMA)
City Attorney Ann Marie Soto reviewed with Council their current procedures, in order to adopt amendments to prepare for future meetings.

3 OTHER COUNCIL ITEMS

Councilmember Wise spoke.
Councilmember Lowry spoke.
Councilmember Tomin spoke.

4 ADJOURN

Mayor Eidinger adjourned the meeting at 8:17pm.

Jill S. Herrera
Communications Coordinator / Deputy City Clerk

Daryl Eidingen
Mayor



City Of Edgewood Council Agenda Summary Sheet

Subject: AB21-025 - a motion approving June 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 \$128,760.46; and Vendor Check Numbers 24989 through 25010 with EFT and Direct Pay Payments in the amount of \$909,004.24. Total distributions submitted for review and authorization in the amount of \$1,037,764.70	Agenda Item #:
	For Agenda of: 6/22/2021
	Prepared by: Stephanie Goff
Attachments (list): 1. 062221 Claims Register 2. 062221 Voucher Directory	
Approval of Materials: Stephanie Goff Dave Gray 6/17/2021 Daryl Eidinger 6/18/2021	Expenditure Required: \$1,037,764.70
	Amount Budgeted: \$1,037,764.70
	Timeline: N/A

Summary Statement:

Approving June 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 \$128,760.46; and Vendor Check Numbers 24989 through 25010 with EFT and Direct Pay Payments in the amount of \$909,004.24. Total distributions submitted for review and authorization in the amount of \$1,037,764.70

Item History:

N/A

Recommended Action:

MOTION to adopt AB21-025 - a motion approving June 2021 Budgeted E as presented under the Consent Agenda.

Fiscal Note/Consideration:

City of Edgewood 2021

June 22nd 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			
DCP EFT 6/15/2021	Deferred Compensation Program	6/15/2021	\$14,240.94
Direct Deposit Run -	Payroll Vendor	6/15/2021	\$77,953.45
DRS EFT 6/15/2021	Dept of Retirement Systems	6/15/2021	\$21,852.50
DSHS-DCS EFT	WA State Support Registry	6/15/2021	\$275.00
IRS 941 EFT 6/15/2021	IRS 941	6/15/2021	\$14,438.57
Total			\$128,760.46

Number	Name	Print Date	Amount
CLAIM VOUCHER ACCOUNT DISTRIBUTION			
24988 Last Number Issued Previous Authorization			
24989	A & R Services dba Angela Rojo	6/22/2021	\$835.00
24990	A+ Professional Coatings, Inc.	6/22/2021	\$9,762.42
24991	Active Construction, Inc.	6/22/2021	\$402,080.14
24992	Advanced Botanical Resources, LLC	6/22/2021	\$751.80
24993	Arctic Glacier USA, Inc.	6/22/2021	\$173.14
24994	Association of WA Cities	6/22/2021	\$100.00
24995	Bluebeam, Inc.	6/22/2021	\$701.99
24996	City of Sumner	6/22/2021	\$4,526.25
24997	Herrera Environmental Consultants, Inc.	6/22/2021	\$1,737.09
24998	Jennings Equipment, Inc.	6/22/2021	\$55.36
24999	Kyocera Document Solutions NW	6/22/2021	\$426.03
25000	Lakehaven Utility District	6/22/2021	\$1,320.08
25001	Madrona Law Group, PLLC	6/22/2021	\$10,824.00
25002	McClatchy Company LLC	6/22/2021	\$1,588.67
25003	McKinstry Co, LLC	6/22/2021	\$14,772.50
25004	Olympic Embroidery	6/22/2021	\$217.99
25005	Pierce County Budget & Finance PW	6/22/2021	\$141,721.37
25006	Pierce County Budget & Finance Sheriff	6/22/2021	\$265,010.83
25007	Raedeke Associates, Inc.	6/22/2021	\$33.50
25008	Shred-it	6/22/2021	\$172.24
25009	WA Assoc. of Building Officials	6/22/2021	\$360.00
25010	Whistle Workwear	6/22/2021	\$168.13
Direct Pay Payment	American Traffic Solutions	6/22/2021	\$28,500.00
Direct Pay Payment	Julie Dyer	6/22/2021	\$1,417.50
Direct Pay Payment	Mimecast North America Inc.	6/22/2021	\$10,802.78
Direct Pay Payment	Utilities Underground Location Center	6/22/2021	\$219.30
EFT Payment 6/17/2021	O'Reilly Auto Parts	6/22/2021	\$70.71
EFT Payment 6/17/2021	Puget Sound Energy	6/22/2021	\$3,424.02
EFT Payment 6/17/2021	Shell	6/22/2021	\$1,065.59
EFT Payment 6/17/2021	US Bank ACH/EFT	6/22/2021	\$265.04
EFT Payment 6/17/2021	US Bank Corporate Payment System	6/22/2021	\$3,188.79
EFT Payment 6/17/2021	Verizon Wireless	6/22/2021	\$2,711.98

Total Claims Voucher Distribution	\$909,004.24
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Total Distribution Submitted for Review & Authorization	\$1,037,764.70
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Authorization Adjustments:

Total Distribution Net of Prior Authorized Adjustments	\$1,037,764.70
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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 - June
Council Date: : 2021 - June - 2nd Council Meeting

Vendor	Number	Reference	Account Number	Description	Amount
A & R Services dba Angela Rojo	24989			2021 - June - 2nd Council Meeting	
		523			
			June Services		
			001-018-000-518-30-41-01	Professional Services	\$835.00
				Monthly Janitorial Svs. for June 2021	
		Total 523			\$835.00
	Total 24989				\$835.00
Total A & R Services dba Angela Rojo					\$835.00
A+ Professional Coatings, Inc.	24990			2021 - June - 2nd Council Meeting	
		201841			
			City Hall Painting-PO 2021026		
			001-018-000-518-30-48-03	Maintenance/Repairs - Buildings	\$9,762.42
				Paint Downstairs Area & Council Chambers	
		Total 201841			\$9,762.42
	Total 24990				\$9,762.42
Total A+ Professional Coatings, Inc.					\$9,762.42
Active Construction, Inc.	24991			2021 - June - 2nd Council Meeting	
		05/2021 PayRequest			
			May Pay Request-36th & Meridian Park		
			310-000-000-594-76-41-03	Professional Svs.-Property	\$402,080.14
				36th & Meridian Park	
		Total 05/2021 PayRequest			\$402,080.14
	Total 24991				\$402,080.14
Total Active Construction, Inc.					\$402,080.14
Advanced Botanical Resources, LLC	24992			2021 - June - 2nd Council Meeting	
		060721-ADV			
			Nelson Nature Park Site Analysis		
			001-076-000-576-80-41-01	Professional Services	\$751.80

Vendor	Number	Reference	Account Number	Description	Amount
				Nelson Nature Park Plan Renewal	
		Total 060721-ADV			\$751.80
	Total 24992				\$751.80
Total Advanced Botanical Resources, LLC					\$751.80
American Traffic Solutions					
	Direct Pay Payment 6/17/2021 12:19:50 PM - 1			2021 - June - 2nd Council Meeting	
	INV0012657				
		May Traffic Camera Services			
		001-021-000-521-70-41-11		Traffic Policing-Traffic Camera Contract	\$28,500.00
				6 school zone cameras	
		Total INV0012657			\$28,500.00
	Total Direct Pay Payment 6/17/2021 12:19:50 PM - 1				\$28,500.00
Total American Traffic Solutions					\$28,500.00
Arctic Glacier USA, Inc.					
24993				2021 - June - 2nd Council Meeting	
	M610016963				
		May Purchases			
		001-076-000-576-80-32-01		Fuel	\$95.07
				Propane-Mower	
	Total M610016963				\$95.07
	M610017514				
		May Purchases			
		001-076-000-576-80-32-01		Fuel	\$78.07
				Propane-Mower	
	Total M610017514				\$78.07
	Total 24993				\$173.14
Total Arctic Glacier USA, Inc.					\$173.14
Association of WA Cities					
24994				2021 - June - 2nd Council Meeting	
	89417				
		AWCPD Membership Dues			
		001-058-000-558-60-49-01		Memberships	\$100.00
				AWCPD Dues	
	Total 89417				\$100.00
	Total 24994				\$100.00
Total Association of WA Cities					\$100.00

Vendor	Number	Reference	Account Number	Description	Amount
Bluebeam, Inc.					
	24995			2021 - June - 2nd Council Meeting	
		1372188			
			Revu eXtreme Annual License		
			001-018-000-518-85-49-03	Computer Subscriptions	\$701.99
			Revu-eXtreme		
		Total 1372188			\$701.99
	Total 24995				\$701.99
Total Bluebeam, Inc.					\$701.99
City of Sumner					
	24996			2021 - June - 2nd Council Meeting	
		588			
			June Metro Animal Services		
			001-019-000-554-30-41-01	Animal Control Services	\$4,526.25
			Animal Control Svs. for June		
		Total 588			\$4,526.25
	Total 24996				\$4,526.25
Total City of Sumner					\$4,526.25
Herrera Environmental Consultants, Inc.					
	24997			2021 - June - 2nd Council Meeting	
		48913			
			May Svcs-Prj 21-07553-000		
			410-000-000-531-38-41-01	Professional Service	\$1,737.09
			SW Management Action Plan		
		Total 48913			\$1,737.09
	Total 24997				\$1,737.09
Total Herrera Environmental Consultants, Inc.					\$1,737.09
Jennings Equipment, Inc.					
	24998			2021 - June - 2nd Council Meeting	
		53144P			
			May Services		
			001-076-000-576-80-48-01	Equipment Repair & Maintenance	\$55.36
			Mower Repair		
		Total 53144P			\$55.36
	Total 24998				\$55.36
Total Jennings Equipment, Inc.					\$55.36
Julie Dyer					
	Direct Pay Payment 6/17/2021 12:19:50 PM - 2			2021 - June - 2nd Council Meeting	
	1038				
			6/1-6/15/21 IT Consulting Svcs		
			001-018-000-518-80-41-01	Contracted IT Services	\$1,417.50

Vendor	Number	Reference	Account Number	Description	Amount
				6/1-6/15/21 IT Consulting Svcs	
		Total 1038			\$1,417.50
		Total Direct Pay Payment 6/17/2021 12:19:50 PM - 2			\$1,417.50
Total Julie Dyer					\$1,417.50
Kyocera Document Solutions NW					
	24999			2021 - June - 2nd Council Meeting	
		55T1093905			
			3/19-6/18/21 Copy Charges		
			001-018-000-518-20-42-03	Copy Machine Charges	\$426.03
				Copy Overage Charges 3/19/21-6/18/21	
		Total 55T1093905			\$426.03
	Total 24999				\$426.03
Total Kyocera Document Solutions NW					\$426.03
Lakehaven Utility District					
	25000			2021 - June - 2nd Council Meeting	
		052621-LAK			
			Deduct Meter Install		
			001-018-000-518-30-47-04	Sewer Charges	\$1,049.40
				City Hall Deduct Meter Installation	
		Total 052621-LAK			\$1,049.40
		060821-LAK			
			Prj 6320006-Meridian Sewer Ext		
			310-000-000-594-76-41-03	Professional Svs.-Property	\$270.68
				36th & Meridian Park Sewer Extension	
		Total 060821-LAK			\$270.68
	Total 25000				\$1,320.08
Total Lakehaven Utility District					\$1,320.08
Madrona Law Group, PLLC					
	25001			2021 - June - 2nd Council Meeting	
		10798			
			May Services		
			001-019-000-515-41-41-01	Legal Services-External	\$10,065.00
		Total 10798			\$10,065.00
		10799			
			May Services		
			001-019-000-515-41-41-01	Legal Services-External	\$759.00

Vendor	Number	Reference	Account Number	Description	Amount
			Lakehaven		
		Total 10799			\$759.00
	Total 25001				\$10,824.00
Total Madrona Law Group, PLLC					\$10,824.00
McClatchy Company LLC					
	25002			2021 - June - 2nd Council Meeting	
		32088			
			May Services		
			001-019-000-511-30-41-02	Legal Publications	\$475.74
			001-058-000-558-60-41-08	Legal Notices/Publications	\$1,112.93
		Total 32088			\$1,588.67
	Total 25002				\$1,588.67
Total McClatchy Company LLC					\$1,588.67
McKinstry Co, LLC					
	25003			2021 - June - 2nd Council Meeting	
		10143432			
			Replace Lights in Sign		
			001-018-000-518-30-48-06	Maintenance/Repairs-Equipment	\$900.94
				Replace Lights in Reader Board Sign	
		Total 10143432			\$900.94
		10146249			
			HP2-10 Unit Replacement		
			001-018-000-518-30-48-03	Maintenance/Repairs - Buildings	\$12,552.78
				Replace Heat Pump in Police Dept	
		Total 10146249			\$12,552.78
		10146275			
			June Maintenance		
			001-018-000-518-30-48-03	Maintenance/Repairs - Buildings	\$1,318.78
				June Maintenance	
		Total 10146275			\$1,318.78
	Total 25003				\$14,772.50
Total McKinstry Co, LLC					\$14,772.50

Vendor	Number	Reference	Account Number	Description	Amount
Mimecast North America Inc.					
		Direct Pay Payment 6/17/2021 12:19:50 PM - 3	2021 - June - 2nd Council Meeting		
		INVUS1001240			
			6/6/21-6/5/22 Service		
			001-018-000-518-85-49-03	Computer Subscriptions	\$10,802.78
				Annual Subscription	
		Total INVUS1001240			\$10,802.78
		Total Direct Pay Payment 6/17/2021 12:19:50 PM - 3			\$10,802.78
Total Mimecast North America Inc.					\$10,802.78
Olympic Embroidery					
	25004		2021 - June - 2nd Council Meeting		
		24450			
			March Purchases		
			001-018-000-518-20-31-54	Clothing/Uniforms/PPE	\$217.99
				J.Werre-Polo Shirts,Hoodies/Clothing Allowance	
		Total 24450			\$217.99
	Total 25004				\$217.99
Total Olympic Embroidery					\$217.99
O'Reilly Auto Parts					
		EFT Payment 6/17/2021 12:07:20 PM - 1	2021 - June - 2nd Council Meeting		
		3725-368188			
			May Purchases		
			001-018-000-518-30-32-02	Supplies/Parts - Vehicles & Equipment	\$60.83
				Mower Battery	
		Total 3725-368188			\$60.83
		3725-368195			
			May Purchases		
			001-018-000-518-30-32-02	Supplies/Parts - Vehicles & Equipment	\$9.88
				Motor Oil	
		Total 3725-368195			\$9.88
		Total EFT Payment 6/17/2021 12:07:20 PM - 1			\$70.71
Total O'Reilly Auto Parts					\$70.71
Pierce County Budget & Finance PW					
	25005		2021 - June - 2nd Council Meeting		
		CI-303170			
			April M&O Services		
			101-000-000-542-38-41-02	Roadway-Road Maint (Intergov contract)	\$17,657.43
			101-000-000-542-70-41-04	Roadside-ROW Veg Maint (Intergov)	\$12,708.22
			410-000-000-531-38-41-10	Storm Drainage-Ditch Maint	\$607.41
			410-000-000-531-38-41-12	Storm Drainage-Drain Maint	\$16,456.65
			410-000-000-531-38-41-13	Storm Drainage-Structure Maint	\$20,448.33
		Total CI-303170			\$67,878.04

Vendor	Number	Reference	Account Number	Description	Amount
		CI-303299			
			May M&O Services		
			101-000-000-542-38-41-02	Roadway-Road Maint (Intergov contract)	\$13,056.16
			101-000-000-542-64-41-02	Traffic Control Devices-Traffic Operations (Contract)	\$214.54
			101-000-000-542-70-41-04	Roadside-ROW Veg Maint (Intergov)	\$17,173.25
			410-000-000-531-38-41-10	Storm Drainage-Ditch Maint	\$40,928.52
			410-000-000-531-38-41-12	Storm Drainage-Drain Maint	\$572.84
			410-000-000-531-38-41-13	Storm Drainage-Structure Maint	\$1,898.02
		Total CI-303299			\$73,843.33
	Total 25005				\$141,721.37
Total Pierce County Budget & Finance PW					\$141,721.37
Pierce County Budget & Finance Sheriff					
	25006			2021 - June - 2nd Council Meeting	
		CI-303218			
			June Police Services		
			001-021-000-521-20-41-01	Police Services	\$265,010.83
		Total CI-303218			\$265,010.83
	Total 25006				\$265,010.83
Total Pierce County Budget & Finance Sheriff					\$265,010.83
Puget Sound Energy					
	EFT Payment 6/17/2021 12:07:20 PM - 2			2021 - June - 2nd Council Meeting	
	300000011233 May 2021				
		May Statement			
			001-018-000-518-30-47-01	Electricity	\$3,424.02
		Total 300000011233 May 2021			\$3,424.02
	Total EFT Payment 6/17/2021 12:07:20 PM - 2				\$3,424.02
Total Puget Sound Energy					\$3,424.02
Raedeke Associates, Inc.					
	25007			2021 - June - 2nd Council Meeting	
		59252			
			May Services		
			001-076-000-576-80-41-01	Professional Services	\$33.50
				Nelson Nature Park Wetland Assessment	
		Total 59252			\$33.50
	Total 25007				\$33.50
Total Raedeke Associates, Inc.					\$33.50

Vendor	Number	Reference	Account Number	Description	Amount
Shell		EFT Payment 6/17/2021 12:07:20 PM - 3	2021 - June - 2nd Council Meeting		
		72195577			
		May Statement			
		001-018-000-518-30-32-01	Fuel		\$1,065.59
		Total 72195577			\$1,065.59
		Total EFT Payment 6/17/2021 12:07:20 PM - 3			\$1,065.59
Total Shell					\$1,065.59
Shred-it					
	25008		2021 - June - 2nd Council Meeting		
		8182107998			
		April/May Services			
		001-018-000-518-30-41-01	Professional Services		\$172.24
			Shredding Services		
		Total 8182107998			\$172.24
	Total 25008				\$172.24
Total Shred-it					\$172.24
US Bank ACH/EFT					
		EFT Payment 6/17/2021 12:07:20 PM - 4	2021 - June - 2nd Council Meeting		
		053121-USBank			
		May Safekeeping Fees			
		001-019-000-514-20-42-05	Bank & Bond Fees		\$28.00
			May Safekeeping Fees		
		Total 053121-USBank			\$28.00
		061421-USBank			
		May Analysis Fees			
		001-019-000-514-20-42-05	Bank & Bond Fees		\$237.04
			May Customer Analysis Fees		
		Total 061421-USBank			\$237.04
	Total EFT Payment 6/17/2021 12:07:20 PM - 4				\$265.04
Total US Bank ACH/EFT					\$265.04
US Bank Corporate Payment System					
		EFT Payment 6/17/2021 12:07:20 PM - 5	2021 - June - 2nd Council Meeting		
		052521-USBank			
		May Pcard Statement			
		001-011-000-511-60-43-01	Travel/Training Costs		\$200.00
			R.Pitzel-AWC Conference-R.Tomyn,C.Wise		
		001-013-000-513-10-43-01	Travel/Training Costs		\$100.00
			R.Pitzel-AWC Conference-Mayor		
		001-018-000-518-20-49-01	Memberships		\$115.00
			J.Herrera-iStock Photo-Monthly Membership		
		001-018-000-518-30-32-01	Fuel		\$41.51
			D.Eidinger-Costco-Truck #5		

Vendor	Number	Reference	Account Number	Description	Amount
			001-018-000-518-30-35-01	Small Tools/Minor Equip.	\$481.11
				B.Whitman-Lowes-Skillsaw	
			001-018-000-518-85-49-03	Computer Subscriptions	\$46.62
				M.Ray-AmazonWebSvcs-Cloud Backup	
			001-018-000-518-85-49-04	Subscriptions	\$40.00
				J.Herrera-iStock Photo-Images for Flyers	
			001-018-000-518-85-49-04	Subscriptions	\$17.95
				B.Murray-CloudCoverMusic-Lobby Music Subscription	
			001-018-000-518-85-49-04	Subscriptions	\$159.99
				J.Bartelson-News Tribune-Digital Subscription	
			001-019-000-514-20-43-01	Travel & Training Costs	\$60.00
				J.Herrera-WAPRO Conference	
			001-019-000-514-20-43-01	Travel & Training Costs	\$200.00
				R.Pitzel-AWC-Labor Relations Institute Training	
			001-019-000-514-20-43-01	Travel & Training Costs	\$25.00
				R.Pitzel-MRSC-Post Pandemic Workplace Webinar	
			001-058-000-558-50-31-01	Office & Operational Supplies	\$278.54
				J.Tumelson-ICC-Fire Code Books/Materials	
			001-058-000-558-50-49-01	Memberships	\$70.00
				G.Mehr-IAPMO-Plumbing Inspector Renewal	
			001-058-000-558-50-49-01	Memberships	\$145.00
				J.Tumelson-ICC-Annual Membership	
			001-058-000-558-60-43-01	Training/Travel Costs	\$325.00
				M.Dorner-APA Annual Conference	
			001-058-000-558-60-43-01	Training/Travel Costs	\$20.00
				J.Fairbanks-WACE Conference	
			001-058-000-558-60-43-01	Training/Travel Costs	\$35.00
				E.Arteche-Prometric-AICP Exam Scheduling Fee	
			001-058-000-558-60-49-01	Memberships	\$227.00
				M.Dorner-APA Membership	
			001-076-000-576-80-31-01	Operational Supplies	\$10.47
				B.Whitman-Tacoma Rubber Stamp-PW Stencils	
			001-076-000-576-80-31-01	Operational Supplies	\$4.38
				B.Whitman-Ebay-Fuel Filters-String Trimmers	
			101-000-000-542-90-31-01	Admin/Overhead-Office Supplies	\$8.76
				B.Whitman-Ebay-Fuel Filters-String Trimmers	
			101-000-000-542-90-31-01	Admin/Overhead-Office Supplies	\$20.94
				B.Whitman-Tacoma Rubber Stamp-PW Stencils	
			101-000-000-542-90-35-01	Admin/Overhead-Small Tools & Minor Equipment	\$526.83
				J.Privett-Nat'l Barricade-Traffic Cones	
			410-000-000-531-38-31-01	Operational Supplies	\$8.75
				B.Whitman-Ebay-Fuel Filters-String Trimmers	
			410-000-000-531-38-31-01	Operational Supplies	\$20.94
				B.Whitman-Tacoma Rubber Stamp-PW Stencils	
			Total 052521-USBank		\$3,188.79
			Total EFT Payment 6/17/2021 12:07:20 PM - 5		\$3,188.79

Vendor	Number	Reference	Account Number	Description	Amount
Total US Bank Corporate Payment System					\$3,188.79
Utilities Underground Location Center					
	Direct Pay Payment 6/17/2021 12:19:50 PM - 4		2021 - June - 2nd Council Meeting		
	1050143				
		May Services			
		410-000-000-531-38-49-09	Misc. Fees & Charges		\$219.30
			Utility Locating Svs. for May		
	Total 1050143				\$219.30
	Total Direct Pay Payment 6/17/2021 12:19:50 PM - 4				\$219.30
Total Utilities Underground Location Center					\$219.30
Verizon Wireless					
	EFT Payment 6/17/2021 12:07:20 PM - 6		2021 - June - 2nd Council Meeting		
	9878355366				
		April Statement			
		001-018-000-518-30-42-01	Telecommunications Charges		\$1,355.99
	Total 9878355366				\$1,355.99
	9880500369				
		May Statement			
		001-018-000-518-30-42-01	Telecommunications Charges		\$1,355.99
	Total 9880500369				\$1,355.99
	Total EFT Payment 6/17/2021 12:07:20 PM - 6				\$2,711.98
Total Verizon Wireless					\$2,711.98
WA Assoc. of Building Officials					
	25009		2021 - June - 2nd Council Meeting		
		41332			
		COAP 201-M. George			
		001-058-000-558-50-43-01	Training/Travel Costs		\$360.00
			M.George (OJT)-Fall Building Inspector Course		
	Total 41332				\$360.00
	Total 25009				\$360.00
Total WA Assoc. of Building Officials					\$360.00
Whistle Workwear					
	25010		2021 - June - 2nd Council Meeting		
		535833			
		May Purchases			
		001-018-000-518-20-31-54	Clothing/Uniforms/PPE		\$158.25
			A.Thompson-Boots (PPE)		
		001-018-000-518-20-31-54	Clothing/Uniforms/PPE		\$9.88

Vendor	Number	Reference	Account Number	Description	Amount
				A.Thompson-Socks-Clothing Allowance	
		Total 535833			\$168.13
	Total 25010				\$168.13
Total Whistle Workwear					\$168.13
Grand Total		Vendor Count	32		\$909,004.24



City Of Edgewood Council Agenda Summary Sheet

Subject: AB21-0567 - Resolution No. 21-0567, Council Rules of Procedures Update (OPMA)	Agenda Item #: 5.E
	For Agenda of: 6/22/2021
	Prepared by: Rachel Pitzel, Ann Marie Soto
Attachments (list): 1. Resolution - Council Rules of Procedure Remote Meetings 2. FINAL_CC Rules of Procedure Amendments_Amended 06222021	
Approval of Materials: Rachel Pitzel, Ann Marie Soto Rachel Pitzel 6/16/2021 Dave Gray 6/17/2021 Daryl Eidinger 6/17/2021	Expenditure Required: N/A Amount Budgeted: N/A Timeline: 06/15/2021 SS Discussion 06/22/2021 RCM (Consent Agenda)

Summary Statement:

With the anticipation of Governor Inslee's Proclamation 20-28, issued in early 2020 being lifted, Council has decided to review its procedures and adopt amendments in order to be prepared for meetings in the future.

Section 10.3 regarding virtual and telephonic participation, attendance and procedures has been removed and the new version is reflected in the new section (Section 8.10 - Virtual and/or Telephonic Meetings). This new section addresses attendance of meetings virtually or by telephonic means during non-emergency situations.

Item History:

Recommended Action:

MOTION to adopt AB21-0567 - Resolution No. 21-0567, Council Rules of Procedures Update (OPMA) as presented under the Consent Agenda

Fiscal Note/Consideration:

N/A

RESOLUTION NO. 21-0567

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, AMENDING THE COUNCIL RULES OF PROCEDURE TO PROVIDE FOR REMOTE AND HYBRID COUNCIL MEETINGS DURING NON-EMERGENCIES

WHEREAS, Governor Inslee’s Proclamation 20-28, et seq., issued in early 2020 in response to the COVID-19 pandemic, prohibits in-person meetings under the Open Public Meetings Act, Ch. 42.30 RCW and resulted in the City of Edgewood shifting its City Council meetings to virtual meetings only; and

WHEREAS, in February 2021, the City Council updated its Council Rules of Procedures, in part, to allow for virtual attendance at Council meetings necessitated by the COVID-19 pandemic; and

WHEREAS, following an increase in vaccinations, in May 2021, the Center for Disease Control (“CDC”) issued new guidance for fully vaccinated persons, which has been adopted by the State of Washington; and

WHEREAS, it is anticipated that Proclamation 20-28, et seq., may soon be lifted, and, thus, the City Council has decided to review its procedures and adopt any amendments in order to be prepared for meetings in the future; and

WHEREAS, while the City recognizes many benefits as a result of conducting meetings virtually as opposed to in-person, such as increased public attendance, cost and time-savings, and increased access opportunities, hybrid or in-person meetings are nevertheless encouraged when practicable as they enable more personal interaction between the City Council and members of the public; and

WHEREAS, the Council desires to amend its Council Rules of Procedures to provide for optional remote meeting components even when not otherwise required by an emergency; and

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

Section 1. Council Rules of Procedure Amended. The Council Rules of Procedure are hereby amended as shown in Exhibit A, attached hereto and incorporated herein by this reference.

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

ADOPTED THIS 22ND DAY OF JUNE, 2021

Daryl Eidinger, Mayor

ATTEST:

Rachel Pitzel, CMC
City Clerk



CITY OF EDGEWOOD
COUNCIL RULES OF PROCEDURE
 Amended June 22, 2021

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SECTION 1. AUTHORITY; ENFORCEMENT; CONSTRUCTION

- 1.1 The Edgewood City Council hereby establishes the following rules for the conduct of Council meetings, proceedings, and business. These rules shall be in effect upon adoption by the Council and until such time as they are amended or new rules are adopted. These rules shall be construed in accordance with applicable state law. If any provision of these rules irreconcilably conflicts with any applicable state law provision, the state law provision shall control to the extent of such conflict.
- 1.2 These rules are for the sole use and convenience of the City Council and Mayor, and may only be enforced thereby. Nothing in these rules shall be construed as creating any enforceable right, entitlement and/or cause of action in or for any third party.

SECTION 2. ORGANIZATION

- 2.1 **SWEARING IN OF NEW COUNCILMEMBERS** – New Councilmember(s) shall be sworn in, according to the requirements of State law as they currently exist or may hereafter be amended. State law currently allows new Councilmembers to be sworn in (a) Up to ten days prior to the scheduled date of assuming office, including just prior to commencing the first meeting in which the newly elected Councilmember(s) will assume office; or (b) At the last Regular Meeting of the City Council held before the beginning of the year in which Councilmember-elect is to assume office. Under current State law, the oath may be administered and certified by “any officer or notary public who administers oaths, without charge therefore.” This includes but is not limited to, the City Clerk and any judicial officer.
- 2.2 **VACANCIES OF OFFICE** - A vacancy of office will occur upon the death or resignation of the incumbent, the incumbent ceasing to be a legally registered voter of the city, the incumbent’s conviction of a felony or other offense involving a violation of his or her official oath, and other events as set forth in RCW 35A.12.060 and RCW 42.12.010. If a vacancy should occur, the remaining members of the City Council shall appoint a qualified person to fill the vacant position pursuant to the provisions of 42.12.070 within ninety (90) days of the occurrence of the vacancy. Councilmember appointees under this section shall be sworn in prior to assuming their seat on the Council.

The following procedures are intended to provide guidance to the Council when a Councilmember position becomes vacant before the expiration of the official's elected term of office. Provided, the Council in its discretion may specify another lawful process for filling any vacancy.

2.3 APPOINTMENT PROCESS

- (1) The Council shall direct staff to begin the Councilmember appointment process and establish an interview and appointment schedule so that the position is filled at the earliest opportunity.

- (2) The City Clerk's office shall prepare and submit a display advertisement to the City's official newspaper and provide courtesy copies to all other local media outlets. The advertisement will announce the vacancy consistent with the requirements necessary to hold public office; specify that the applicant must be a registered voter of the City and have a one (1) year residency in the City. This display advertisement shall be published once a each week for two (2) consecutive weeks. This display advertisement shall contain other information including, but not limited to, time to be served in the vacant position, election and salary information, Councilmember authority and duties, the deadline date and time for submitting applications, interview and appointment schedules, and such other information that the Council deems appropriate.
- (3) The City Clerk's Office shall prepare an application form, which requests appropriate information for Council consideration of the applicants. Applications will be available at the City offices and such other locations that the Council deems appropriate.
- (4) Applications received by the deadline date and time will be copied and circulated by the City Clerk's office to the Mayor and Council. Packets may also contain additional information received such as endorsements, letters of reference and other pertinent materials.
- (5) The City Clerk's office shall publish the required public notice(s) for the meeting scheduled for interviewing applicants for consideration to the vacant position. This meeting may be a regularly scheduled Council meeting, or a special session Council meeting.
- (6) The City Clerk's office shall notify applicants of the location, date and time of Council interviews.
- (7) Prior to the date and time of the interview meeting, the Mayor shall accept one interview question from each Councilmember.

2.4 INTERVIEW MEETING - Each interview of an applicant/candidate shall be no more than thirty (30) minutes in length as follows:

- (1) The applicant shall present his or her credentials to the Council. (10 minutes).
- (2) The Council shall ask the predetermined set of questions, which must be responded to by the applicant. Each applicant will be asked and will answer the same set of questions, and will have two (2) minutes to answer each question. (14 minutes).
- (3) An informal question and answer period in which Councilmembers may ask and receive answers to miscellaneous questions. (10 minutes).
- (4) The applicants' order of appearance will be determined by a random lot drawing performed by the City Clerk.
- (5) The Council may reduce the thirty (30) minute interview time if the number of applicants exceeds six (6) candidates or, alternatively, the Council may elect not to interview all of the applicants if the number exceeds six (6) candidates. The decision as to which applicants to interview will be based on the information contained in the application forms.

- 2.5 VOTING - Upon completion of the interviews, Councilmembers may convene into executive session to discuss the qualifications of the applicants. However, all interviews, nominations and votes taken by the Council shall be in open public session.
- (1) The Mayor shall ask for nominations from the Councilmembers.
 - (2) After a nomination and second has been received, the City Clerk shall proceed with a roll-call vote.
 - (3) Balloting will continue until a nominee receives a majority vote.
 - (4) At anytime during the balloting process, the Council may postpone balloting until a date certain or regular Council meeting if a majority vote has not been received.
 - (5) Nothing in this policy shall prevent the Council from reconvening into executive session to further discuss the applicant/candidate qualifications.
 - (6) The Mayor shall declare the nominee receiving the majority vote as the new Councilmember and the Clerk shall swear him/her into office at the earliest opportunity, no later than the next regularly scheduled Council meeting.
 - (7) If the Council does not give a majority vote within ninety (90) days of the declared vacancy, the RCW delegates appointment powers to Pierce County.

SECTION 3. MAYOR AND DEPUTY MAYOR

- 3.1 Presiding Officer Duties. The Mayor shall preside at all meetings of the Council, and in the absence of the Mayor, the Deputy Mayor will act in that capacity. If both the Mayor and Deputy Mayor are absent, the Councilmembers present shall elect one of its members to serve as Presiding Officer until the return of the Mayor or Deputy Mayor.

The responsibilities of the Mayor, Deputy Mayor or Presiding Officer shall be as follows:

- (1) He or she shall preserve order and decorum in the Council chambers;
- (2) He or she shall observe and enforce all procedural rules adopted by the Council;
- (3) He or she shall decide all questions on order in accordance with these rules, subject to appeal by any Councilmember;
- (4) He or she recognize Councilmembers in the order in which they request the floor (Councilmembers shall wait to be recognized before speaking);
- (5) He or she shall state the applicable public hearing procedures before each public hearing;
- (6) He or she shall announce executive sessions held during regular or special Council meetings;
- (7) He or she shall indicate the names of the Councilmembers making the motion and second;
- (8) He or she shall summarize consensus at the conclusion of discussions when the Council concurs or agrees to an item that does not require a formal motion;
- (9) He or she (or his/her designee) shall read the title of the ordinance prior to voting;
- (10) He or she shall appoint Councilmembers to serve on ad hoc committees as deemed necessary;

- (11) He or she will determine ongoing dedicated schedules for regular study sessions, special Council meetings, executive sessions;
 - (12) He or she will approve the Council agenda; and
 - (13) Mayor may send issues directly to a Council study session for review in lieu of or prior to being referred to a regular Council meeting;
- 3.2 Mayoral Tie-Breaking Authority and Veto Power. Pursuant to Chapter 35A.12 RCW, the Mayor shall have the following authority with respect to voting and the veto of ordinances:
- (1) The Mayor shall have a vote only in the case of a tie in the votes of the Councilmembers with respect to matters other than the passage of any ordinance, grant, or revocation of franchise or license, or any resolution for the payment of money.
 - (2) The Mayor shall have the power to veto ordinances passed by the Council and submitted to him or her as provided in Chapter 35A.12 RCW. Every ordinance which passes the Council in order to become valid must be presented to the Mayor; if the Mayor approves it, he or she shall sign it, but if not, the Mayor shall return it with his or her written objections to the Council and the Council shall cause his or her objections to be entered at large into the meeting minutes and proceed to a reconsideration thereof. If upon reconsideration a majority plus one of the whole Council, voting upon a call of ayes and nays, favor its passage, the ordinance shall become valid notwithstanding the Mayor's veto. If the Mayor fails for ten days to either approve or veto an ordinance, it shall become valid without his or her approval.
- 3.3 Mayor's Statutory Authority and Ceremonial Duties of Mayor.
- (1) The Mayor's duties and authority are as set forth in RCW 35A.12.100 and .090, as well as other statutes relating to Mayors in cities organized under the Optional Municipal Code (Title 35A RCW).
 - (2) The Mayor shall make an annual State of the City report during a regularly scheduled Council meeting.
 - (3) The Mayor shall represent the City at functions and meetings with other jurisdictions/organizations

SECTION 4. PRO TEMPORE AND DEPUTY MAYOR APPOINTMENTS

- 4.1 Biennially at the first meeting of the Council, or periodically thereafter, the Council may designate a Councilmember as Mayor Pro Tempore or Deputy Mayor for such period as may be specified by the Council. The Deputy Mayor shall serve in the absence or temporary disability of the Mayor.
- 4.2 Alternatively, the Council may, as the need may arise, appoint any qualified person to serve as Mayor Pro Tempore in the absence or disability of the Mayor.
- 4.3 Appointment of a Councilmember to preside over a meeting shall not in any way abridge his or her right to vote on matters coming before the Council at such meeting.

- 4.4 In the event of the extended excused absence or disability of a Councilmember, the remaining members by majority vote may appoint a Councilmember Pro Tempore to serve during the absence or disability.

SECTION 5. COUNCIL AUTHORITY AND COUNCIL RELATIONS WITH CITY STAFF

- 5.1 The authority of the City Council is set forth in RCW 35A.11.020 and other provisions in Title 35A RCW.
- 5.2 There will be mutual respect from both City staff and Councilmembers of their respective roles and responsibilities when, and if, expressing criticism in a public meeting.
- 5.3 City staff will acknowledge the Council as policy makers
- 5.4 Councilmembers will acknowledge City staff as administering the Council's policies.
- 5.5 All written informational material requested by individual Councilmembers shall be submitted by City staff, after approval of the Mayor, to all Councilmembers with a notation indicating which Councilmember requested the information.
- 5.6 Councilmembers shall not attempt to coerce or influence City staff in the selection of personnel, the awarding of contracts, the selection of consultants, the processing of development applications or the granting of City licenses or permits.
- 5.7 The Council shall not attempt to change or interfere with the operating rules and practices of any City department in derogation of the Mayor's statutory authority.
- 5.8 Mail that is addressed to the Mayor and Councilmembers shall be copied and circulated by the City Clerk as soon as practicable after it arrives.
- 5.9 The City Clerk shall not open mail addressed to individual Councilmembers if it is marked personal and/or confidential.

SECTION 6. CITY ADVISORY BODIES

- 6.1 Every advisory body, when it is formed, will have a specific statement of purpose and function, which will be re-examined periodically by the Council to determine its effectiveness. This statement of purpose is made available to all citizen members when they are appointed.
- 6.2 The Council may dissolve any advisory body that, in the Council's opinion, has completed its working function or for any other reason.
- 6.3 Citizen board, commission, committee, and task force members shall be selected in accordance with the following procedures, or at the Council's discretion, any other lawful process:
- A) The City Council, as a Committee of the Whole, shall establish an application packet including appropriate disclosure of interest forms and a prescreening questionnaire, containing questions specific to each individual

group and the charge of that group, to be used in ranking candidates prior to scheduling interviews.

- B) A citywide recruitment process shall be initiated seeking applicant(s). Vacancies are advertised so that any interested citizen may submit an application. Applicants are required to be citizens of the City. Councilmembers are encouraged to solicit applications from qualified citizens. Applications shall be available from the office of the City Clerk, the City's website and shall be required to be submitted within the advertised deadline in order to be considered for appointment during each application period.

Existing board, commission, committee and task force members wishing reappointment may be exempted from submitting a new application provided they notify the City Clerk in writing within the advertised deadline period of their desire to be considered for reappointment based on a previous application already on file with the City Clerk. They may also choose to complete a new application or letter of interest with updated information they wish to be considered by Council.

- C) The City Council, as a Committee of the Whole, shall review and rank application packets to aid the Mayor in selecting candidates to interview. Should there be four or fewer applicants for any one position, all candidates shall be interviewed by the Council and the prescreening of the candidates shall not be required.
- D) The City Council, as a Committee of the Whole, shall interview candidates in a panel format, with all candidates participating in the interview session concurrently. Councilmembers are encouraged to develop a short list of questions they would like to ask of the candidates. The Mayor shall call on each Councilmember present to ask questions from their prepared list of the candidate(s) of their choice. The same questions may or may not be asked of every candidate. Depending on the number of candidates to be interviewed and in the interest of completing the interview session(s) in a timely manner, the Mayor may limit the number of questions asked by each Councilmember. If the number of questions is to be limited, the Mayor shall announce the number of questions each Councilmember may ask prior to the commencement of the interviews.
- E) Upon completing the interviews, each Councilmember will announce his/her ranking of the candidates interviewed and the City Clerk or designee shall tally the Council rankings. The results of the rankings shall be provided to the Council and shall be used by the Mayor for consideration in the appointment process. At the Mayor's discretion, the appointment process may take place at a regularly scheduled Council meeting or a special Council meeting following the interview session.
- F) The Mayor shall appoint or reappoint and the Council shall confirm or deny the appointments proposed by the Mayor.

- G) Should the Council deny any or all of the Mayoral appointments, the Mayor may submit appointments again at the next regular Council meeting or a special Council meeting scheduled for that purpose.
- H) Application materials for candidates interviewed and ranked, yet not appointed, will remain in a candidate pool for six months. In the event vacancies arise during that six month period, the Mayor may appoint the next highest ranked candidate(s) from the pool to fill such vacancies. These appointments are subject to confirmation by the full Council at a regular or special Council meeting. Once this six month period has passed, a citywide recruitment process shall be initiated, as detailed above, to fill any vacancies that may occur.

SECTION 7. COUNCIL MEETING STAFFING

- 7.1 If a City Administrator has been appointed, he/she shall attend all meetings of the Council unless excused. When the City Administrator has an excused absence, the Mayor shall designate another staff member to attend the meeting.
- 7.2 The City Attorney shall attend all meetings of the Council unless excused and shall, upon request, give an opinion, either written or oral, on legal questions. The City Attorney shall act as the Council's parliamentarian.
- 7.3 The City Clerk or designee shall attend regular, special and study meetings of the Council; keep the official journal (minutes) and perform such other duties as may be needed for the orderly conduct of the meeting.

SECTION 8. COUNCIL MEETINGS

- 8.1 Except as otherwise provided in these rules, City Council regular meetings will be held the second and fourth Tuesday of each month in the City Council Chambers of Edgewood City Hall, located at 2224 104th Avenue East. Regular Council meetings will begin at the hour of 7:00 PM, and will adjourn no later than 10:00 PM. To continue past this time of adjournment, a majority of a quorum of the Council must concur.
- 8.2 Except as otherwise provided in these rules, City Council study sessions will be held every Tuesday of each month upon which a regular meeting pursuant to Section 2.1 is not scheduled. Study Sessions will be held in the City Council Chambers of Edgewood City Hall, located at 2224 104th Avenue East. Study Sessions will begin at the hour of 7:00 PM, and will adjourn no later than 9:00 PM. To continue past this time of adjournment, a majority of a quorum of the Council must concur. Council study sessions will be for the purpose of reviewing forthcoming programs, issues, and policies, receiving progress reports on current programs or projects, or receiving other similar information. Council study sessions shall be considered regular meetings for purposes of Chapter 42.30 RCW, but the Council will typically not take binding or final action on behalf of the City during a study session. Except for informal direction to staff, Council

decisions and/or final actions on any matter will be scheduled for a regular or Special Council meeting.

- 8.3 If any Tuesday on which a meeting is scheduled falls on a legal holiday, the meeting shall be held on the next business day unless cancelled and/or rescheduled for a different date as a special meeting.
- 8.4 Information will be available to the public at each meeting stating a summary of the relevant content of Section 5 (audience comment).
- 8.5 The Mayor will state the applicable public hearing procedures before each public hearing.
- 8.6 Staff/consultants will provide brief information and respond to questions by Councilmembers or as requested by the Mayor.
- 8.7 Citizen comment and public hearing sign-up sheets will be available at each regular Council meeting for the use of those citizens wishing to address the Council.
- 8.8 TYPES OF MEETINGS

- (1) Regular - the Council meeting held on the second and fourth Tuesday of each month.
- (2) Special Meetings (see, RCW 42.30.080) - any Council meeting other than the regular Council or Study Session meeting with at least 24 hours advance notice. A Special Council meeting may be scheduled by the Mayor or at the request of any four (4) Councilmembers.
- (3) Study Session - work sessions of the Council where no final, binding action is taken.
- (4) Emergency Meetings (see, RCW 42.30.080(4)) - a Special Council meeting called without 24-hour notice. An Emergency meeting deals with an emergency involving injury or damage to persons or property or the likelihood of such injury or damage, when time requirements of a 24-hour notice would make notice impractical and increase the likelihood of such injury or damage. Emergency meetings may be called by the Mayor. The minutes will indicate the reason for the emergency.
- (5) Executive Session - a portion of a Council meeting that is closed except to the Council, the Mayor, staff members, consultants and/or other persons authorized by the Mayor. The public is excluded from attendance. Executive Sessions may be held during Regular or Special Council meetings and will be announced by the Mayor. Executive Session subjects are limited to considering matters authorized by applicable state law, including without limitation RCW 42.30.110 and RCW 42.30.140. Executive Sessions may be set as special meetings. Before convening an Executive Session, the Mayor shall announce the purpose of the meeting and the anticipated time when the session will be concluded. Should the Executive Session require more time, a public announcement shall be made that the Executive Session is being extended.

8.9 ORDER OF REGULAR COUNCIL MEETING AGENDA

- (1) Call Meeting To Order. The Mayor calls the meeting to order.
- (2) Pledge of Allegiance. The Mayor designates a Councilmember or an invited guest to lead the flag salute.
- (3) Roll Call. The City Clerk will call roll, announce the attendance of Councilmembers, indicate any Councilmember who is not in attendance, and indicate whether or not the absence of any Councilmember has been excused.
- (4) Public Hearing. Any public hearing(s) on the agenda shall be conducted in accordance with the provisions of Section 12 and any other applicable procedures established by state law or local regulations.
- (5) Audience Comment. In accordance with Section 5, members of the audience may address the City Council on any item that is not on the agenda for that meeting during the Audience Comment portion of the meeting.
- (6) Proclamations and Presentations. Proclamations (official pronouncements and statements of recognition) from the Mayor and/or City Council and presentations from invited guests shall occur during this portion of the meeting.
- (7) Mayor's Report. The Mayor or his/her designee(s) shall update the City Council concerning current issues and items of Council interest.
- (8) Consent Agenda. The consent agenda is comprised of routine, noncontroversial items that may be approved collectively by one motion. Any Councilmember may remove any item from the consent agenda for separate discussion and action.
- (9) Council Business (Old/New). Old business includes items that were continued or left unfinished from a previous agenda and second readings, if any, of ordinances. New business involves the formal introduction of items to the Council. Councilmembers shall act on the underlying proposal, direct staff to further review the proposal, refer the proposal to Council study session, or schedule the proposal for a second reading. Council discussion, debate and audience comments is allowed for both old and new business.
- (10) Council Comments. Individual Councilmembers shall update the Council concerning current issues and items of Council interest.
- (11) Adjournment. The meeting shall be formally closed upon adjournment.

8.10 VIRTUAL AND/OR TELEPHONIC MEETINGS

- (1) In the case of emergencies where in-person attendance at meetings is prohibited or restricted, the City Council may convene its meetings remotely using virtual and/or telephonic means. In such circumstances, the City will adhere to any applicable federal, state, or county requirements and guidelines

concerning meetings. The City may also adopt local rules or regulations, so long as they do not conflict with said federal, state, or county requirements and guidelines.

(2) During non-emergency situations, the City may include a remote meeting component in addition to an in-person component at meetings, sometimes referred to as a “hybrid-meeting.” Hybrid-meetings shall comply with all requirements of the OPMA.

(3) Councilmembers are encouraged to attend meetings in person when practicable and able. However, when conducting in-person or hybrid meetings, there may be times a Councilmember may not be able to be physically present at a Council meeting, or will want to attend remotely. In such circumstances, Councilmembers may attend by telephone or other virtual means, such as through web conferencing. Adequate notice must be given if special access considerations are needed. The procedure and guidelines for permitting a Councilmember to attend a Council meeting via telephone or other virtual means are as follows:

A. The Councilmember(s) attending virtually or telephonically:

1. must be able to hear the discussion on the agenda items taking place; and
2. must be able to be heard by all attendees.

B. The meeting minutes should reflect whether a councilmember(s) is appearing by telephone or virtually, unless the minutes reflect that the entire meeting was held virtually.

SECTION 9. AGENDA PREPARATION

- 9.1 As required by applicable state law, the City Clerk will prepare and circulate an agenda for each Council meeting specifying the time and place of the meeting, and set forth a brief general description of each item to be considered by the Council. The agenda is subject to approval by the Mayor.
- 9.2 An item, other than a reconsideration item, may be placed on a Council meeting agenda by any of the following methods:
 - (1) A majority vote of the Council;
 - (2) Council consensus;
 - (3) By any two (2) Councilmembers; and/or
 - (4) By the Mayor.
- 9.3 An item may be placed on a regular Council meeting agenda after the agenda is closed and the notice issued if the Councilmember or Mayor explains the necessity and receives a sufficient vote of the Council on a motion to suspend the Council Rules of Procedures to add the item at a meeting.

- 9.4 Some agenda items may be listed on the agenda for a time certain. Such listing will mean that an item will be heard as soon as reasonably possible after the specified time.
- 9.5 The City Clerk will endeavor to schedule sufficient time between public hearings and other scheduled items so the public is not kept unduly waiting, and so the Council will have sufficient time to hear testimony and to deliberate matters among themselves.
- 9.6 Legally required and advertised public hearings will have a higher priority over other time-scheduled agenda items, which have been scheduled for convenience rather than for statutory or other legal reasons.
- 9.7 Agenda items that are continued from one meeting to another will have preference on the subsequent agenda to the extent possible.
- 9.8 Agenda packets will be finalized by the end of the business day on the Friday preceding the regular Council meeting. Agenda submissions will be accepted until 2:00 p.m. on the Thursday preceding the Friday packet distribution day.
- 9.9 All agenda items packet reports will be in the format provided by the City Clerk's office.
- 9.10 The Council may use the agenda bill "Recommendation" language for making a motion.

SECTION 10. COUNCIL DISCUSSION

- 10.1 Councilmembers shall observe standard principles of decorum, courtesy and professionalism while addressing each other, staff members, and members of the public.
- 10.2 The Mayor has the authority to rule on questions of order. If the Mayor rules a Councilmember's comments to be out of order, the Councilmember may explain why he or she believes the comments are not out of order. The Mayor will either rescind or confirm the ruling. If confirmed, the Councilmember shall not continue comment in the manner ruled out of order.

If that Councilmember or any other Councilmember disagrees with the Mayor's ruling, they can appeal the point of order. The question is then put to the Council to confirm or deny the Mayor's ruling and whether the Councilmember shall continue comment.

SECTION 11. COMMENTS, CONCERNS AND TESTIMONY TO COUNCIL

- 11.1 During the Audience Comment portion of the meeting, members of the public may comment on any subject relating to the City of Edgewood and/or the Edgewood community that is not on the agenda for that meeting, except: (i)

comments related to a pending quasi-judicial matter, and (ii) comments prohibited by state law.

- 11.2 Members of the public may also comment up to three (3) minutes on individual agenda items at designated times during any regularly scheduled Council meeting prior to Council action on that item. These agenda items include, but are not limited to, ordinances, resolutions and old and new business issues.
- 11.3 Comments made on behalf of a group or organization will be limited to five (5) minutes in duration. Representation on behalf of a group or organization will be considered recognized for the purpose of Audience Comment if the group or organization notifies the City Clerk at least 24 hours in advance of the meeting.
- 11.4 Persons addressing the Council, who are not specifically scheduled on the agenda, will be requested to step up to the podium and provide their name for the record.
- 11.5 All remarks will be addressed to the Council as a whole, and shall avoid personal, impertinent or slanderous content. Any person disrupting the meeting, including a person who becomes boisterous, threatening, or personally abusive while addressing the Council, may be requested to leave the meeting. The Mayor shall consult with the City Attorney before requesting any person to leave the meeting. Applause, boos or other public demonstrations by those attending the Council meeting are considered inappropriate behavior.
- 11.6 In addition to and/or in lieu of addressing the Council, any persons may provide written comments and other written materials to the City Clerk for distribution to the Council. A contact name, address, and phone number must be printed legibly on any such materials.
- 11.7 The Council has the authority to preserve order at all meetings of the Council, to cause the removal of any person from any meeting for disorderly conduct and to enforce the Rules of the Council. The Council shall consult with the City Attorney before causing any person to be removed from the meeting. The Council may command assistance of any peace officer of the City to enforce all lawful orders of the Council or the Mayor to restore order at any meeting. The maintenance of order shall be enforced consistent with all applicable statutory and constitutional requirements, including, but not limited to, RCW 42.30.050.
- 11.8 Citizens with complaints, concerns or questions will be encouraged to refer the matter to the Mayor or ask that the matter be placed on a future Council meeting or Council study session agenda with the appropriate background information.

SECTION 12. MOTIONS

- 12.1 A motion that does not receive a second dies. Motions that do not need a second include nominations, withdrawal of motion, agenda order, request for a roll call vote, and point of order.
- 12.2 A motion that receives a tie vote is deemed to have failed, unless the Mayor votes to break the tie.

- 12.3 Audience comment on a motion will be taken after the briefing on the motion occurs and before the motion is made by Council.
- 12.4 When making motions, Councilmembers shall be clear and concise and shall not include arguments for the motion within the motion.
- 12.5 After a motion and second (if applicable), the Mayor will indicate the names of the Councilmembers making the motion and second.
- 12.6 After a motion has been made and seconded, the Councilmember making the motion may speak to the motion and then the Council may discuss their opinions on the issue prior to the vote.
- 12.7 When the Council concurs or agrees to an item that does not require a formal motion, the Mayor will summarize the agreement at the conclusion of the discussion.
- 12.8 A motion may be withdrawn by the maker of the motion at any time without the consent of the Council. If the motion had received a second, the Councilmember making the second must also agree to withdraw or the motion remains on the table for discussion, debate and disposition.
- 12.9 A motion to table shall preclude all amendments or debates of the issue under consideration. It requires a second, is not debatable, is not amendable, requires a majority vote and it cannot be reconsidered. A motion not taken from the table by the close of that meeting or the next regular meeting dies on the table.
- If the motion to table prevails, the matter may be “taken from the table” by motion which requires a second, is not debatable and which requires a majority vote. When a motion is taken from the table, everything is in the same condition as it was when laid on the table, including any amendments to the original motion that received an affirmative vote prior to the motion to table.
- 12.10 A motion to postpone to a time certain, must be seconded, is debatable, is amendable, requires a majority vote and may be reconsidered at the same meeting. The original motion being postponed must be considered at a time certain at a future regular or special Council meeting.
- 12.11 A motion to postpone indefinitely requires a second, is debatable, is not amendable, and takes precedence over the main motion and requires a majority vote. This motion assists in disposing of the main motion. Its purpose is to reject a main motion without a vote on the main motion. Postponed indefinitely is an indirect or polite motion by which a main motion may be disposed of.
- 12.13 A motion to call for the question shall close debate on the main motion and is not debatable. This motion must receive a second and fails without a two-thirds (2/3) vote. Debate is reopened if the motion fails.

- 12.14 A motion to amend is defined as amending a motion that is on the floor and has been seconded by inserting or adding, striking out, striking out and inserting, or substituting. Motions that cannot be amended include motion to adjourn, agenda order, lay on the table, roll call vote, point of order, reconsideration and take from the table. A motion to amend an amendment is not in order. Amendments are voted on first, then the main motion as amended (if the amendment received an affirmative vote).
- 12.15 Council discussion of the motion only occurs after the motion has been moved and seconded.
- 12.16 The motion maker, Mayor, or City Clerk should repeat the motion prior to voting.
- 12.17 The City Clerk will take a roll call vote if requested by the Mayor or a Councilmember. At the conclusion of any vote, the City Clerk will announce the results of the vote.
- 12.18 When a question has been decided, any Councilmember who voted in the majority may move for reconsideration but no motion for reconsideration of a vote shall be made after the meeting has adjourned.
- 12.19 The City Attorney shall decide all questions of interpretations of these rules and other questions of a parliamentary nature which may arise at a Council meeting. All cases not provided for in these rules shall be governed by the most current version of Robert's Rules of Order Newly Revised. In the event of a conflict, these rules shall prevail.

SECTION 13. ORDINANCES

- 13.1 All ordinances shall be prepared or reviewed by the City Attorney. No ordinance shall be prepared for presentation to the Council unless requested by a majority of the Council, or requested by the Mayor or City Attorney.
- 13.2 The Mayor shall read the title of the ordinance prior to voting. Each ordinance shall carry an agenda bill number which shall be the ordinance number.
- 13.3 Upon enactment of the ordinance, the City Clerk shall obtain the signature of the Mayor and the City Attorney.
- 13.4 Ordinances or ordinance summaries shall be published in the official newspaper as a legal publication immediately following enactment in the manner prescribed by law.
- 13.5 Unless expressly prohibited by law, ordinances may be adopted by the Council upon first reading. The Council may in its discretion require a second reading of any ordinance prior to adoption.

SECTION 14. COUNCILMEMBER ATTENDANCE AT REGULAR MEETINGS

- 14.1 Councilmembers will inform the Mayor, a Councilmember, or City Clerk if they are unable to attend any regular Council meeting or if they knowingly will be late to any meeting. The minutes will show the Councilmember as having an excused absence. If notification is not given, that Councilmember will be noted as absent in the Council minutes. Pursuant to RCW 35A.12.060, a Council position shall become vacant if the Councilmember fails to attend three consecutive regular meetings of the Council without being excused.

SECTION 15. PUBLIC HEARINGS

- 15.1 Quasi-judicial hearings require a decision be made by the Council using a certain process which may include a record of evidence considered and specific findings be made.
- 15.2 Legislative or informational hearings do not require a decision be made even though information is presented.
- 15.3 Councilmembers shall comply with all applicable laws related to the Code of Ethics for Public Officers (chapter 42.23 RCW), conflict of interest requirements, and the Appearance of Fairness doctrine.

Public Hearing Types: There are two types of public hearings. The legislative/informational public hearing is a formal opportunity for citizens to give their views for consideration in the legislative or policy-decision-making process. Quasi-judicial public hearings are hearings on quasi-judicial actions which determine the legal rights, duties, or privileges of specific parties.

A. Subject to any other applicable procedures established by state law or City ordinance, the following procedure shall be followed during public hearings on:

Legislative/Informational

- The Mayor will open the public hearing.
- Staff will make their presentation.
- Citizens comments will be limited to three (3) minutes for individuals and five (5) minutes for a person representing an official position of a recognized organization.
- Additional staff comments will be made.
- The Mayor will close public hearing.
- Council discussion will ensue.
- Council action will be taken.

Quasi-Judicial Hearings

- The Mayor will open the public hearing.
- Open for declarations of conflict of interest, appearance of fairness and other preliminary matters.
- Staff will make their presentation (15 min).
- Proponent presentation will be made. (15 min)
- Opponent presentation will be made. (15 min)

- Proponent rebuttal will be heard. (10 min)
- Staff comments will be made.
- Public hearing will be closed.
- Council discussion will ensue.
- Council action will be taken.

B. The following rules shall be observed:

Legislative/Information Gathering Public Hearings

- For an initial presentation of background information from a City department, board, commission, committee, or an organization, no more than twenty (20) minutes will be allowed unless otherwise authorized by the Mayor.
- If a speaker purports to speak for an organization, club or others so as to lead Council to believe that a number of persons support a position, then such person shall state how that position was developed by the group.
- Comments should be limited to three (3) minutes for each individual or five (5) minutes if representing the official position of a recognized organization.
- The Mayor may allow additional time for receipt of written testimony when needed.
- The City Clerk shall be the official timekeeper.

Quasi Judicial Public Hearings

- If a quasi-judicial hearing is on the agenda, the Council will be informed by the City Attorney as to what state law permits as to public comments.
- Quasi-judicial hearings will be conducted in conformance to procedures outlined in applicable state law, and City ordinances, resolutions and policies.
- Testimony will be limited as set forth herein, except that the Presiding Officer shall ask the rest of the Councilmembers if they have any comments or questions before the citizen is excused.
- If comments are provided in writing, they shall be filed with the City Clerk by 1:00 PM of the calendar day preceding the hearing.

Notwithstanding any other provision of these rules, the City Council may in its discretion adopt case-specific procedures to govern any public hearing before the Council. Such procedures may supplement, modify or supersede the provisions of this section. Any such procedures shall be made available to interested parties at least 14 days in advance of the Council hearing.

SECTION 16. MEDIA REPRESENTATION AT COUNCIL MEETINGS

16.1 All public meetings of the Council and its advisory committees shall be open to the media, freely subject to recording by radio, television and photographic services at

any time, provided that such arrangements do not interfere with the orderly conduct of the meeting. Seating space shall be provided for the media at each public meeting.

SECTION 17. COUNCIL COMMITTEE LIAISONS, SERVICE ON REGIONAL BOARDS, AND REPRESENTATION ON BEHALF OF THE CITY

- 17.1 Council Committee Liaisons. The Council may designate, by motion, councilmembers to serve as liaisons to each of the City advisory bodies, boards, and commissions ("Council Committee Liaisons"). Council Committee Liaisons shall be advisory, generally participating in such committees or boards through observation, unless requested by the committee or board, and do not receive a "vote". Council Committee Liaisons should provide updates to the entire Council, generally at the next regular meeting after the committee or board meeting.
- 17.2 Service on Regional Bodies. The Council may designate, by motion, individual(s) to serve in liaison roles for regional bodies based on the desire, qualifications, and skills of those interested. Councilmembers and the Mayor should indicate their interest in being a representative prior to the time the representative is considered for eligibility. Any "votes" attributed to the City must be based on Council consensus and not the individual position of the representative serving in that role. Regional Body Liaisons should provide updates to the entire Council, generally at the next regular meeting after the regional body's meeting.
- 17.3 For the purpose of commenting on an issue, Council Committee Liaisons and Councilmembers appearing on behalf of the City before another governmental agency, a community organization, through the media, or in their capacity as a regional body representative shall state the majority position of the Council, if known, on such issue. Personal opinions and comments which differ from the Council majority may be expressed if the Councilmember clarifies that these statements do not represent the Council's position. Councilmembers need to have other Councilmember's concurrence before representing another Councilmember's view or position with the media, regional body, another governmental agency, or community organization.

SECTION 18. CONFIDENTIALITY

- 18.1 Councilmembers shall keep confidential all written materials and verbal information provided to them during executive sessions, to ensure that the City's position is not compromised. Confidentiality also includes information provided to Councilmembers outside of executive sessions when the information is considered to be exempt from disclosure under exemptions set forth in applicable state law.
- 18.2 If the Council, in executive session, has discussed any type of issue related to a third party, all contact with that party should be effectuated by the designated City staff representative handling the issue. Councilmembers should obtain the permission of the Mayor prior to discussing the information with anyone other than other Councilmembers, the City Attorney or City staff designated by the Mayor. Any Councilmember having any contact or discussion shall make full disclosure to the Mayor and/or the City Council in a timely manner.

SECTION 19. ADMINISTRATION AND HOUSEKEEPING

- 19.1 When Councilmembers register to attend an official conference requiring voting delegates such as the annual National League of Cities or Association of Washington Cities, the Council shall designate the voting delegate(s) and alternate voting delegate(s) during a public meeting by a majority vote. When possible, said selection of voting delegate(s) shall be done on a rotating basis for the purpose of allowing all Councilmembers the opportunity to be an official voting delegate.
- 19.2 Open Government Trainings Act. Effective July 1, 2014 the Open Government Trainings Act was enacted requiring all elected officials to complete training courses related to the Public Records Act (RCW 42.56.150), Open Public Meetings Act (RCW 42.30.205) and RCW 40.14 related to records retention.
- (a) Each local elected official appointed to fill a vacancy in a local or statewide office, must complete a training course regarding the provisions as indicated above.
 - (b) Officials required to complete training under this section may complete their training before assuming office but must:
 - Complete training no later than ninety (90) calendar days after the date the official:
 - Takes the oath of office, if the official is required to take an oath to assume his or her duties; or
 - Otherwise assumes his or her duties as a public official.
 - Complete refresher training at intervals of no more than four years for as long as he or she holds office.
 - (c) Training must be consistent with the Attorney General's model rules for compliance with the Public Records Act.
 - (d) Training may be completed remotely with technology including but not limited to internet-based training.
 - (e) Additional information and online courses are available on the Washington State Attorney General's website at <http://www.atg.wa.gov/open-government-training>.
- 19.3 Social Media Usage. As an elected official or employee of the City of Edgewood, your social media posts and the ensuing comment threads may qualify as public records that must be retained, disclosed, or moderated in order to comply with state and federal law and the City's rules and policies. This is true even for your personal social media accounts if you discuss City business. Inappropriate use of social media can expose you and the City to allegations of criminal and ethical wrongdoing. Please refer to our policies and procedures regarding the Public Records Act, the Open Public Meetings Act, and other policies related to the conduct and responsibilities of City of Edgewood employees and officials.

SECTION 20. SUSPENSION AND AMENDMENT OF RULES; IMPLIED WAIVER

- 20.1 Any provision of these rules not governed by state law or ordinance may be temporarily suspended by the entire membership of the Council.
- 20.2 These rules may be amended or new rules adopted by a majority vote of the quorum necessary to conduct business.
- 20.3 Unless identified and corrected in accordance with these rules, any action taken in violation of these rules shall be deemed an implied waiver thereof.

SECTION 21. MINUTES

- 21.1 Minutes Generally. Pursuant to RCW 42.32.030 and RCW 35A.12.110, the City Clerk shall keep minutes of all regular and special meetings of the City Council, which shall constitute the City's record of proceedings. Working copies or file copies of all minutes shall be kept in the City Clerk's office. The official, originally signed copies of all minutes shall be maintained and stored in a fire-proof vault. The minutes will be archived in accordance with applicable records retention requirements.
- 21.2 Content of Minutes. Minutes shall document the actions taken at Council meetings, and shall at a minimum include the following:
 - 1. Date of meeting
 - 2. Location of meeting
 - 3. Type of meeting (regular, continued, special, etc.)
 - 4. Time of meeting
 - 5. Time meeting commenced
 - 6. Officials/members present*
 - 7. Officials/members absent or excused*
 - 8. Topics of business
 - 9. Actions taken on each business matter
 - 10. Record of motions
 - 11. Record of voting
 - 12. Time of adjournment
 - 13. Signature blocks for Presiding Officer and Clerk/designee

*If a Councilmember leaves during a meeting, the time of departure and time of return, if applicable, shall be noted. If a Councilmember arrives after commencement of the meeting, the time of arrival shall be noted.
- 21.3 Approval of Previous Minutes. Proposed minutes shall be placed on the consent agenda for approval. The Council shall approve the minutes, after consideration of the minutes and making any necessary corrections to the minutes. Upon approval by the Council, the minutes shall constitute the official record of the City Council's meeting.
- 21.4 Signing the Minutes. The minutes shall be signed by the City Clerk and the Mayor.

- 21.5 Corrections to Minutes. All authorized corrections to the approved minutes shall be recorded as a business transaction made at the meeting at which the amendment was approved. Following the meeting, the minutes shall be corrected to include the amendment(s) prior to placement of the final, executed minutes in the minute book.

If, after approval of the minutes, a correction must be made, a notation is marked in the margin opposite the correction which states: "Amended, see minutes of _____. " or "Scriber's Error, corrected by (initials of person making correction)", and shall include the date the correction was noted. Errors corrected in the official minutes shall not be corrected by white out, cross-outs or erasures.

- 21.6 Preservation of Minutes. Minutes shall be preserved by the City for the period specified by applicable record retention requirements of state law. Special attention, care and security measures shall be taken to protect the orderly and safe keeping of minutes.



City Of Edgewood Council Agenda Summary Sheet

Subject: AB21-0568 - Approving Resolution No. 21-0568 Estates on Caldwell Final Plat	Agenda Item #:			
	For Agenda of: 6/22/2021			
	Prepared by: Emily Arteche			
Attachments (list): 1. RESOLUTION NO. 21.0568, GRANTING FINAL PLAT APPROVAL TO THE ESTATES ON CALDWELL 2. Exhibit A_Reference Map_#21-1051 3. Exhibit B_Staff Report_#21-1051 4. Exhibit C_Final Plat Map_#21-1051 5. Exhibit D_Engineering Cert_#21-1051 6. Exhibit E_Condition Review_#21-1051 7. Exhibit F_HE Decision_signed_#21-1051				
Approval of Materials: Emily Arteche Dave Gray 6/17/2021 Daryl Eiding 6/17/2021	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;"> Expenditure Required: N/A </td> </tr> <tr> <td style="padding: 5px;"> Amount Budgeted: N/A </td> </tr> <tr> <td style="padding: 5px;"> Timeline: N/A </td> </tr> </table>	Expenditure Required: N/A	Amount Budgeted: N/A	Timeline: N/A
Expenditure Required: N/A				
Amount Budgeted: N/A				
Timeline: N/A				

Summary Statement:

The Estates on Caldwell final plat was reviewed by staff for conformance with preliminary plat approval conditions and all applicable laws and regulations. A staff report with written findings and a recommendation to the City Council for final plat approval are included along with the attachments listed below.

Exhibit A: Reference Map
 Exhibit B: Staff report
 Exhibit C: Final Plat Map
 Exhibit D: Engineering Certificate
 Exhibit E: Compliance Matrix
 Exhibit F: Hearing Examiner Decision

Item History:

The following processes for Caldwell Estates were completed as listed below:

SEPA: The City of Edgewood issued a Mitigated Determination of Non-significance (MDNS) a revised MDNS was issued March 27, 2020. There were no appeals to the MDNS.

Preliminary Plat Approval: The City of Edgewood Hearing Examiner granted preliminary approval subject to nineteen (19) conditions on May 5, 2020.

Final Plat Application: Application was received on January 28, 2021. The City deemed the application

complete on March 15, 2021.

Recommended Action:

Move to approve Resolution No. 21-0568 Estates on Caldwell Final Plat

Fiscal Note/Consideration:

N/A

RESOLUTION NO. 21-0568

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, GRANTING FINAL PLAT APPROVAL TO THE PLAT OF ESTATES ON CALDWELL

WHEREAS, on October 18, 2019, the City received an application to subdivide 2.75 acres into six (6) single-family residential lots zoned Single Family 3, (SF-3) and located at east of 127th Avenue East and west of Caldwell Road East on parcel 6755000022, as depicted in the vicinity map attached as Exhibit A in Edgewood, WA ; and

WHEREAS, the City issued a Mitigated Determination of Non-significance (MDNS) on March 9, 2020, and a revised MDNS was issued March 27, 2020, with three (3) mitigating measures, and there were no appeals to the revised MDNS; and

WHEREAS, on April 16, 2020, the Hearing Examiner held a hearing on the preliminary plat, and on May 5, 2020, the Hearing Examiner granted preliminary plat approval for six (6) single-family residential lots to comply with the maximum density of the site, subject to nineteen (19) conditions; and

WHEREAS, the Site Development Permit, File 20-1198 for the subdivision infrastructure was submitted to the City on April 29, 2020, approved and issued to the applicant on August 11, 2020; and

WHEREAS, the City of Edgewood issued the City Engineer's Certificate of Improvements for Estates on Caldwell on February 10, 2021, documenting the approval and requirements of infrastructure improvements through construction and bonding, subject to conditions; and

WHEREAS, on January 28, 2021, an application was submitted to the City for final plat approval and deemed complete on March 15, 2021; and

WHEREAS, the final plat application has been reviewed by relevant City departments and summarized in a Staff Report dated June 17, 2021; Exhibit B demonstrating the applicant has met the criteria for final plat approval;

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

Section 1. Adoption of Findings. The City Council hereby adopts the findings included in the City of Edgewood Staff Report, Findings and Recommendation, File 21-1051, Exhibit B and incorporated herein by this reference.

Section 2. Grant of Approval. The City Council hereby grants final approval to Estates on Caldwell six lot (6-) short plat attached as Exhibit C and the Mayor are authorized to inscribe and execute the Council's approval on the face of the plat, subject to completion of the bonded

improvements and recording of the final plat and Covenants, Conditions and Restrictions with the Pierce County Auditor.

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

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

PASSED THIS 22ND DAY OF JUNE 2021

Daryl Eiding, Mayor

ATTEST:

Rachel Pitzel, City Clerk

APPROVED AS TO FORM:



Ann Marie J. Soto, City Attorney

Exhibit A

Vicinity Map Estates on Caldwell

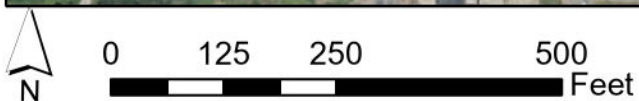
Exhibit B

June 17, 2021 - City of Edgewood, Estates on Caldwell Staff Report

Exhibit C

Final Plat Estates on Caldwell

Estates on Caldwell Final Plat 21-1051



Date Saved: 5/28/2021 2:40 PM

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Staff Report, Findings and Recommendation
Estates on Caldwell Subdivision - Final Plat Approval

To: Edgewood City Council
From: Morgan Dorner, Senior Planner
Date: June 22, 2021
Subject: Final Plat Approval for Estates on Caldwell Subdivision

NAME OF SUBDIVISION: Estates on Caldwell Subdivision

NUMBER OF LOTS: A proposal to develop a 2.75 acre parcel into six (6) residential single-family lots.

CITY FILE NUMBER: #21-1051

CITY FILE NUMBER AND NAME FOR PRELIMINARY PLAT APPROVAL:
#19-1471 Estates on Caldwell Subdivision

CITY FILE NUMBER AND NAME FOR SITE DEVELOPMENT PERMIT APPROVAL:
#20-1198 Estates on Caldwell Site Development

LOCATION: 4300 Block of Caldwell Road East (Tax Parcel. 6755000022)

APPLICANT/ PROPERTY OWNER: Robert "Bodi" Misenar, Miter Masters Inc, 4721 127th Ave E, Edgewood, WA 98372-9227

LEGAL DESCRIPTION: SW ¼ of SE ¼, Section 14, T20N, R4E, W.M. (see final plat documents for full legal description)

ZONING: SF-3 (Single Family-Three)

COMPREHENSIVE PLAN DESIGNATION: Single Family Moderate

CRITICAL AREAS: None.

SEPA: The City of Edgewood issued a Final Mitigated Determination of Non-significance (MDNS) using the optional DNS process pursuant to WAC 197-11-355 on March 9, 2020 and a revised MDNS was issued March 27, 2020. Appeal period ended on May 30, 2020. There were no appeals to the MDNS.

PRELIMINARY PLAT APPROVAL: The City of Edgewood Hearing Examiner granted preliminary approval subject to nineteen (19) conditions on May 5, 2020.

FINAL PLAT APPLICATION: Application was received on January 28, 2021. The City deemed the application complete on March 15, 2021.

I. APPROVAL PROCESS

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

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

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

II. PROJECT ANALYSIS AND STAFF FINDINGS

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

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

The zoning designation of the property is SF-3. The preliminary plat approval details the project's compliance with the zoning designation applicable to the proposed development which includes a community septic drainfield tract, a stormwater facility tract, and a shared access and utility tract proposed to provide improved access to Caldwell Road East (public road). The site is a total of 2.75 acres in size. The plat, as conditioned by the Hearing Examiner to include a maximum of 6 lots, provides a net density of 3 units per acre consistent with the allowed density for the SF-3 zone.

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

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

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

C. Conformance with the Comprehensive Plan

The Comprehensive Plan designation of the property is Single-Family Moderate. Allowed uses in the Single-Family Moderate designation are intended to preserve and maintain established residential neighborhoods. Allowable uses include single family detached dwelling units and compatible uses. Section 18.80.040(E)(1) EMC authorizes a density of 1-3 lots per net acre. Staff finds the proposed subdivision is in conformance with the Comprehensive Plan.

D. Conformance with the City of Edgewood Engineering Requirements

The City's Public Works staff and City Engineer have reviewed the civil design, construction drawings and final plat application with the purpose to promote the public health, safety, and welfare in accordance with the standards established by the state and the City to provide and promote safe, convenient vehicle access on public and private streets, to facilitate the adequate provision of public water and sewer service and for the proper handling of stormwater.

The City Engineer issued a City Engineer's Certificate of Improvements for of Estates on Caldwell file #20-1198 for site development improvements in accordance with Chapter 16.04 EMC on February 10, 2021. The City has determined substantial completion of the required improvements associated with conditions for preliminary subdivision.

E. Conformance with Hearing Examiner's conditions of approval

The Hearing Examiner imposed nineteen (19) conditions of approval on the Estates on Caldwell Preliminary Plat. These Hearing Examiner Conditions include all MDNS mitigation measures and other code requirements to be met during the site development phase of the subdivision construction.

Hearing Examiner conditions imposed on the project included a number of procedural and informative conditions specifying the duration of the permit approval, final plat permit submittal and final plat recording requirements. The applicant has conformed to the procedural requirements for Final Plat approval at this time. Staff will coordinate receipt, signing and recording of the final documents with the applicant to assure all recording requirements are met.

III. STAFF RECOMMENDATION

Based on the information above and materials provided in the file, the City of Edgewood staff has determined that the final plat meets the applicable requirements for final plat approval. The applicant has completed required improvements for the development, and has submitted a maintenance bond for landscaping. Therefore, the City staff recommends the City Council adopt the findings in this report and **APPROVE** the Final Plat of Estates on Caldwell Subdivision, File Number 21-1051, subject to completion of the recording of the Final Plat, accepted Stormwater Maintenance Agreement and the Covenants, Conditions and Restrictions with the Pierce County Auditor.

ESTATES ON CALDWELL

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 14,
TWP. 20 N., RGE. 4 E., W.M., CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

ACKNOWLEDGEMENT:

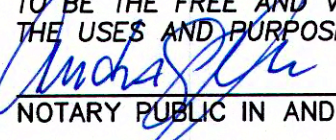
DEDICATION
WE, THE UNDERSIGNED ATTEST THAT WE ARE THE OWNERS IN FEE SIMPLE OF THE LAND REPRESENTED ON THIS PLAT AND THAT THIS FULL SUBDIVISION HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED PROPERTY DEDICATE THESE LOTS TO THE PURCHASERS THEREOF. ALL ROADS ARE PRIVATE AND ARE NOT DEDICATED TO THE PUBLIC. EACH LOT OWNER SHALL HAVE AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES AND ANY OTHER PURPOSES NOT INCONSISTENT WITH ITS USE AS A ROADWAY, OVER AND ACROSS ALL THE PRIVATE ROADS SHOWN ON THE PLAT. THE OWNERS RESERVE THE RIGHT TO MAKE ANY NECESSARY CUTS AND FILLS UPON THESE LOTS IN THE ORIGINAL REASONABLE GRADING OF THESE ROADS. THESE STREETS AND ROADS ARE PRIVATE AND WILL NOT BE DEDICATED TO THE CITY OF EDGEWOOD UNTIL SUCH TIME AS THEY ARE CONSTRUCTED TO CITY OF EDGEWOOD STANDARDS AND AT SUCH TIME AS THE CITY OF EDGEWOOD DESIRES TO ACCEPT THEM.


ROBERT D. MISENAR, MANAGING MEMBER
CALDWELL DEVELOPMENT, LLC

STATE OF WASHINGTON }
COUNTY OF PIERCE } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT D. MISENAR IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGE THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING MEMBER OF CALDWELL DEVELOPMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.


NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.

PRINTED NAME OF NOTARY PUBLIC Andrea Sybouts
MY COMMISSION EXPIRES December 7th 2024



LEGAL DESCRIPTION:

PARCEL B, CITY OF EDGEWOOD BOUNDARY LINE
ADJUSTMENT RECORDED UNDER RECORDING NUMBER
201903155006, RECORDS OF PIERCE COUNTY,
WASHINGTON;

BEING THAT PORTION OF LOTS 1 AND 6 OF
PARKER'S STRAWBERRY TRACTS, ACCORDING TO THE
PLAT RECORDED IN BOOK 10 OF PLATS AT PAGE 9,
RECORDS OF PIERCE COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS;

COMMENCING AT A MONUMENT ON THE CENTER LINE
OF 127TH AVENUE EAST AT A POINT BEING
CONSIDERED THE NORTHWEST CORNER OF SAID LOT
1 OF PARKER'S STRAWBERRY TRACTS; THENCE
SOUTH 00°46'24" WEST, ALONG SAID CENTER LINE, A
DISTANCE OF 141.00 FEET; THENCE NORTH 87°54'23"
EAST, A DISTANCE OF 30.04 FEET TO THE
EASTERLY MARGIN OF SAID 127TH AVENUE EAST;
THENCE CONTINUING NORTH 87°54'23" EAST, A
DISTANCE OF 119.44 FEET TO THE TRUE POINT OF
BEGINNING; THENCE CONTINUING NORTH 87°54'23"
EAST, A DISTANCE OF 47.00 FEET; THENCE NORTH
00°46'33" EAST, A DISTANCE OF 130.83 FEET TO
THE NORTH LINE OF SAID LOT 1; THENCE SOUTH
89°07'36" EAST, ALONG SAID NORTH LINE, A
DISTANCE OF 42.32 FEET TO THE SOUTHWESTERLY
MARGIN OF CALDWELL ROAD; THENCE SOUTH
65°31'17" EAST, ALONG SAID SOUTHWESTERLY
MARGIN, A DISTANCE OF 58.13 FEET TO A POINT OF
CURVATURE; THENCE CONTINUING ALONG SAID
SOUTHWESTERLY MARGIN AND ALONG A CURVE TO
THE RIGHT, THE CENTER OF WHICH BEARS SOUTH
24°28'43" WEST 379.30 FEET DISTANT, THROUGH A
CENTRAL ANGLE OF 36°26'43", AN ARC DISTANCE
OF 241.27 FEET; THENCE SOUTH 29°04'34" EAST,
ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE
OF 172.81 FEET TO THE SOUTH LINE OF SAID LOT 1;
THENCE SOUTH 88°18'24" WEST, A DISTANCE OF
47.30 FEET; THENCE SOUTH 04°16'20" EAST, A
DISTANCE OF 120.83 FEET; THENCE NORTH 89°58'18"
WEST, A DISTANCE OF 277.68 FEET; THENCE NORTH
00°46'24" EAST, A DISTANCE OF 112.46 FEET TO
THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH
88°18'24" WEST, ALONG SAID SOUTH LINE, A
DISTANCE OF 47.43 FEET; THENCE NORTH 17°16'58"
WEST, A DISTANCE OF 97.49 FEET; THENCE NORTH
65°03'49" EAST, A DISTANCE OF 38.24 FEET;
THENCE NORTH 23°36'09" WEST, A DISTANCE OF
115.23 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF PIERCE, STATE OF
WASHINGTON.

APPROVALS:

CITY OF EDGEWOOD PLAT NO. 21-1051

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

APPROVED THIS _____ DAY OF _____, 2021.

COMMUNITY DEVELOPMENT DIRECTOR

CITY ENGINEER

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

APPROVED THIS _____ DAY OF _____, 2021.

CITY ENGINEER

CITY OF EDGEWOOD COUNCIL APPROVAL

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

APPROVED THIS _____ DAY OF _____, 2021.

CITY OF EDGEWOOD MAYOR

ASSESSOR/TREASURER

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

ASSESSOR/TREASURER _____ DATE _____
PIERCE COUNTY, WASHINGTON

TACOMA-PIERCE COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTIONS INDICATE SOIL CONDITIONS ALLOW THE USE OF
SEPTIC TANKS AND COMMUNITY DRAINFIELD SEWAGE DISPOSAL FOR ALL
LOTS WITHIN THIS PLAT. PROSPECTIVE PURCHASERS OF THE LOTS MUST
RECEIVE SEPTIC DISPOSAL TANK PERMITS PRIOR TO THE ISSUANCE OF
BUILDING PERMITS.

DEPARTMENT REPRESENTATIVE _____ DATE _____

AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2021. AT _____ MINUTES
PAST _____ O'CLOCK, _____ M.
RECORDS OF THE PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON.

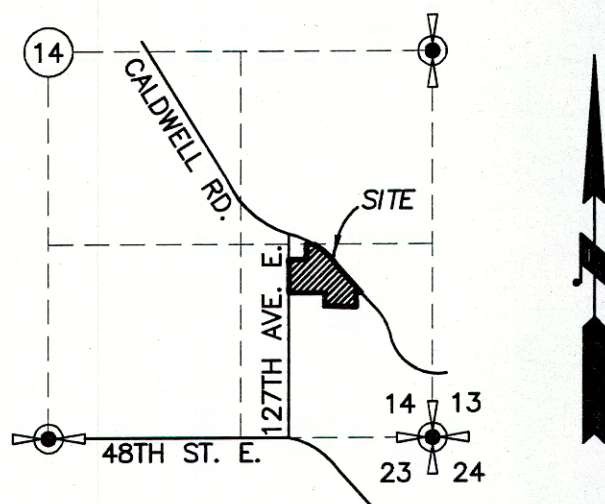
RECORDING NO.: _____

FEE: \$ _____

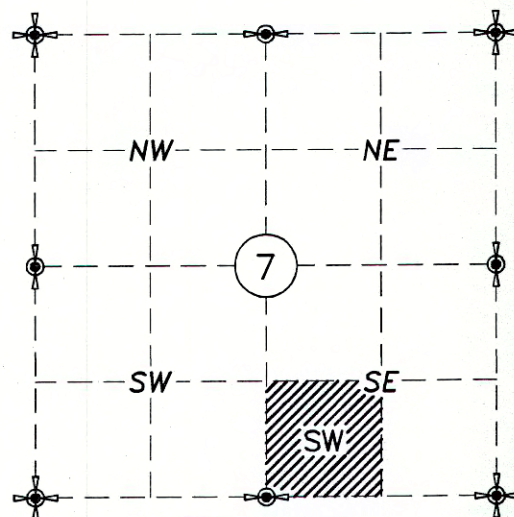
PIERCE COUNTY AUDITOR

BY: _____

C. C. & R.'S / A.F.N. _____



VICINITY MAP
SCALE 4"=1 MILE



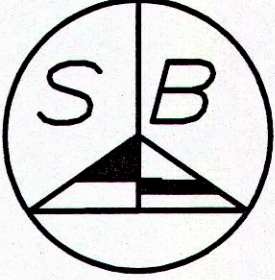
INDEX LOCATION:
PORTION OF SW 1/4 OF SE 1/4,
SEC. 14, T. 20 N., R. 4 E., W.M.



SURVEYOR'S CERTIFICATE

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

Dale E Oaks 6-15-21
DALE OAKS DATE
P.L.S. CERTIFICATE NO. 19635



SADLER-
BARNARD
& ASSOC. INC.

SURVEYING
PLANNING
PLATTING
CONDOMINIUMIZATION

717 W. STEWART
PUYALLUP, WA 98371
PHONE (253) 848-5170

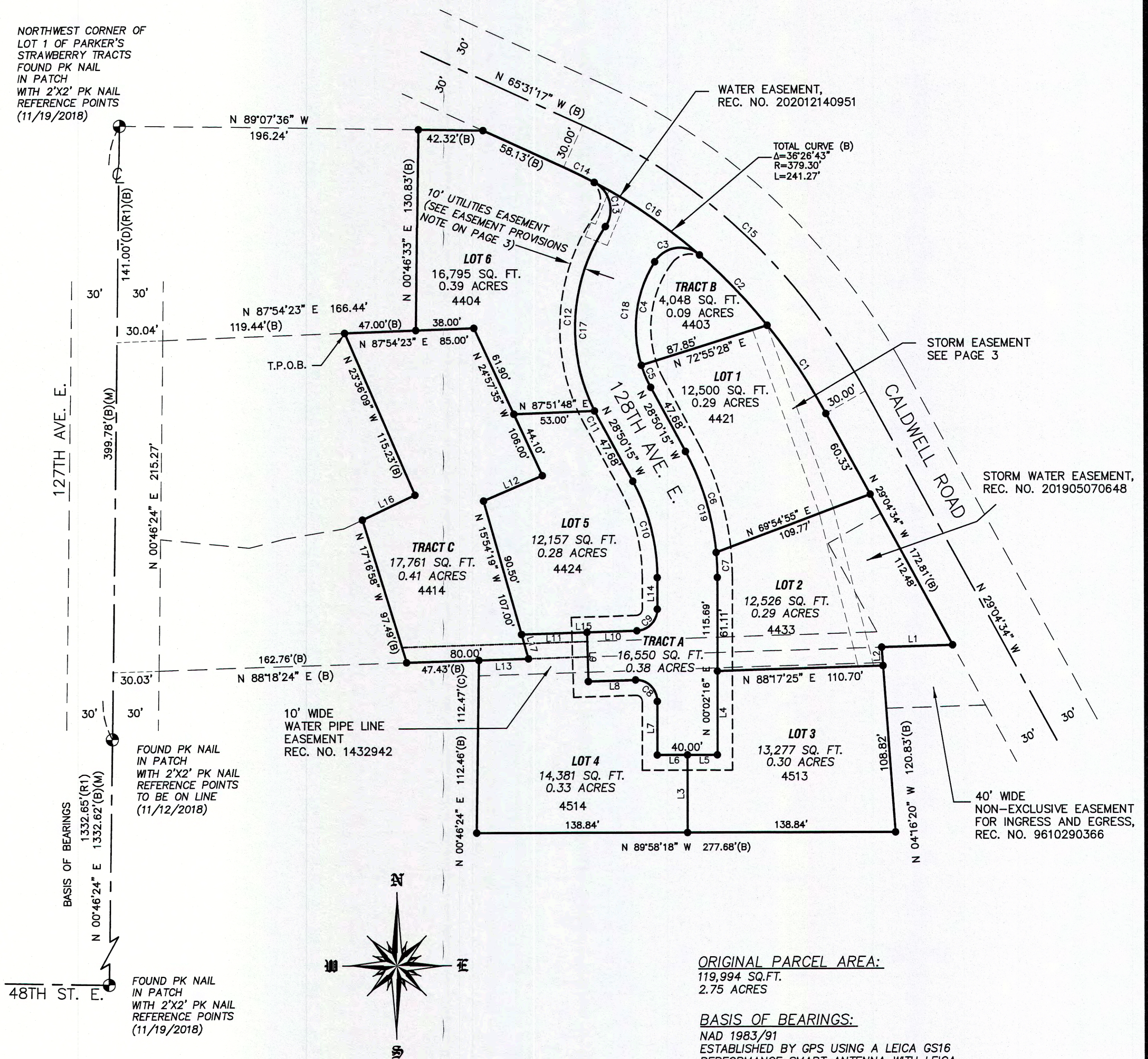
PAGE 1 OF 4

Page 71 of 157

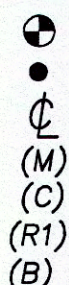
ESTATES ON CALDWELL

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 14,
TWP. 20 N., RGE. 4 E., W.M., CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

NORTHWEST CORNER OF
LOT 1 OF PARKER'S
STRAWBERRY TRACTS
FOUND PK NAIL
IN PATCH
WITH 2'X2' PK NAIL
REFERENCE POINTS
(11/19/2018)



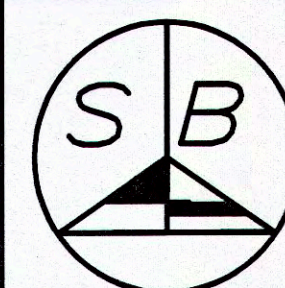
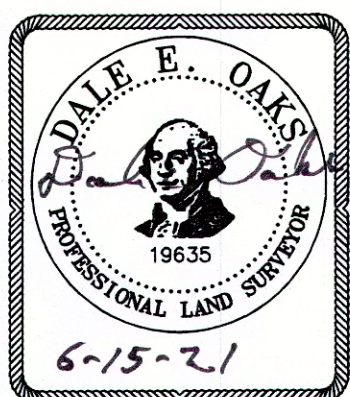
LEGEND



FOUND MONUMENT AS NOTED
SET REBAR & CAP, LS 19635
CENTER LINE OF ROAD
MEASURED VALUE
CALCULATED VALUE
RECORD OF SURVEY, REC. NO. 200109075003
CITY OF EDGEWOOD BOUNDARY LINE ADJUSTMENT,
REC. NO. 201903155006

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	379.30'	69.78'	10°32'27"
C2	379.30'	64.50'	9°44'34"
C3	20.00'	34.17'	97°53'57"
C4	80.00'	70.22'	50°17'34"
C5	80.00'	15.76'	11°17'09"
C6	170.00'	69.48'	23°24'56"
C7	170.00'	16.20'	5°27'35"
C8	14.00'	22.41'	91°43'52"
C9	14.00'	21.57'	88°16'08"
C10	130.00'	65.52'	28°52'31"
C11	120.00'	4.58'	2°11'15"
C12	120.00'	126.19'	60°15'07"
C13	20.00'	33.42'	95°44'50"
C14	379.30'	22.35'	3°22'34"
C15	409.30'	260.35'	36°26'43"
C16	379.30'	84.64'	12°47'08"
C17	120.00'	130.77'	62°26'22"
C18	80.00'	85.98'	61°34'43"
C19	170.00'	85.67'	28°52'31"

LINE	BEARING	DISTANCE
L1	N 88°18'24" E	47.30'
L2	N 04°16'20" W	12.01'
L3	N 00°03'00" E	50.58'
L4	N 00°02'16" E	54.58'
L5	N 89°57'44" W	20.00'
L6	N 89°57'44" W	20.00'
L7	N 00°02'16" E	34.96'
L8	N 88°18'24" E	31.08'
L9	N 01°41'36" W	32.00'
L10	N 88°18'24" E	32.89'
L11	N 88°18'24" E	42.95'
L12	N 66°48'36" E	42.00'
L13	N 88°18'24" E	32.57'
L14	N 00°02'16" E	20.70'
L15	N 88°18'24" E	75.84'
L16	N 65°03'49" E	38.24'
L17	N 15°54'19" W	16.50'



**SADLER-
BARNARD
& ASSOC. INC.**

SURVEYING
PLATTING
CONDOMINIUMIZATION

717 W. STEWART
PUYALLUP, WA 98371
PHONE (253) 848-5170

ESTATES ON CALDWELL

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 14,
TWP. 20 N., RGE. 4 E., W.M., CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

NOTES:

- 1) TRACT "A" IS A PRIVATE ROAD TRACT. ALL LOT OWNERS HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT "A" AND UNDIVIDED RESPONSIBILITY FOR THE TAXES FOR TRACT "A". THE ESTATES ON CALDWELL HOMEOWNERS ASSOCIATION IS GRANTED AN EASEMENT FOR THE MAINTENANCE OF TRACT "A".
- 2) TRACT "B" IS A PRIVATE DRAINAGE TRACT. ALL LOT OWNERS HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT "B" AND UNDIVIDED RESPONSIBILITY FOR THE TAXES FOR TRACT "B". THE ESTATES ON CALDWELL HOMEOWNERS ASSOCIATION IS GRANTED AN EASEMENT FOR THE MAINTENANCE OF TRACT "B". THE CITY OF EDGEWOOD IS HEREBY GRANTED A PERMANENT, NONEXCLUSIVE EASEMENT AND RIGHT OF ACCESS TO, OVER AND THROUGH TRACT "B".
- 3) TRACT "C" IS A PRIVATE COMMUNITY DRAINFIELD. ALL LOT OWNERS HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT "C" AND UNDIVIDED RESPONSIBILITY FOR THE TAXES FOR TRACT "C". THE ESTATES ON CALDWELL HOMEOWNERS ASSOCIATION IS GRANTED AN EASEMENT FOR THE MAINTENANCE OF TRACT "C".
- 4) LEGAL DESCRIPTIONS, EASEMENTS RESERVATIONS AND OTHER MATTERS OF RECORD WERE DERIVED FROM A SUBDIVISION GUARANTEE PREPARED BY TICOR TITLE COMPANY, THEIR GUARANTEE/CERTIFICATE NO. 70105645—SIXTH, EFFECTIVE DATED APRIL 8, 2021. ACCORDING TO SAID DOCUMENT, THIS SITE IS SUBJECT TO THE FOLLOWING EXCEPTIONS:

SPECIAL EXCEPTIONS:

1. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON THE PLAT OF PARKERS STRAWBERRY TRACTS:

RECORDING NO.: 311539

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: MOUNTAIN VIEW— EDGEWOOD WATER COMPANY
PURPOSE: PIPE LINE
RECORDING DATE: NOVEMBER 23, 1946
RECORDING NO.: 1432942
AFFECTS: A PORTION OF SAID PREMISES
SHOWN ON PAGE 2 OF 3.

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: DAVID LEWIS, HIS HEIRS, SUCCESSORS AND ASSIGNS
PURPOSE: INGRESS, EGRESS, AND UTILITIES
RECORDING DATE: OCTOBER 29, 1996
RECORDING NO.: 9610290366
AFFECTS: A PORTION OF SAID PREMISES
SHOWN ON PAGE 2 OF 3.

4. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON SURVEY:

RECORDING NO.: 200411045006

5. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON CITY OF EDGEWOOD BOUNDARY LINE ADJUSTMENT:

RECORDING NO.: 201903155006

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF EDGEWOOD
PURPOSE: STORM WATER EASEMENT
RECORDING DATE: MAY 7, 2019
RECORDING NO.: 201905070648
AFFECTS: PORTION OF SAID PREMISES
SHOWN ON PAGE 2 OF 3.

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: MT. VIEW—EDGEWOOD WATER COMPANY
PURPOSE: WATER MAIN
RECORDING DATE: DECEMBER 14, 2020
RECORDING NO.: 202012140951
SHOWN ON PAGE 2 OF 3.

8. TAX PARCEL NO. 675500—0022

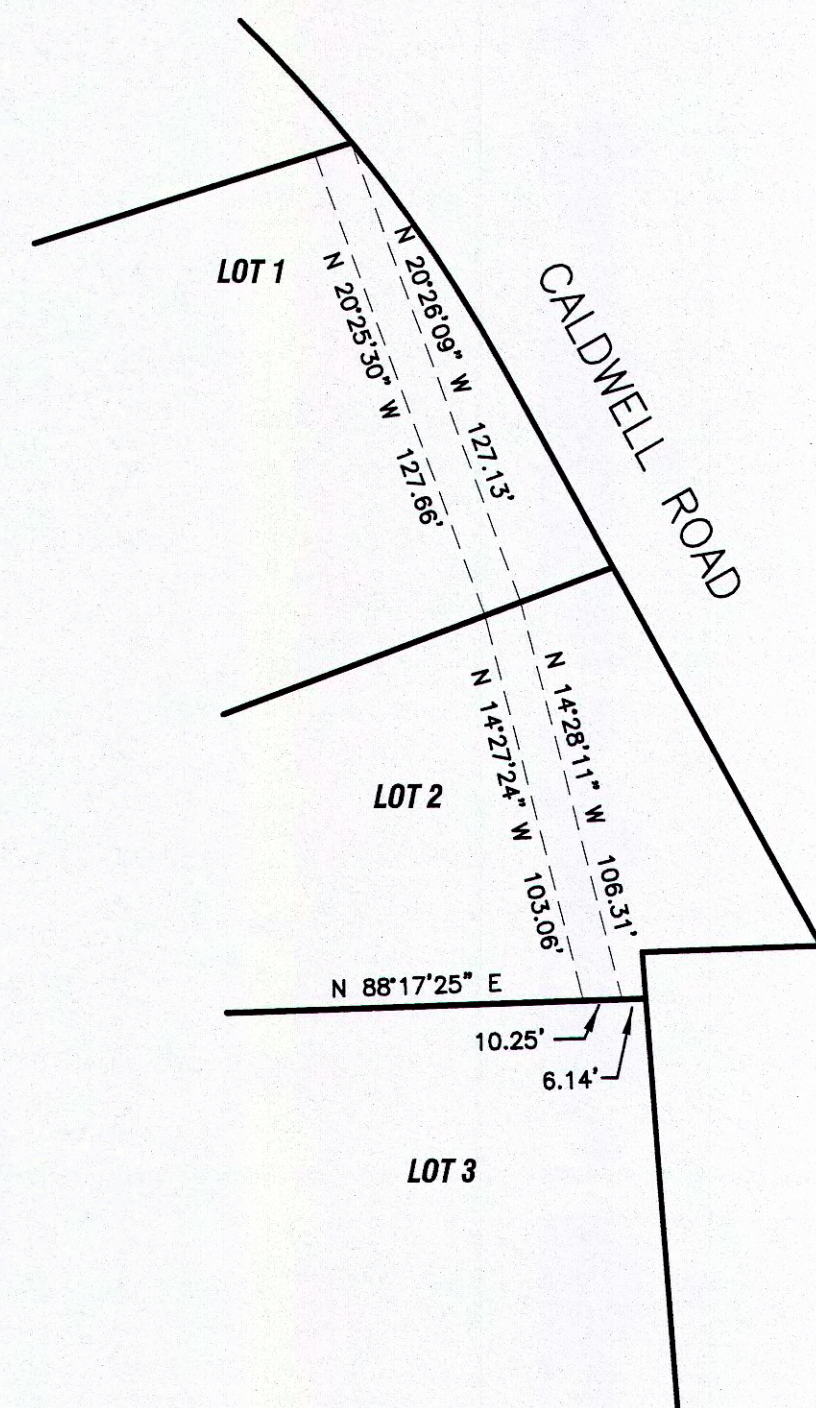
STORM WATER EASEMENT:

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, ESTATES ON CALDWELL H.O.A., MT. VIEW EDGEWOOD WATER COMPANY, CITY OF EDGEWOOD, CENTURY LINK COMMUNICATIONS, INC., ANY CABLE TELEPHONE COMPANY, PIERCE COUNTY, U.S. POSTAL SERVICE, ANY OTHER PUBLIC OR PRIVATE UNDERGROUND UTILITY SERVICE AND OTHER UTILITIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING EXISTING OR PROPOSED ACCESS RIGHT OF WAY AND TRACTS, AS WELL AS AN EASEMENT WITHIN ALL PRIVATE ROADS, TRACTS AND DRIVES, IN WHICH TO INSTALL, LAY, CONSTRUCT, ENLARGE, RENEW, OPERATE AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH SANITARY SEWERS, STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, WATER AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, STREETS, SPACES AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CABLE TELEVISION, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

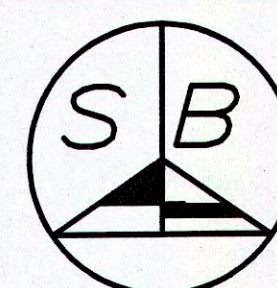
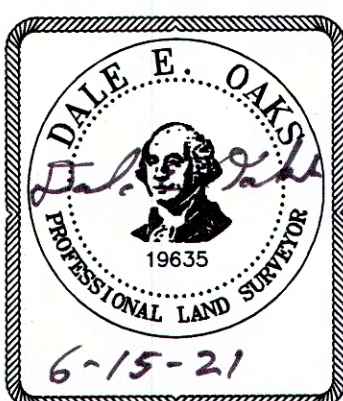
STORM EASEMENT PROVISIONS:

THE 10 FOOT WIDE STORM EASEMENT DEPICTED ON LOTS 1 AND 2 ON PAGE 2 OF 4 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 2 & 3 TO USE FOR THE TRANSFER OF STORM WATER. THE OWNERS OF LOTS 1, 2 & 3 SHALL BE EQUALLY RESPONSIBLE FOR ALL MAINTENANCE OF SAID EASEMENT AND ALL COST RELATED TO SAID MAINTENANCE. THIS EASEMENT BECOMES AFFECTIVE UPON RECORDING OF THIS PLAT.

STORM EASEMENT DETAIL:



PAGE 3 OF 4



SADLER—
BARNARD
& ASSOC. INC.

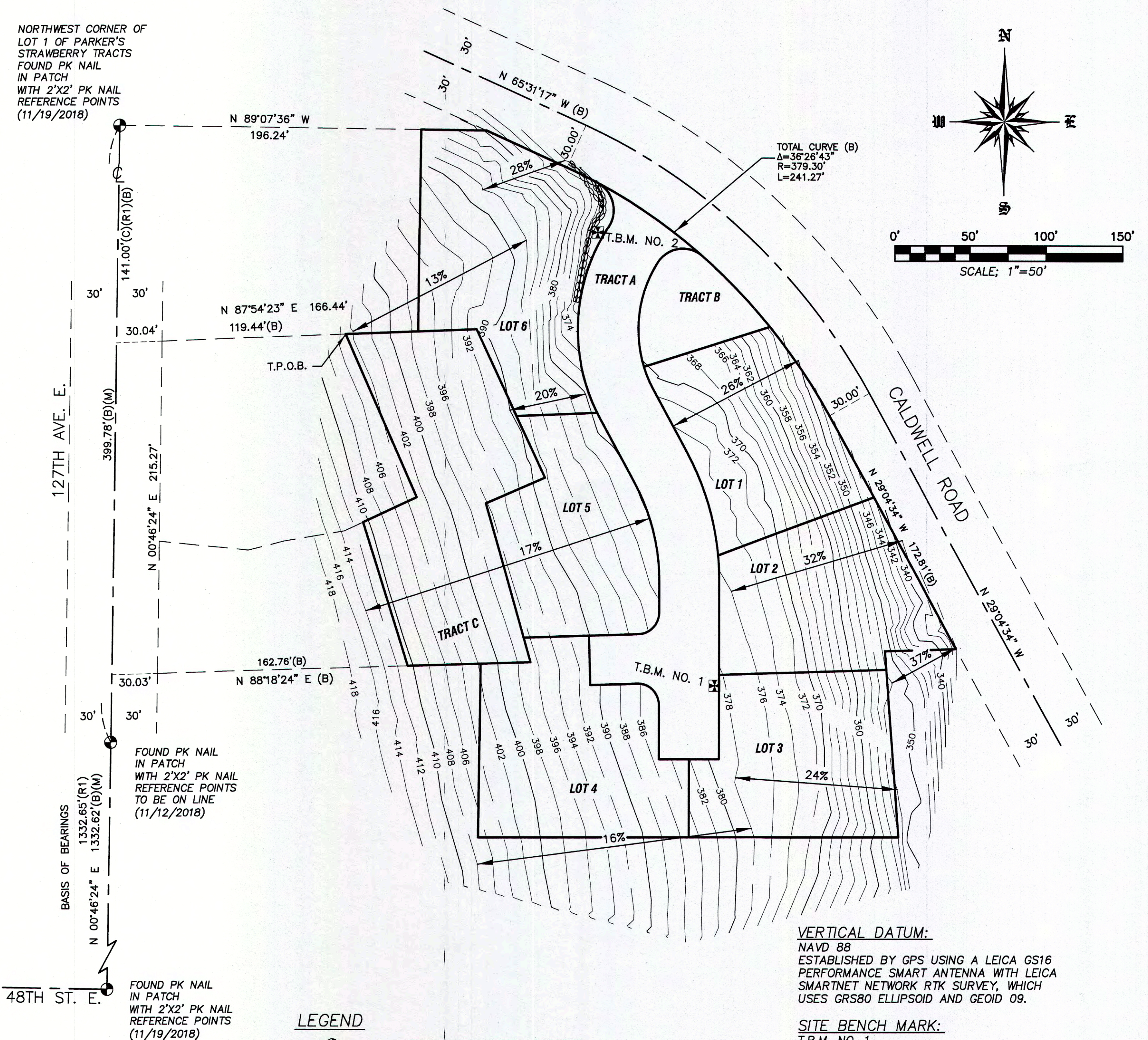
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717 W. STEWART
PUYALLUP, WA 98371
PHONE (253) 848-5170

ESTATES ON CALDWELL

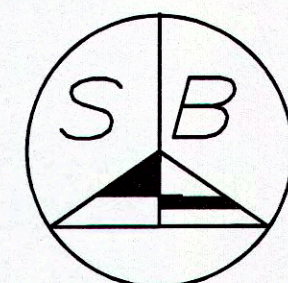
A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 14,
TWP. 20 N., RGE. 4 E., W.M., CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

NORTHWEST CORNER OF
LOT 1 OF PARKER'S
STRAWBERRY TRACTS
FOUND PK NAIL
IN PATCH
WITH 2'X2' PK NAIL
REFERENCE POINTS
(11/19/2018)



PAGE 4 OF 4

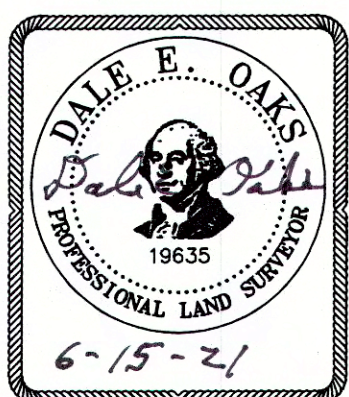
SURVEYED FOR: CALDWELL DEVELOPMENT, LLC 4721 127TH AVENUE EAST EDGEWOOD, WASHINGTON 98372	
SCALE: 1"=50'	DRAWN: S.W.G.
DATE: 01/15/2021	CHECKED BY: D.E.O.
SURVEYED BY: SADLER/BARNARD & ASSOC. INC. 717 W. STEWART PUYALLUP, WA 98371	
PHONE (253) 848-5170	DWG. NO. 20160-TOP0.DWG



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BARNARD
& ASSOC. INC.

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CONDOMINIUMIZATION

717 W. STEWART
PUYALLUP, WA 98371
PHONE (253) 848-5170





Submitted
03/15/2021
City of Edgewood

February 10, 2021

L. Brandon Smith, P.E.
PacWest Engineering
8512 Canyon Road East, STE 102
Puyallup, WA 98371

SUBJECT: CITY ENGINEER'S CERTIFICATION OF IMPROVEMENTS,
ESTATES ON CALDWELL, SITE DEVELOPMENT APPLICATION 20-1198

Dear Mr. Smith,

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

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

Prior to final plat approval, a performance bond shall be in place for the final landscaping and irrigation for the bio swale and pond. These items will be required to be added to the landscape and irrigation improvements required by Current Planning.

Please contact Chuck Hendricksen, P.E., in the Public Works Department at (253) 952-3299 if you have any questions regarding this letter.

Sincerely,

Chuck Hendricksen, P.E.
City Engineer

Cc: City File
Bodi Misenar, Owner
Silas Read, Associate Planner

Estates on Caldwell Subdivision Condition Review

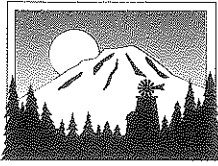
Cond. #	Condition Text	City Response
1	The project shall be developed in conformance with the MDNS issued for the project. Additional SEPA review shall be required if the project is revised in a way inconsistent with the existing MDNS.	Reviewed/Confirmed. If changes to the site are proposed, additional SEPA review will be required.
2	Structures existing on the site shall be removed prior to final plat, demolition permits shall be obtained where required by the building code and the permit final, prior to final plat application.	Reviewed/Confirmed
3	The following landscaping types shall be provided:	Reviewed/Confirmed
	a. Storm pond landscaping pursuant to EMC 18.90.090(D)(18) shall be installed for each above ground stormwater facility.	Reviewed/Confirmed
	b. Irrigation is required for all landscape areas pursuant to EMC 18.90.090(F)	Reviewed/Confirmed
4	Landscape and irrigation plans shall be submitted for City review and approval as a part of the Site Development Permit. Landscaping shall be installed or bonded for prior to final plat approval.	Reviewed/Confirmed. Applicant provided photos of work with final plat application and was also reconfirmed by City staff on a 6/17/21 site visit. Landscape maintenance bond submitted 6/17/21.
5	The applicant shall finalize the tree preservation plans as part of the Site Development Permit. The applicant shall include tree preservation details on the clearing plans, including tree fencing and other protection measures, pursuant to EMC 18.90.180(2)(e)(i). Arborist review shall be required prior to authorization of work within the dripline of trees intended to be retained. Mitigation for significant tree removals needed to safely develop the site, shall be provided in the form of existing small tree retention or planting new trees.	Reviewed/Confirmed

6	The applicant shall ensure protection of off-site trees on adjacent properties that have tree root systems that encroach onto the project property to the maximum extent feasible.	Reviewed/Confirmed
7	The applicant shall provide improved school bus stop facilities as part of the Site Development Permit, and shall provide documentation of approval from the Puyallup School District prior to permit issuance.	Reviewed/Confirmed
8	A Homeowners' Association (HOA) shall be created prior to final plat recording to address all private improvements within the proposed plat including community septic facilities, Stormwater facilities, private streets, curbs and gutters, street lighting, landscaping, and irrigation. HOA shall be responsible for maintenance of the school bus stop facilities located off site. All owners of lots within the subdivision shall be required to be members of the Home Owners Association.	Reviewed/Confirmed
9	Associated Covenants, Conditions and Restrictions (CCRs) shall be submitted at the time of final plat for review and approval. CCRs shall provide for the shared maintenance of required improvements and allow for minor improvements to serve the needs of residents that are consistent with the primary purpose and approved design of tracts serving the subdivision.	Reviewed/Confirmed
10	Once approved by the City, the CCRs shall be recorded separately at the time of final plat recording and the recording number shall be handwritten on the face of the final plat and the final plat number hand-written on the cover sheet of the CCRs as crossreference.	Reviewed/Confirmed
11	Sight distance shall be provided for the proposed intersection. This distance will be based on the Pierce County Manual on Design Guidelines and Specifications for Road and Bridge Construction.	Reviewed/Confirmed

12	On-site roadway improvements shall be designed in compliance with EMC Title 12 (Streets, Sidewalks and Public Places), which adopts Pierce County Code (PCC) Titles 12 and 17B by reference. The specific cross section shall be in accordance with the "Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County," and Pierce County Standard Drawings.	Reviewed/Confirmed
13	Off-site adjacent frontage roadways shall have a minimum of 24' width of AC pavement. Unless approved by a roadway deviation.	Reviewed/Confirmed
14	Off-site sidewalks on adjacent roadways are required unless the requirement is waived via a roadway deviation. A bus waiting area may be required by the Puyallup School District.	Reviewed/Confirmed
15	Compliance with EMC Chapters 13.05 (Stormwater Manual - Site Development Regulations) and 13.25 (Illicit Stormwater Discharges) is required during and following any site development activity, including submittal of a Stormwater Site Plan. EMC 18.80.040 E.3 limits projects in the Single Family 3 (SF-3) zone to 50% hard surface area and 40% effective impervious surface area. The applicant must demonstrate compliance with these limits and address surface water runoff from all developed site areas prior to site development permit approval and issuance.	Reviewed/Confirmed
16	The applicant shall coordinate and receive approval from Mt. View-Edgewood Water Company (MTVE) prior to final site development approval. The applicant shall provide water service improvements in accordance with the MTVE requirements and provide MTVE approval to the City prior to final plat approval.	Reviewed/Confirmed
17	Site development plans shall demonstrate compliance with the comments associated with plat development contained in exhibit J3 prior to issuance.	Reviewed/Confirmed

18	The decision set forth herein is based upon representations made and exhibits, including plans and proposals submitted at the hearing conducted by the hearing examiner. Any substantial change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to the approval of the hearing examiner and may require further and additional hearings.	Reviewed/Confirmed
19	The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition precedent to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.	Reviewed/Confirmed
MDNS		
1	General Construction: 1. A Pre-Construction Meeting with the City of Edgewood shall be scheduled at least 72 hours in advance and be held prior to any construction activity. All construction activity shall be limited to between the hours of 8 a.m. and 5 p.m., Monday through Friday. If the applicant desires to conduct construction activity on a weekend or outside of the hours between 8 a.m. and 5 p.m., the applicant must make the request in writing to the Public Works Director at least 3 business days before the requested alternative construction times take place.	Reviewed/Confirmed
MDNS		

2	Street and Schools: 2. The applicant shall coordinate with the Puyallup School District on roadway improvements at Caldwell Road and 127th Avenue East to assure an adequate waiting area will be provided for children to facilitate safe access to school from the project site. Documentation of this coordination with the Puyallup School District shall be provided to the City prior to site development permit issuance.	Reviewed/Confirmed
MDNS		
3	Archelogy and Historic Preservation 3. The applicant shall have a professional archaeological survey of the project area conducted and submitted for Washington State Department of Archaeology & Historic Preservation review and acceptance prior to ground disturbing activities occurring at the site. Further an inadvertent discovery plan shall be followed during ground disturbing activities.	Reviewed/Confirmed



City of
Edgewood

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

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

May 5, 2020

Robert Misenar
4721-127th Avenue East
Edgewood, WA 98372

RE: 19-1471
ESTATES ON CALDWELL PRELIMINARY SUBDIVISION

Dear Mr. Misenar:

Transmitted herewith is the Report and Decision 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 DECISION

CASE NO.: **19-1471**
 ESTATES ON CALDWELL PRELIMINARY SUBDIVISION

APPLICANT: Robert Misenar
 4721-127th Avenue East
 Edgewood, WA 98372

PLANNER: Kristin Moerler, Senior Planner

SUMMARY OF REQUEST:

Subdivide a 2.75 acre parcel located on the west side of Caldwell Road East at the 4400 block into six single-family residential lots.

SUMMARY OF DECISION: Request granted, subject to conditions.

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 April 16, 2020, 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 1	- Planning and Community Development Department Staff Report
EXHIBIT A	- Preliminary Subdivision Application Materials
EXHIBIT B	- Proposed Site Plans
EXHIBIT C	- Critical Areas Materials
EXHIBIT D	- Preliminary Stormwater Report
EXHIBIT E	- Tree Retention Materials
EXHIBIT F	- Public Notices
EXHIBIT G	- Public Comments

- EXHIBIT H - State Environmental Policy Act (SEPA)
- EXHIBIT I - Agency Comments Received in Response to SEPA Routings
- EXHIBIT J - Engineering, Utility, and Fire Reviews

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.

KRISTIN MOERLER appeared, presented the Community Development Department Staff Report, and testified that the site is located in the SF-3 zone classification as are abutting parcels. Parcels on the other side of Caldwell Road are located in the SF-2 classification. The project proposes a community drainfield and service by Mt. View-Edgewood Water Company. A private, shared, access road will provide access to all lots. The City deemed the preliminary plat application complete on November 13, 2019. The code has not changed since the application. To gain preliminary plat approval the applicant must show consistency with the Comprehensive Plan and codes to include the subdivision regulations. The applicant and City provided notice of a community meeting to explain the proposed subdivision. The applicant and City staff attended, but no one from the community appeared. The previous planner did not sign the affidavit of mailing and the City provided another notice. The responsible official issued a MDNS on March 9, 2020, that it modified on March 27 by adding another mitigating measure. The mitigating measures require an archeological survey, pre-construction meeting, and coordination with the Puyallup School District. The SF-3 zone allows net densities of between one and three dwelling units per acre, and the net density for the proposed plat is 2.5 dwelling units per acre. Minimum lot size requirements meet zone requirements and each lot provides a reasonable area for a single-family home. The preliminary drainage plans were accepted by the City. The applicant must provide a landscaping plan around the stormwater pond and must preserve significant trees. All such trees are proposed for retention. The maple tree on Lot 6 could cause a problem and a condition of approval requires reevaluation at a later time. The applicant must consider the build out of the lot and the root system of the tree. The City did not perform concurrency review due to the small amount of traffic created by the subdivision. The City likewise did not require a transportation impact analysis, but will require payment of impact fees. The critical area on the site consists of slopes, but they were artificially created during the construction of Caldwell Road. The applicant has provided erosion controls. While a wetland exists across Caldwell Road, said road separates it from the project and therefore no buffer is required. City staff confirmed this issue. Staff also evaluated a potential wetland area adjacent to Caldwell Road, but it only consists of seasonal drainage and supports no wetland plants or soils. Such is consistent with the applicant's expert's report and the City's peer review of the report. The site is outside of the ten minute walking area to a park and the applicant is providing no parks within the plat. However, in the septic drainfield or storm drainage area the applicant could provide some improvements such as a bench or trails that the homeowners association could develop and maintain. However, such is not required. The plat will comply with all engineering requirements for stormwater, potable water, and onsite septic. Staff

recommends approval subject to conditions. She has received no additional comments and recommended that the Examiner leave the record open for additional comments. None were received.

ROBERT MISENAR, applicant, appeared and testified that he had nothing to add to Ms. Moerler's presentation and agreed with the contents of the Staff Report.

BRANDON SMITH, professional engineer, appeared and testified that the City had provided a very thorough and inclusive Staff Report. The plat meets all City and State requirements and the Health Department will approve the onsite community system. The code does not require provision of parks, but the provision of a viewing area is optional for the HOA or applicant. The homes of residents expressing concerns about the onsite septic system are located uphill from the site and will not be impacted. Concerning the residents that desired access, the applicant met with them and said residents decided that a joint access would be quite expensive. He has no problems with conditions of approval.

MS. MOERLER reappeared and testified that the site plan reflects an incorrect site area. The area is 2.75 acres as shown in the Staff Report.

CHUCK HENDRICKSON, City engineer, appeared and testified that the sight distance for the plat access road is adequate, but may require some grading on the steep slopes within the Caldwell Road right-of-way to provide additional sight distance.

No one spoke further in this matter and the Examiner took the matter under advisement. The hearing was concluded at 9:40 a.m.

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

FINDINGS, CONCLUSIONS, AND DECISION:

FINDINGS:

1. The Hearing Examiner has admitted documentary evidence into the record, heard testimony, and taken this matter under advisement.
2. Following review pursuant to the State Environmental Policy Act (SEPA), the City of Edgewood responsible official issued a threshold Mitigated Determination of Nonsignificance (MDNS) on March 09, 2020 for the project. The MDNS was routed for comment and appeal on March 09, 2020. Notice of the MDNS was provided. Agency comments received in response to the MDNS resulted in the issuance of a modified MDNS on March 27, 2020, that required mitigation for Archeology and Historic Preservation. The Modified MDNS was issued on March 27, 2020 to agencies, the applicant, and parties of record. No appeals were filed.

3. The subject application was submitted on October 18, 2019, and deemed complete on November 13, 2019. A Notice of Complete Application was issued on November 14, 2019 (Exhibit F2). The applicant invited neighbors to a community meeting on December 12, 2019, however none attended.

The City issued a Notice of Application (NOA) on November 25, 2019. A 14-day public comment period was provided. The NOA was published in *The News Tribune* newspaper, posted at the site, and mailed to property owners within 300 feet of the project and parties of record on November 25, 2019.

The City issued a Notice of (Rescheduled) Public Hearing on April 1, 2020, that was published in *The News Tribune* newspaper, and mailed to property owners within 300 feet and/or three lots deep from the project and to parties of record on April 1, 2020. The site was posted on April 1, 2020 by the applicant.

4. The applicant has a possessory ownership interest in an unimproved, irregular shaped, 2.75 acre parcel of property located at the 4400 block of Caldwell Road East within the City of Edgewood. Caldwell Road abuts the parcel on its east and north sides. Abutting parcels to the south and west are improved with single-family residential homes.
5. The applicant requests preliminary plat approval to allow subdivision of the parcel into six, single-family residential lots and three tracts. The preliminary plat map shows access provided via a private, shared driveway that extends south from Caldwell Road and terminates in a hammerhead turnaround near the southern property line. All lots will access onto said shared access and no lots will access onto Caldwell Road. Tract B, located at the southeast quadrant of the future intersection of the shared access road and Caldwell Drive, will be improved with storm drainage facilities. Tract C containing 19,258 square feet and located along the west property line will provide the area for the primary and reserve community septic drainfields. Lot sizes range from 12,500 square feet (Lot 1) to 15,348 square feet (Lot 5). The plat proposes a net density of 2.5 dwelling units per acre.
6. The plat parcel is located within the Single Family Moderate (SF-3) zone classification of the Edgewood Municipal Code (EMC) and the Single Family Moderate designation of the City of Edgewood Comprehensive Plan. Abutting parcels to the south and west are also located within the SF-3 zone and the Single Family Moderate designation. Parcels to the north and east across Caldwell Road are located in the Single Family Low (SF-2) zone classification and the Single Family Low designation of the Comprehensive Plan. All abutting parcels are improved with single-family residential homes.

7. The applicant submitted an application for preliminary plat approval on October 17, 2019, that the City deemed complete on November 13, 2019. In accordance with RCW 58.17.033 the applicant vested the plat for consideration under the EMC and other land use codes in effect on the completed application date. No amendments to the EMC have occurred since the date of completed application.
8. Title 18 EMC sets forth the bulk standards of the SF-3 zone classification. Section 18.80.040(E)(1) EMC authorizes a density of 1-3 lots per net acre. The net developable acreage consists of the area of the parcel following removal of rights-of-way and critical areas/buffers. In the present case the parcel contains no critical areas or buffers and the Tract A shared access drive will calculate to .38 acres. Therefore, the net developable acreage equals 2.37 acres. A six lot plat proposes a net plat density of 2.53 dwelling units per acre, well within the maximum/minimum requirements of the EMC. Section 18.80.040(E)(2) EMC requires a minimum, single-family lot size of 12,500 square feet in the SF-3 zone. The site plan shows a minimum lot size of 12,500 square feet (Lot 1), and that all other lots will exceed said area. All lots will have a minimum, 50 foot width of frontage on the shared access road, and will also exceed 75 feet in width. All lots provide a generally rectangular shape and adequate room for a reasonably sized, single-family residential dwelling that can meet required setbacks of front yard 25 feet, side yard eight feet, and rear yard 20 feet. Finally, the preliminary storm drainage plan shows compliance with standards set forth in EMC 18.80.040(E)(3)(b) of maximum allowed lot coverage, impervious surface area and hard surface area requirements. Section 18.80.040 EMC authorizes single-family dwellings as an outright permitted use in the SF-3 zone.
9. Concerning landscaping, a condition of approval requires a formal landscaping plan around the storm drainage pond that includes irrigation in accordance with EMC 18.90.090. The applicant has submitted a significant tree preservation plan in accordance with EMC 18.90.180 that shows retention of all significant trees located on the site. However, a large maple tree located on proposed Lot 6 may create issues due to the location of said lot's driveway connection to the shared access road. The building permit stage will determine whether said tree can be retained. A condition of approval requires additional review should the applicant or lot owner need to remove said tree.
10. The project site supports no critical areas such as wetlands or buffers, but a steep, artificially created slope exists adjacent to Caldwell Road. The applicant has shown that no erosion issues associated with either said slope or elsewhere on the parcel exist. Wetlands and buffers do exist on the east side of Caldwell Road opposite the site, but said road interrupts the wetland buffers, which therefore do not extend onto the site. While residents express concern regarding wetlands between Caldwell Road and the plat parcel, the applicant's wetlands biologist as well as a peer review determined that no wetlands exist. While the area may collect water, no wetland soils or vegetation exist. Staff also visited the site and confirmed the experts'

opinion.

11. Mt. View-Edgewood Water Company will provide both domestic water and fire flow to the site. The Tacoma-Pierce County Health Department must approve the onsite community drainfield system proposed for Tract C as well as the reserve drainfield area soils, also within said tract. The plat storm drainage system must meet requirements of the EMC. The applicant will establish a homeowners association (HOA) to maintain all private facilities to include streets, curbs, landscaping, irrigation, sidewalks, and the stormwater system.
12. The project proposes no parks or open spaces and is not located within a ten minute walk to a City park. However, due to the small number of lots and the relatively large lot sizes, future plat residents will have a reasonable space to provide onsite recreation. The HOA may elect to construct community facilities on Tract C, but is not required to do so. Furthermore, due to the small number of lots and small amount of traffic generated the City will not require preparation of a transportation impact analysis (TIA). However, the applicant must pay park and traffic impact fees.
13. As part of the site development permit process the applicant must coordinate with the Puyallup School District regarding the need for a school bus stop on Caldwell Road.

CONCLUSIONS:

1. The Hearing Examiner has jurisdiction to consider and decide the issues presented by this request.
2. The applicant has shown that the proposed preliminary plat makes appropriate provision for the public health, safety, and general welfare for open spaces, drainage ways, streets, roads, alleys, other public ways, transit stops, potable water supplies, sanitary waste, parks and recreation, playgrounds, schools and school grounds, and safe walking conditions. The preliminary plat will serve the public use and interest by providing an appropriate and attractive location for a single-family residential subdivision consistent with existing uses in the area. Therefore, the proposed preliminary plat should be approved subject to compliance with the following conditions:
 1. The project shall be developed in conformance with the MDNS issued for the project. Additional SEPA review shall be required if the project is revised in a way inconsistent with the existing MDNS.
 2. Structures existing on the site shall be removed prior to final plat, demolition permits shall be obtained where required by the building code and the permit final, prior to final plat application.

3. The following landscaping types shall be provided:
 - a. Storm pond landscaping pursuant to EMC 18.90.090(D)(18) shall be installed for each above ground stormwater facility.
 - b. Irrigation is required for all landscape areas pursuant to EMC 18.90.090(F)
4. Landscape and irrigation plans shall be submitted for City review and approval as a part of the Site Development Permit. Landscaping shall be installed or bonded for prior to final plat approval.
5. The applicant shall finalize the tree preservation plans as part of the Site Development Permit. The applicant shall include tree preservation details on the clearing plans, including tree fencing and other protection measures, pursuant to EMC 18.90.180(2)(e)(i). Arborist review shall be required prior to authorization of work within the dripline of trees intended to be retained. Mitigation for significant tree removals needed to safely develop the site, shall be provided in the form of existing small tree retention or planting new trees.
6. The applicant shall ensure protection of off-site trees on adjacent properties that have tree root systems that encroach onto the project property to the maximum extent feasible.
7. The applicant shall provide improved school bus stop facilities as part of the Site Development Permit, and shall provide documentation of approval from the Puyallup School District prior to permit issuance.
8. A Homeowners' Association (HOA) shall be created prior to final plat recording to address all private improvements within the proposed plat including community septic facilities, Stormwater facilities, private streets, curbs and gutters, street lighting, landscaping, and irrigation. HOA shall be responsible for maintenance of the school bus stop facilities located off site. All owners of lots within the subdivision shall be required to be members of the Home Owners Association.
9. Associated Covenants, Conditions and Restrictions (CCRs) shall be submitted at the time of final plat for review and approval. CCRs shall provide for the shared maintenance of required improvements and allow for minor improvements to serve the needs of residents that are consistent with the primary purpose and approved design of tracts serving the subdivision.
10. Once approved by the City, the CCRs shall be recorded separately at the time of final plat recording and the recording number shall be handwritten on the face of the final plat and the final plat number hand-written on the cover sheet of the CCRs as cross-reference.

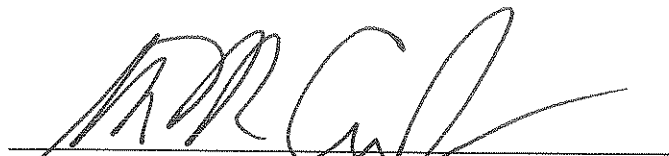
11. Sight distance shall be provided for the proposed intersection. This distance will be based on the Pierce County Manual on Design Guidelines and Specifications for Road and Bridge Construction.
12. On-site roadway improvements shall be designed in compliance with EMC Title 12 (Streets, Sidewalks and Public Places), which adopts Pierce County Code (PCC) Titles 12 and 17B by reference. The specific cross section shall be in accordance with the "Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County," and Pierce County Standard Drawings.
13. Off-site adjacent frontage roadways shall have a minimum of 24' width of AC pavement. Unless approved by a roadway deviation.
14. Off-site sidewalks on adjacent roadways are required unless the requirement is waived via a roadway deviation. A bus waiting area may be required by the Puyallup School District.
15. Compliance with EMC Chapters 13.05 (Stormwater Manual – Site Development Regulations) and 13.25 (Illicit Stormwater Discharges) is required during and following any site development activity, including submittal of a Stormwater Site Plan. EMC 18.80.040 E.3 limits projects in the Single Family 3 (SF-3) zone to 50% hard surface area and 40% effective impervious surface area. The applicant must demonstrate compliance with these limits and address surface water runoff from all developed site areas prior to site development permit approval and issuance.
16. The applicant shall coordinate and receive approval from Mt. View-Edgewood Water Company (MTVE) prior to final site development approval. The applicant shall provide water service improvements in accordance with the MTVE requirements and provide MTVE approval to the City prior to final plat approval.
17. Site development plans shall demonstrate compliance with the comments associated with plat development contained in exhibit J3 prior to issuance.
18. The decision set forth herein is based upon representations made and exhibits, including plans and proposals submitted at the hearing conducted by the hearing examiner. Any substantial change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to the approval of the hearing examiner and may require further and additional hearings.
19. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition precedent to the approvals granted and is a continuing requirement of such approvals. By accepting

this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.

DECISION:

The request for preliminary plat approval of the Estates on Caldwell is hereby granted subject to the conditions contained in the conclusions above.

ORDERED this 5th day of May, 2020.


STEPHEN K. CAUSSEAU, JR.
Hearing Examiner

TRANSMITTED this 5th day of May, 2020, to the following:

APPLICANT: Robert Misenar
4721-127th Avenue East
Edgewood, WA 98372

OTHERS:

William and Carol Gilbertson
4509-127th Avenue East
Edgewood, WA 98372

William Meyer
4401-127th Avenue East
Edgewood, WA 98372

Tom Perri
P.O. Box 862
Kent, WA 98035

Patrick McCutcheon pcmccutcheon.pm@gmail.com
Brandon Smith bsmith@pacweste.com

CITY OF EDGEWOOD

CASE NO.: 19-1471

ESTATES ON CALDWELL PRELIMINARY SUBDIVISION

Administrative Appeal: An applicant or other party of record who may be aggrieved by the decision may appeal the decision within 14 days of the issuance of the decision consistent with the provisions of EMC 18.40.090(L), Appeals. If a written notice of appeal is received within the appeal period, the decision shall be referred to the City Council and shall not become final until the appeal process is complete and the city issues a final decision. If no appeal is submitted within the 14 calendar day appeal period, the preliminary approval shall become final on the first calendar day following the expiration of the appeal period. Upon the decision becoming final, the applicant may engage in activity based on the decision, provided applicable permits have been approved.

Duration of Permit Approval: The preliminary plat included in this decision is subject to EMC 16.04.170 and Chapter 58.17 RCW, which governs the expiration of the preliminary plat approvals and currently requires a final plat application be submitted within 5 years of this approval.

Property Tax Valuation: Affected property owners may request a change in property tax valuation notwithstanding any program of revaluation by contacting the Pierce County Assessor-Treasurer.

Availability of Complete Project Permit File for Review: The complete project permit file, including findings, conclusions and conditions of approval, if any, is available for review at the City of Edgewood, 2224 104th Avenue East, Edgewood WA. Please contact Edgewood Community Development staff at 253-952-3299 or via email to comdev@cityofedgewood.org should you desire to review the file.



City Of Edgewood Council Agenda Summary Sheet

Subject: AB21-0569 - Approving Resolution No. 21-0569 Edgewood Estates Final Plat	Agenda Item #: For Agenda of: 6/22/2021 Prepared by: Emily Arteche
Attachments (list): 1. Resolution No. 21-0569, GRANTING FINAL PLAT APPROVAL TO EDGEWOOD ESTATES 2. Exhibit A_Reference Map_#21-1159 3. Exhibit B_Staff Report_#21-1159 4. Exhibit C_Final Plat_#21-1159 5. Exhibit D_Engineering Cert_#21-1159 6. Exhibit E_Condition Review_#21-1159 7. Exhibit F_HE Decision_signed_#21-1159	
Approval of Materials: Emily Arteche Dave Gray 6/17/2021 Daryl Eiding 6/17/2021	Expenditure Required: N/A Amount Budgeted: N/A Timeline: N/A

Summary Statement:

The Edgewood Estates final plat was reviewed by staff for conformance with preliminary plat approval conditions and all applicable laws and regulations. A staff report with written findings and a recommendation to the City Council for final plat approval are included along with the attachments listed below.

- Exhibit A: Reference Map
- Exhibit B: Staff report
- Exhibit C: Final Plat Map
- Exhibit D: Engineering Certificate
- Exhibit E: Compliance Matrix
- Exhibit F: Hearing Examiner Decision

Item History:

The following processes for Edgewood Estates were completed as listed below:

SEPA: The City of Edgewood issued a revised Mitigated Determination of Non-significance (MDNS) on August 11, 2016. There were no appeals to the MDNS.

Preliminary Plat Approval: The City of Edgewood Hearing Examiner granted preliminary approval subject to fifty-six (56) conditions on September 29, 2016.

Final Plat Application: Application was received on March 31, 2021. The City deemed the application complete on May 17, 2021.

Recommended Action:

Move to approve Resolution No. 21-0569 Edgewood Estates Final Plat

Fiscal Note/Consideration:

N/A

RESOLUTION NO. 21-0569

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, GRANTING FINAL PLAT APPROVAL TO THE PLAT OF EDGEWOOD ESTATES

WHEREAS, on July 8, 2015, the City received an application to subdivide 9.90 acres into fourteen (14) single-family residential lots zoned Single Family 2, (SF-2) and located at 12220 12th Street East, Edgewood, WA 98372, as depicted in the vicinity map attached as Exhibit A; and

WHEREAS, the City issued a Mitigated Determination of Non-significance (MDNS) on July 21, 2016, and a revised MDNS was issued August 11, 2016, with thirty-eight (38) mitigating measures and no appeals to the revised MDNS; and

WHEREAS, on September 15, 2016, the Hearing Examiner held a hearing on the preliminary plat, and on September 29, 2016, the Hearing Examiner granted preliminary plat approval for fourteen (14) single-family residential lots to comply with the maximum density of the site, subject to fifty-six (56) conditions; and

WHEREAS, the Site Development Permit, File 19-1435 for the subdivision infrastructure was submitted to the City on September 18, 2019, approved and issued to the applicant on June 11, 2020; and

WHEREAS, the City of Edgewood issued the City Engineer's Certificate of Improvements for Edgewood Estates on May 14, 2021, documenting the completion of the required infrastructure improvements through construction and minor bonding, subject to conditions; and

WHEREAS, on March 31, 2021, an application was submitted to the City for final plat approval; and

WHEREAS, the final plat application has been reviewed by relevant City departments and summarized in a Staff Report dated June 17, 2021, and attached as Exhibit B, and City Staff determined the applicant has met the criteria for final plat approval;

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

Section 1. Adoption of Findings. The City Council hereby adopts the findings included in the City of Edgewood Staff Report, Findings and Recommendation, File 21-1159, attached hereto as Exhibit B and incorporated herein by this reference.

Section 2. Grant of Approval. The City Council hereby grants final approval to Edgewood Estates fourteen (14) lot final plat attached as Exhibit C and Staff and the Mayor are authorized to inscribe and execute the Council's approval on the face of the plat, subject to completion of the

bonded improvements and recording of the Final Plat and Covenants, Conditions and Restrictions with the Pierce County Auditor.

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

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

PASSED THIS 22ND DAY OF JUNE 2021

Daryl Eiding, Mayor

ATTEST:

Rachel Pitzel, City Clerk

APPROVED AS TO FORM:



Ann Marie J. Soto, City Attorney

Exhibit A

Vicinity Map Edgewood Estates

Exhibit B

June 17, 2021 - City of Edgewood, Edgewood Estates Staff Report

Exhibit C

Final Plat Edgewood Estates

Edgewood Estates Final Plat 21-1159



Date Saved: 5/28/2021 2:51 PM

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Staff Report, Findings and Recommendation
Edgewood Estates Subdivision - Final Plat Approval

To: Edgewood City Council
From: Morgan Dorner, Senior Planner
Date: June 22, 2021
Subject: Final Plat Approval for Edgewood Estates Subdivision

NAME OF SUBDIVISION: Edgewood Estates Subdivision

NUMBER OF LOTS: A proposal to develop one (1) parcel totaling 9.90 acres into fourteen (14) residential single-family lots.

CITY FILE NUMBER: #21-1159

CITY FILE NUMBER AND NAME FOR PRELIMINARY PLAT APPROVAL:
#5113 Edgewood Estates Subdivision

CITY FILE NUMBER AND NAME FOR SITE DEVELOPMENT PERMIT APPROVAL:
#19-1435 Edgewood Estates Subdivision Site Development

LOCATION: 12220 12th Street East, Edgewood, WA 98372 (Tax Parcel 0420023062)

APPLICANT/ PROPERTY OWNER: Edgewood Estates 14 LLC, 2913 5TH Ave NE, Ste 20,
Puyallup, WA 98372-6748

LEGAL DESCRIPTION: Section 02, Township 20N, Range 04E, Quarter 31, W.M. (see final plat for full legal description)

ZONING: SF-2 (Single Family-Two)

COMPREHENSIVE PLAN DESIGNATION: Single-Family Low.

CRITICAL AREAS: Wetlands

SEPA: The City of Edgewood issued a Mitigated Determination of Non-significance (MDNS) using the optional DNS process pursuant to WAC 197-11-355 on July 21, 2016 and a revised MDNS August 11, 2016. Appeal period ended on August 26, 2016. There were no appeals to the MDNS.

PRELIMINARY PLAT APPROVAL: The City of Edgewood Hearing Examiner granted preliminary approval subject to fifty-six (56) conditions on September 29, 2016.

FINAL PLAT APPLICATION: Application was received on March 31, 2021. The City deemed the application complete on May 17, 2021.

I. APPROVAL PROCESS

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

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

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

II. PROJECT ANALYSIS AND STAFF FINDINGS

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

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

The zoning designation of the property is SF-2. The preliminary plat approval details the project's compliance with the zoning designation applicable to the proposed development which includes a private road and utilities tract, stormwater drainage and pond tract, common drainfield, shared access easement & park tract, and wetland & buffer tract, as well as pedestrian amenities and improvements to 12th Street East. The site is a total of 9.90 acres in size. The plat, as conditioned by the Hearing Examiner to include a maximum of 14 lots, provides a net density of 3 units per acre consistent with the allowed density for the SF-2 zone.

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

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

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

C. Conformance with the Comprehensive Plan

The Comprehensive Plan designation of the property is Single-Family Low. Allowed uses in the Single-Family Low designation are intended to preserve the identity of these residential areas, preserve significant tree stands, and reduce traffic volumes in the east-west arterial corridors.. Allowable uses include single family detached dwelling units and compatible uses. The maximum number of allowable dwelling units in the SF-2 Low is two

(2) dwelling units per acre. Staff finds the proposed subdivision is in conformance with the Comprehensive Plan.

D. Conformance with the City of Edgewood Engineering Requirements

The City's Public Works staff and City Engineer have reviewed the civil design, construction drawings and final plat application with the purpose to promote the public health, safety, and welfare in accordance with the standards established by the state and the City to provide and promote safe, convenient vehicle access on public and private streets, to facilitate the adequate provision of public water and sewer service and for the proper handling of stormwater.

The City Engineer issued a City Engineer's Certificate of Improvements for of Edgewood Estates file #19-1435 for site development improvements in accordance with Chapter 16.04 EMC on April 7, 2020. The City has determined substantial completion of the required improvements associated with conditions for preliminary subdivision.

E. Conformance with Hearing Examiner's conditions of approval

The Hearing Examiner imposed fifty-six (56) conditions of approval on the Edgewood Estates Preliminary Plat. These Hearing Examiner Conditions include all MDNS mitigation measures and other code requirements to be met during the site development phase of the subdivision construction.

Hearing Examiner conditions imposed on the project included a number of procedural and informative conditions specifying the duration of the permit approval, final plat permit submittal and final plat recording requirements. The applicant has conformed to the procedural requirements for Final Plat approval at this time. Staff will coordinate receipt, signing and recording of the final documents with the applicant to assure all recording requirements are met.

III. STAFF RECOMMENDATION

Based on the information above and materials provided in the file, the City of Edgewood staff has determined that the final plat meets the applicable requirements for final plat approval. The applicant has completed required improvements for the development, and has submitted three (3) performance bonds for landscaping improvements, stormwater and roadway improvements, and utilities, access & sidewalks. Therefore, the City staff

recommends the City Council adopt the findings in this report and **APPROVE** the Final Plat for of Edgewood Estates Subdivision, File Number 21-1159, subject to completion of the bonded improvements and recording of the Final Plat, accepted Stormwater Maintenance Agreement and the Covenants, Conditions and Restrictions with the Pierce County Auditor.

EDGEWOOD ESTATES

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

VOL/PG

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON, AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS, AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED. FURTHER THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FOR THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF EDGEWOOD, ITS SUCCESSORS AND ASSIGNS TO WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF EDGEWOOD. FURTHER THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF EDGEWOOD, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SURFACE WATER FLOWS WITHIN THIS SHORT SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF EDGEWOOD, ITS SUCCESSORS ASSIGNED, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF EDGEWOOD, ITS SUCCESSORS, OR ASSIGNS. THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

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

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

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.
EDGEWOOD ESTATES 14, LLC.

BY: RYAN MCGOWAN
MANAGER

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF _____)SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RYAN MCGOWAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED HIM AS THE MANAGER OF EDGEWOOD ESTATES 14, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

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

LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 0185185-16, REVISION THIRD, DATED MARCH 18, 2021)

SOUTH HALF OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 20 NORTH RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON;

EXCEPT THE EAST 578 FEET THEREOF LYING SOUTH OF THE NORTH 160 FEET THEREOF;

ALSO EXCEPT THE SOUTH 180 FEET OF THE WEST 294 FEET THEREOF;
ALSO EXCEPT THE WEST 264 FEET OF THE NORTH 165 FEET THEREOF;
ALSO EXCEPT THE WEST 30 FEET FOR 21ST STREET NORTHEAST;
ALSO EXCEPT THE SOUTH 30 FEET FOR 61ST AVENUE NORTHEAST (12TH STREET EAST).

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

TITLE EXCEPTIONS

(PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 0185185-16, REVISION THIRD, DATED MARCH 18, 2021)

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: UNDERGROUND ELECTRICAL SYSTEM
RECORDING DATE: JANUARY 7, 1986
RECORDING NO.: 8601070212
AFFECTS: A PORTION OF SAID PREMISES (NOT PLOTTABLE, AS CONSTRUCTED)
- NOT SURVEY RELATED.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
PURPOSE: UNDERGROUND FACILITIES
RECORDING DATE: JUNE 10, 2020
RECORDING NO.: 202006100996
AFFECTS: A PORTION OF SAID PREMISES (NOT PLOTTABLE, AS CONSTRUCTED)
- NOT SURVEY RELATED.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: MT VIEW-EDGEWOOD WATER COMPANY
PURPOSE: WATER MAIN EASEMENT
RECORDING DATE: MARCH 18, 2021
RECORDING NO.: 202103180290
(AS SHOWN)

RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2021 AT THE
REQUEST OF EDGEWOOD ESTATES 14, LLC RECORDED UNDER AUDITOR FILE

NO. _____

PIERCE COUNTY DEPUTY AUDITOR

BY: _____

CITY OF EDGEWOOD PLAT NO. 21-1159

CITY OF EDGEWOOD PLAT NO. 21-1159

APPROVALS

CITY OF EDGEWOOD AGENCY APPROVAL

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

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2021.

DIRECTOR OF COMMUNITY DEVELOPMENT

CITY ENGINEER

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

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2021.

PUBLIC WORKS DIRECTOR

TACOMA-PIERCE COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTIONS INDICATE SOIL AND SITE CONDITIONS MAY ALLOW USE OF ON-SITE SEWAGE SYSTEMS AS A MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS PLAT.

DEPARTMENTAL REPRESENTATIVE

DATE

EDGEWOOD CITY COUNCIL APPROVAL

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

CITY OF EDGEWOOD MAYOR

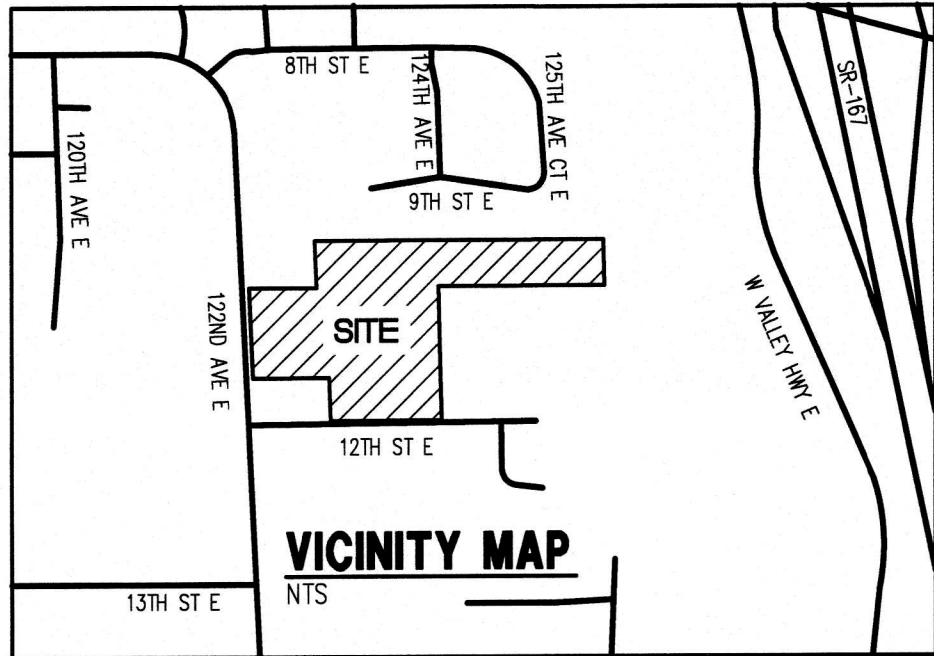
DATE

PIERCE COUNTY ASSESSOR-TREASURER

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

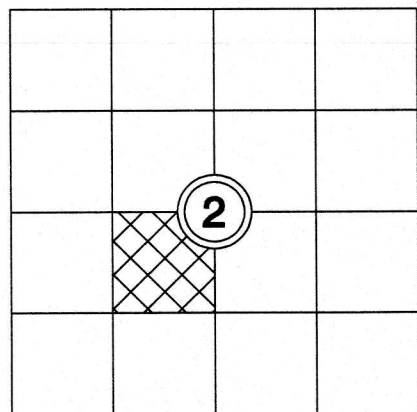
ASSESSOR/TREASURER, PIERCE COUNTY, WASHINGTON

DATE



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SITE ADDRESS

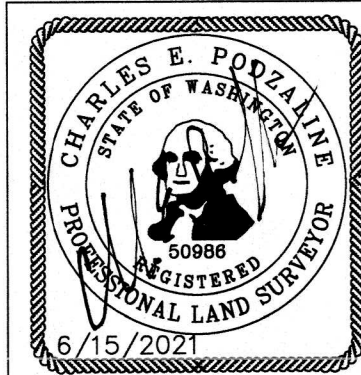
TPN 0420023062
12220 12TH STREET E.
EDGEWOOD, WA. 98372

INDEX: NE 1/4 OF THE SW 1/4,
SEC 2, TWP 20 N., R. 4 E., W.M.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF RYAN MCGOWAN ON FEBRUARY 1, 2020. I HEREBY CERTIFY THAT THIS MAP FOR EDGEWOOD ESTATES IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

CHARLES E. POOZALINE, PLS
CERTIFICATE NO. 50986
6/15/2021



SITE ADDRESS

TPN 0420023062
12220 12TH STREET E.
EDGEWOOD, WA. 98372

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

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

JOB 19041

SHEET 1 OF 5

EDGEWOOD ESTATES

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

VOL/PG

EASEMENT PROVISIONS

1. PUBLIC UTILITY EASEMENTS:

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

A 10' PUBLIC UTILITY AND SERVICE EASEMENT IS HEREBY GRANTED TO PUGET SOUND ENERGY, CITY OF EDGEWOOD, CENTURY LINK, PIERCE COUNTY, COMCAST AND ANY OTHER PRIVATE UTILITY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS. ACROSS TRACT C, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE TRACT AT ALL TIMES FOR THE PURPOSE HEREIN STATED. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE USE, CABLE TELEVISION, OR FOR OTHER PURPOSES, SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

2. PRIVATE WATER EASEMENT:

A PRIVATE UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO MT. VIEW EDGEWOOD WATER COMPANY UNDER AND ACROSS TRACTS A, C AND LOT 7 AS DEPICTED ON THIS PLAT TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND WATER SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID TRACTS AND LOT AT ALL TIMES FOR THE PURPOSE HEREIN STATED.

3. PRIVATE STORM DRAIN EASEMENTS:

THE PROPERTY INCLUDED WITHIN THE LEGAL DESCRIPTION CONTAINS A PRIVATE STORM DRAINAGE SYSTEM. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR HOMEOWNER'S ASSOCIATION AND ITS SUCCESSORS TO MAINTAIN THE PRIVATE STORM DRAINAGE SYSTEM IN ITS ORIGINALLY DESIGNED CONDITION.

A 5' WIDE PRIVATE STORM DRAIN EASEMENT UNDER AND ACROSS LOTS 2 AND 3 AS DEPICTED ON THIS PLAT, FOR THE BENEFIT OF LOTS 1-3, IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 1-3. THE EDGEWOOD ESTATES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR FOR THE MAINTENANCE AND REPAIRS OF THE STORM DRAINAGE SYSTEMS WITHIN SAID EASEMENT.

A 5' WIDE PRIVATE STORM DRAIN EASEMENT UNDER AND ACROSS LOT 7 AS DEPICTED ON THIS PLAT, FOR THE BENEFIT OF LOTS 7 AND 8, IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 7 AND 8. THE EDGEWOOD ESTATES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR FOR THE MAINTENANCE AND REPAIRS OF THE STORM DRAINAGE SYSTEMS WITHIN SAID EASEMENT.

A 10' WIDE PRIVATE STORM DRAIN EASEMENT UNDER AND ACROSS LOTS 1 THROUGH 4 AS DEPICTED ON THIS PLAT, FOR THE BENEFIT OF LOTS 1 THROUGH 4, IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 4. THE EDGEWOOD ESTATES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR FOR THE MAINTENANCE AND REPAIRS OF THE STORM DRAINAGE SYSTEMS WITHIN SAID EASEMENT.

A PRIVATE STORM DRAINAGE EASEMENT UNDER AND ACROSS A PORTION OF LOT 8 AS DEPICTED ON THIS PLAT, IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF ALL LOTS WITHIN THIS PLAT. THE EDGEWOOD ESTATES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAID EASEMENT.

A PRIVATE STORM DRAINAGE EASEMENT UNDER AND ACROSS A PORTION OF LOT 14 AS DEPICTED ON THIS PLAT, FOR THE BENEFIT OF LOT 13, IS HEREBY GRANTED AND CONVEYED TO THE OWNER OF LOTS 13. THE EDGEWOOD ESTATES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR FOR THE MAINTENANCE AND REPAIRS OF THE STORM DRAINAGE SYSTEMS WITHIN SAID EASEMENT.

4. PRIVATE ACCESS AND UTILITY EASEMENTS:

A PRIVATE SHARED ACCESS AND UTILITIES EASEMENT IS HEREBY GRANTED TO THE OWNERS OF LOTS 13 AND 14 OVER, UNDER, AND ACROSS TRACT "C" FOR THE PURPOSES OF INGRESS, EGRESS, AND UTILITIES. THE EDGEWOOD ESTATES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAID TRACT.

5. PRIVATE SEPTIC TRANSPORT LINE EASEMENT:

A 10' PRIVATE SEPTIC TRANSPORT LINE EASEMENT UNDER AND ACROSS ALL LOTS AS DEPICTED ON THIS PLAT, IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF ALL LOTS WITHIN THIS PLAT THAT SHARE A COMMON SEPTIC TRANSPORT CONNECTION. ALL LOTS SHARE THE COMMUNITY SEPTIC SYSTEM THAT THE ASSOCIATION MAINTAINS. CONSEQUENTLY, ALL SIGNIFICANT EXPENSES RELATED TO THE COMMUNITY SEPTIC SYSTEM SHALL BE SPECIALLY ALLOCATED EXPENSES ALLOCATED TO ALL LOTS.

ALL LOTS WITHIN THIS SUBDIVISION ARE SERVED BY COMMON SEPTIC SYSTEMS.

ALL IMPROVEMENTS AND/OR REPAIRS TO THE COMMON BUILDING SEPTIC SYSTEMS SHALL BE MADE BY A REGISTERED SEWER CONTRACTOR IN ACCORDANCE WITH THE LATEST ADOPTED CITY OF EDGEWOOD CODE.

EASEMENT PROVISIONS

6. TEMPORARY USE EASEMENT

A TEMPORARY USE EASEMENT IS GRANTED OVER A PORTION OF TRACT D AS SHOWN FOR THE BENEFIT OF LOT 12 TO ALLOW THE USE, MAINTENANCE, REPAIR AND REPLACEMENT OF THOSE EXISTING IMPROVEMENTS AS SHOWN TOGETHER WITH THE RIGHT TO ACCESS AS REASONABLY NECESSARY FOR THOSE PURPOSES. THIS EASEMENT WILL TERMINATE ON THE DATE THOSE IMPROVEMENTS ARE REMOVED.

7. EASEMENTS ARE HEREBY GRANTED FOR INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS DELINEATED ON THE PLAT OF EDGEWOOD ESTATES. NO ENCROACHMENT SHALL BE PLACED WITHIN THE EASEMENTS SHOWN ON THE SUBDIVISION, WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION, INSPECTION, OR MAINTENANCE OF UTILITIES. MAINTENANCE AND EXPENSE THEREOF OF THE UTILITIES AND DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S AGREEMENT AS ESTABLISHED BY COVENANTS RECORDED UNDER AUDITOR'S FILE

NO. _____

TRACT NOTES

1. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL COMMON TRACTS WITHIN THIS SUBDIVISION INCLUDING PLANTER BUFFER STRIPS (INCLUDING WEEDING, MOWING, ETC.) STORMWATER FACILITIES, COMMUNITY DRAIN FIELD TRACT, CRITICAL AREAS TRACT AND STREET LIGHTING.

2. PRIVATE ROAD AND UTILITIES TRACT (TRACT A)

TRACT "A" IS A PRIVATE ROAD AND UTILITIES TRACT, ALL LOTS IN THE PLAT OF EDGEWOOD ESTATES HAVE AN EQUAL AND UNDIVIDED INTEREST IN SAID TRACT. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE ASSOCIATED WITH SAID TRACT.

ALL LOT OWNERSHIP SHALL INCLUDE THE ADJOINING PORTIONS OF PROPERTY FOR THE PRIVATE ROAD/SHARED ACCESS EASEMENT AS SHOWN. BEFORE DEDICATION TO THE CITY OF EDGEWOOD THEY SHALL MEET CURRENT STANDARDS OF THE CITY OF EDGEWOOD.

3. LOTS 1-10, AND 12 MUST ACCESS OFF INTERNAL ROADS.

4. LOT 11 SHALL ACCESS OFF 12TH STREET COURT EAST.

5. LOTS 13 AND 14 SHALL ACCESS OFF 122ND AVENUE EAST.

6. PRIVATE STORM POND TRACT (TRACT B)

TRACT "B" IS A PRIVATE STORM DRAINAGE AND POND TRACT AND ALL LOTS IN THE PLAT OF EDGEWOOD ESTATES HAVE AN EQUAL AND UNDIVIDED INTEREST IN SAID TRACT. THE EDGEWOOD ESTATES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE PRIVATE STORM DRAIN FACILITIES WITHIN SAID TRACT.

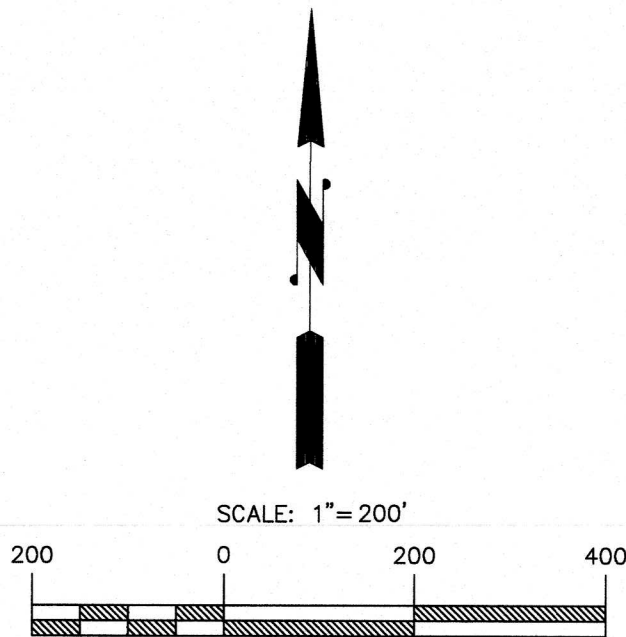
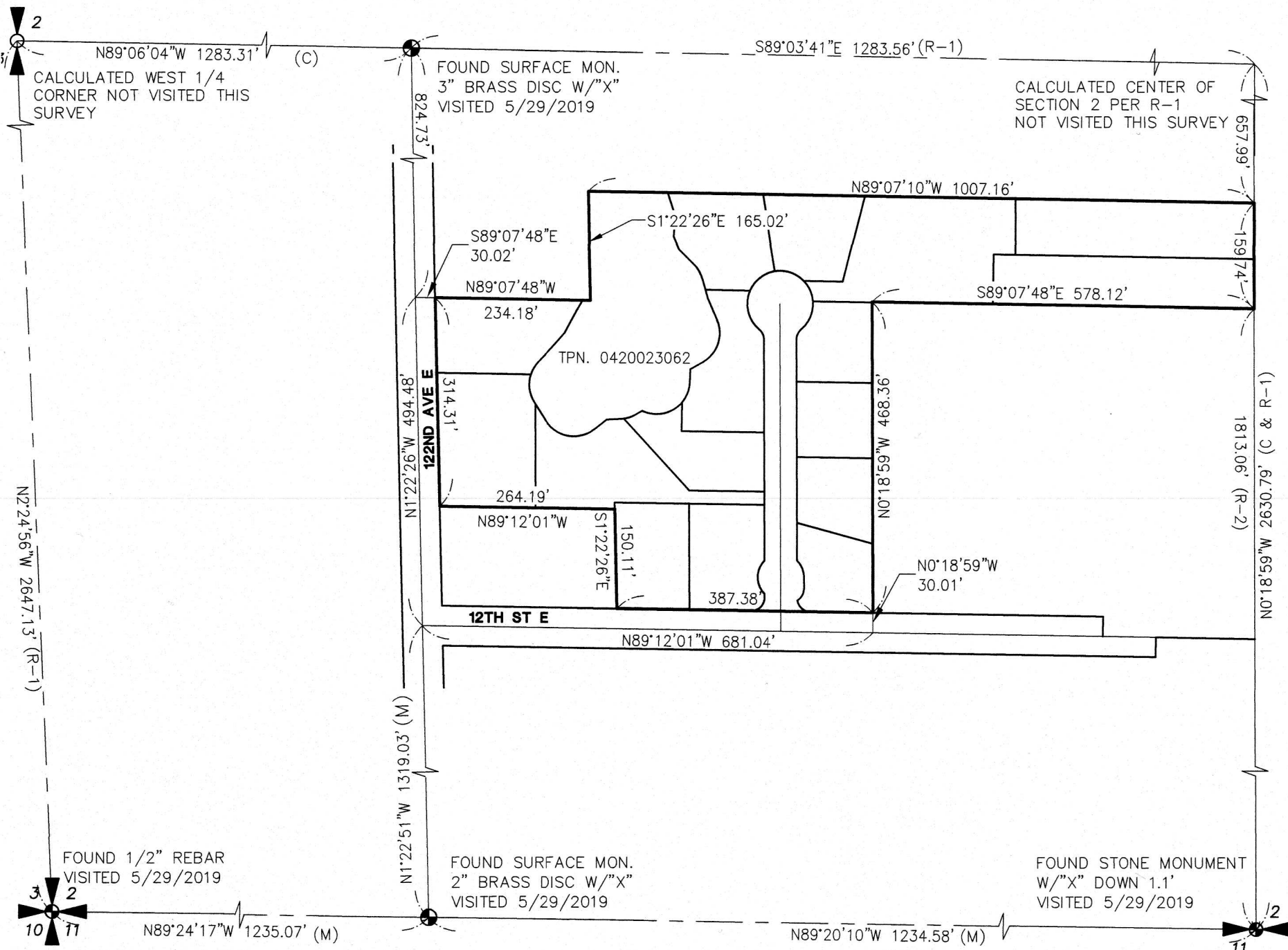
7. COMMON DRAINFIELD AND PARK TRACT (TRACT C)

TRACT "C" IS A COMMON DRAINFIELD, SHARED ACCESS EASEMENT, AND PARK TRACT, ALL LOTS IN THE PLAT OF EDGEWOOD ESTATES HAVE AN EQUAL AND UNDIVIDED INTEREST IN SAID TRACT. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE ASSOCIATED WITH SAID TRACT.

8. WETLAND AND BUFFER TRACT (TRACT D)

TRACT "D" IS A WETLAND AND BUFFER TRACT, ALL LOTS IN THE PLAT OF EDGEWOOD ESTATES HAVE AN EQUAL AND UNDIVIDED INTEREST IN SAID TRACT. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE ASSOCIATED WITH SAID TRACT.

9. LOT 13 CONTAINS AN AREA THAT MEETS THE CITY OF EDGEWOOD DEFINITION OF AN UNREGULATED CATEGORY III WETLAND. HOWEVER, THE UNITED STATES ARMY CORPS OF ENGINEERS (CORPS) MAY ASSERT JURISDICTION OVER THE AREA. ANY CURRENT OR FUTURE PROPERTY OWNER PROPOSING TO FILL OR GRADE THIS AREA MUST FIRST REQUEST A JURISDICTIONAL DETERMINATION FROM THE CORPS AND ADHERE TO ANY FINAL DECISION RENDERED BY THE CORPS.



LEGEND

- FOUND MON AS NOTED
- (M) MEASURED DISTANCE
- (C) CALCULATED DISTANCE
- (R-1) REFERENCE SURVEY DISTANCE



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

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

JOB 19041

SHEET 2 OF 5

EDGEWOOD ESTATES

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

VOL/PG

Curve Table			
Curve #	Length	Radius	Delta
C1	31.81	20.00	91°06'58"
C2	56.05	35.50	90°27'58"
C3	17.45	20.00	49°59'41"
C4	64.34	50.00	73°44'14"
C5	50.00	50.00	57°18'02"
C6	48.42	50.00	55°29'08"
C7	34.33	50.00	39°20'01"
C8	47.25	50.00	54°08'56"

Curve Table			
Curve #	Length	Radius	Delta
C9	17.45	20.00	49°59'41"
C10	28.03	35.50	45°13'59"
C11	21.48	20.50	60°01'20"
C12	27.91	20.00	79°56'31"
C13	18.61	50.00	21°19'31"
C14	25.69	50.00	29°26'33"
C15	72.88	50.00	83°31'03"
C16	32.66	50.00	37°25'19"

Curve Table			
Curve #	Length	Radius	Delta
C17	63.36	50.00	72°36'22"
C18	19.49	50.00	22°19'48"
C19	5.05	50.00	5°47'25"
C20	83.13	50.00	95°15'32"
C21	43.72	50.00	50°05'54"
C22	22.92	50.00	26°15'40"
C23	1.80	50.00	2°03'28"

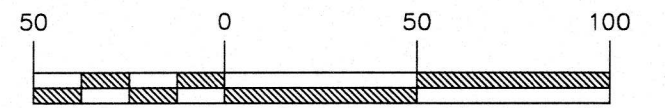
SURVEYOR NOTE

THE CORNERS OF THIS PLAT WERE SET UNDER THE DIRECTION OF SETH D. O'HARE WHO HAS SINCE PASSED AWAY. I CHARLES E. PODZALINE HAVE REVIEWED AND ACCEPT THE CORNER LOCATIONS AS DEPICTED ON THIS PLAT AND AS SET IN THE FIELD.

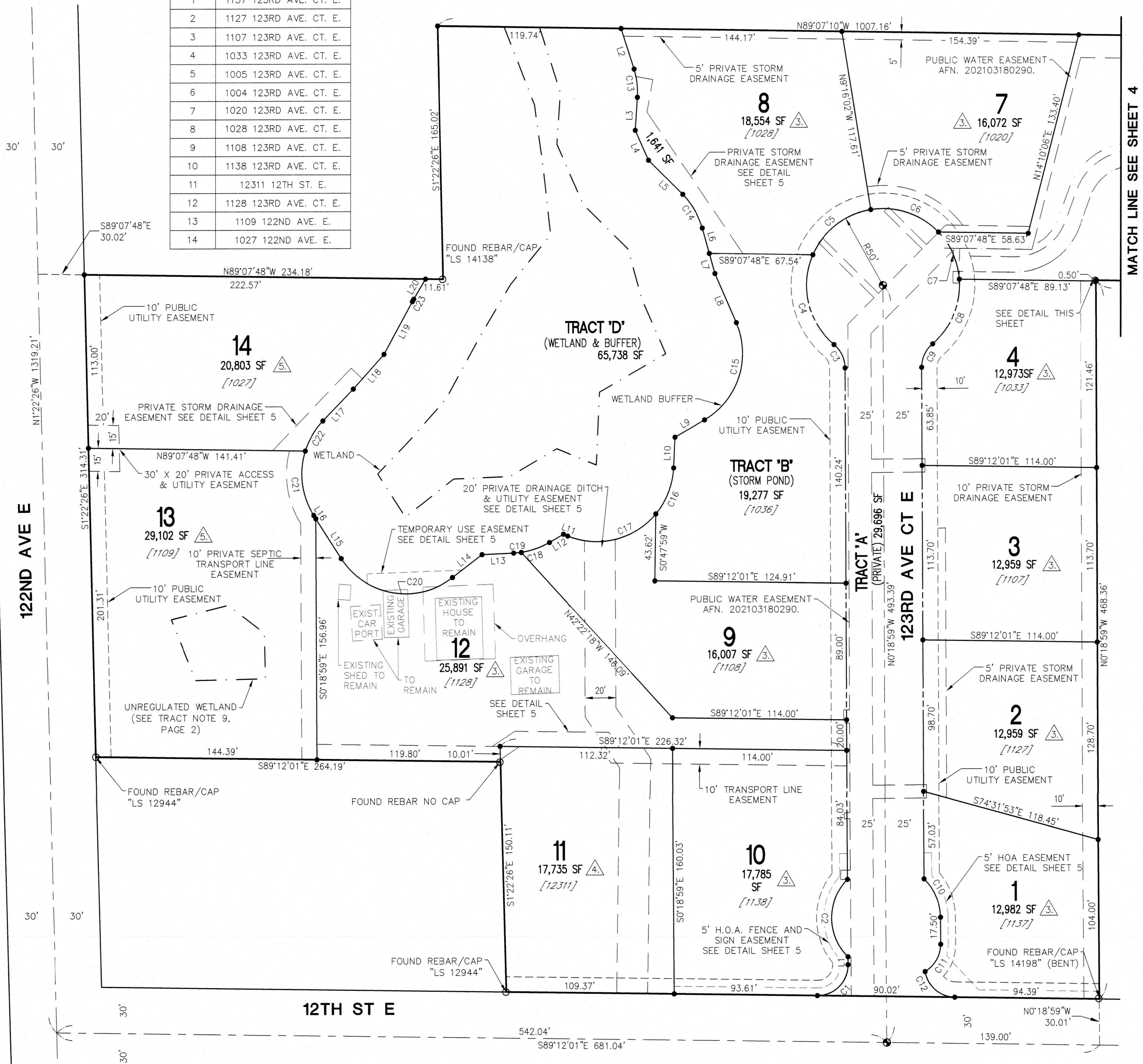
LEGEND

- SET PIERCE COUNTY STANDARD MONUMENT "LS 50986"
- FOUND REBAR/CAP AS NOTED
- SET REBAR/CAP "LS 38985"
- [2004] LOT ADDRESS
- △ TRACT NOTE REFERENCE NO.

SCALE: 1" = 50'



LOT ADDRESSES	
LOT #	ADDRESS
1	1137 123RD AVE. CT. E.
2	1127 123RD AVE. CT. E.
3	1107 123RD AVE. CT. E.
4	1033 123RD AVE. CT. E.
5	1005 123RD AVE. CT. E.
6	1004 123RD AVE. CT. E.
7	1020 123RD AVE. CT. E.
8	1028 123RD AVE. CT. E.
9	1108 123RD AVE. CT. E.
10	1138 123RD AVE. CT. E.
11	12311 12TH ST. E.
12	1128 123RD AVE. CT. E.
13	1109 122ND AVE. E.
14	1027 122ND AVE. E.



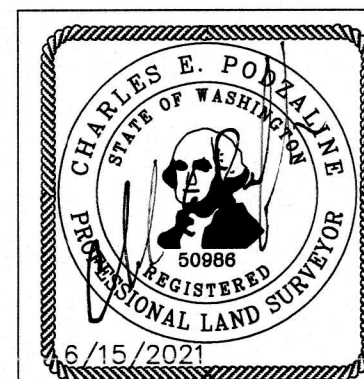
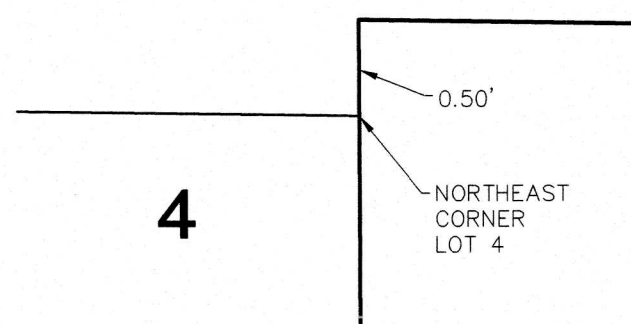
Line Table		
Line #	Length	Direction
L1	5.20	S0°18'59"E
L2	27.83	N17°36'31"W
L3	21.55	N3°43'01"E
L4	21.34	N23°50'58"W
L5	31.63	N45°03'59"W
L6	17.21	S15°37'26"E
L7	13.55	S15°37'26"E

Line Table		
Line #	Length	Direction
L8	34.95	N23°39'26"W
L9	22.44	N59°51'38"E
L10	19.99	N2°23'04"E
L11	3.08	S67°35'15"E
L12	10.54	N59°25'29"E
L13	20.57	N87°32'42"E
L14	24.32	N52°10'17"E

Line Table		
Line #	Length	Direction
L15	30.79	S32°34'10"E
L16	2.60	S32°34'10"E
L17	28.65	S43°47'24"W
L18	30.08	S41°26'35"W
L19	38.96	S28°23'29"W
L20	15.23	S30°26'56"W

LOT LINE DETAIL

SCALE: 1" = 1'

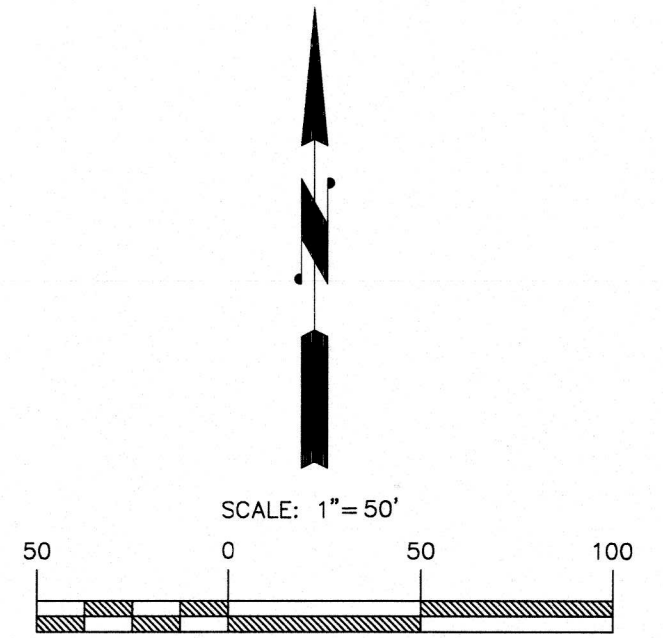


C.E.S. NW INC.
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429 29th St. N.E. Suite D BUS: (253) 848-4282
PUYALLUP, WA 98372
JOB 19041 SHEET 3 OF 5

VOL/PG

MATCH LINE SEE SHEET 4

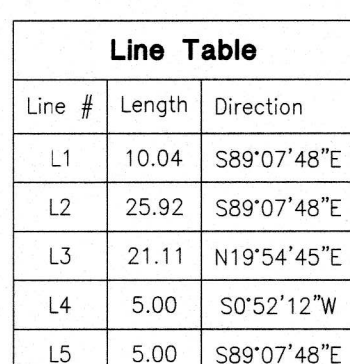


• SET PIERCE COUNTY STANDARD MONUMENT
 "LS 50986"
 ○ FOUND REBAR/CAP AS NOTED
 • SET REBAR/CAP "LS 38985"
[2004] LOT ADDRESS
 ▲ # TRACT NOTE REFERENCE NO.

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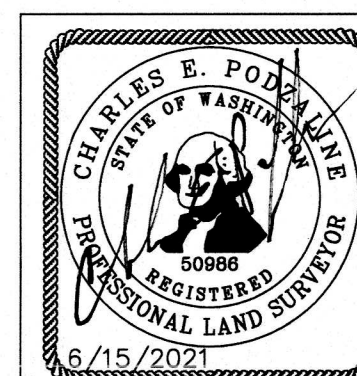
Line Table		
Line #	Length	Direction
L1	52.55	S48°34'06"W
L2	46.19	S61°45'17"W
L3	4.09	S28°53'33"W
L4	52.82	S64°06'41"W
L5	16.54	S55°11'42"W
L6	13.54	S49°47'18"W
L7	13.44	S52°53'39"W
L8	5.24	S35°28'54"W

SCALE: 1"=50'



Line Table		
Line #	Length	Direction
L6	5.00	N0°52'12"E
L7	10.00	N0°21'58"W
L8	21.11	S19°54'45"W
L9	28.45	N89°07'48"W

Curve Table			
Curve #	Length	Radius	Delta
C1	5.04	60.00	4°48'38"
C2	55.73	45.00	70°57'27"
C3	37.15	30.00	70°57'27"
C4	49.54	40.00	70°57'27"
C5	43.35	35.00	70°57'27"
C6	10.33	60.00	9°51'43"



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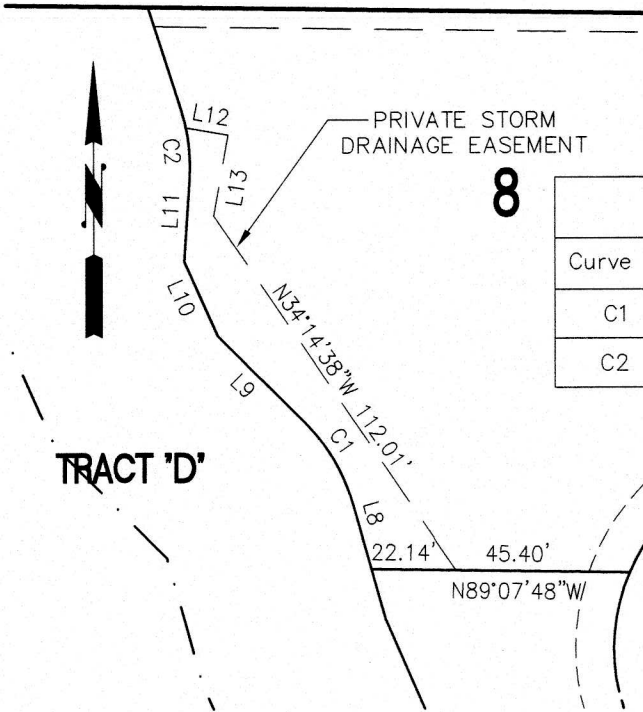
EDGEWOOD ESTATES

VOL/PG

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

PRIVATE STORM EASEMENT DETAIL

SCALE: 1"=50'

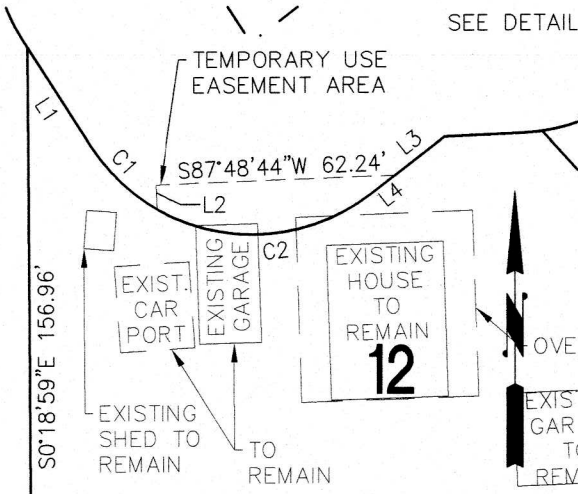


Curve Table			
Curve #	Length	Radius	Delta
C1	25.69	50.00	29°26'33"
C2	13.58	50.00	15°33'34"

Line Table		
Line #	Length	Direction
L8	17.21	S15°37'26"E
L9	31.63	N45°03'59"W
L10	21.34	N23°50'58"W
L11	21.55	N3°43'01"E
L12	11.13	N79°49'31"W
L13	21.48	N10°10'29"E

TEMPORARY USE EASEMENT DETAIL

SCALE: 1"=50'
SEE DETAIL

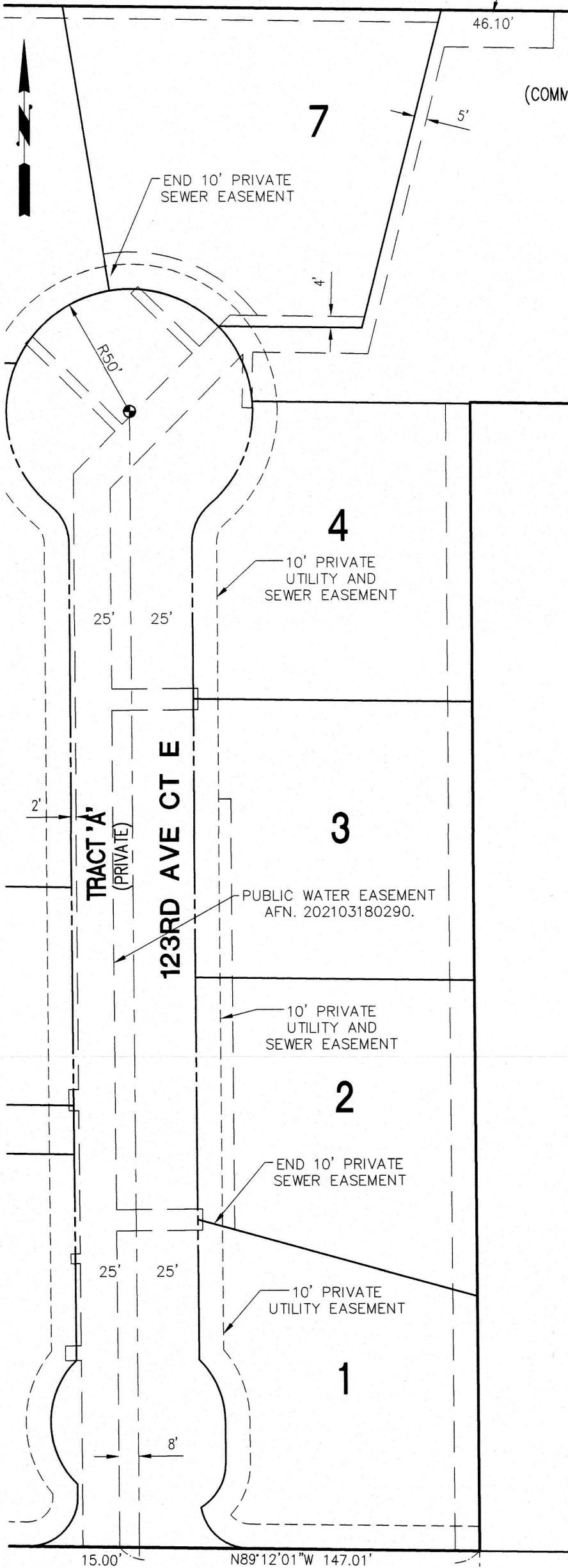


Line Table		
Line #	Length	Direction
L1	30.79	S32°34'10"E
L2	6.33	S1°52'16"E
L3	16.33	N52°10'17"E
L4	7.99	N52°10'17"E

Curve Table			
Curve #	Length	Radius	Delta
C1	23.93	50.00	27°25'05"
C2	59.20	50.00	67°50'28"

PRIVATE WATER AND SEWER EASEMENT DETAIL

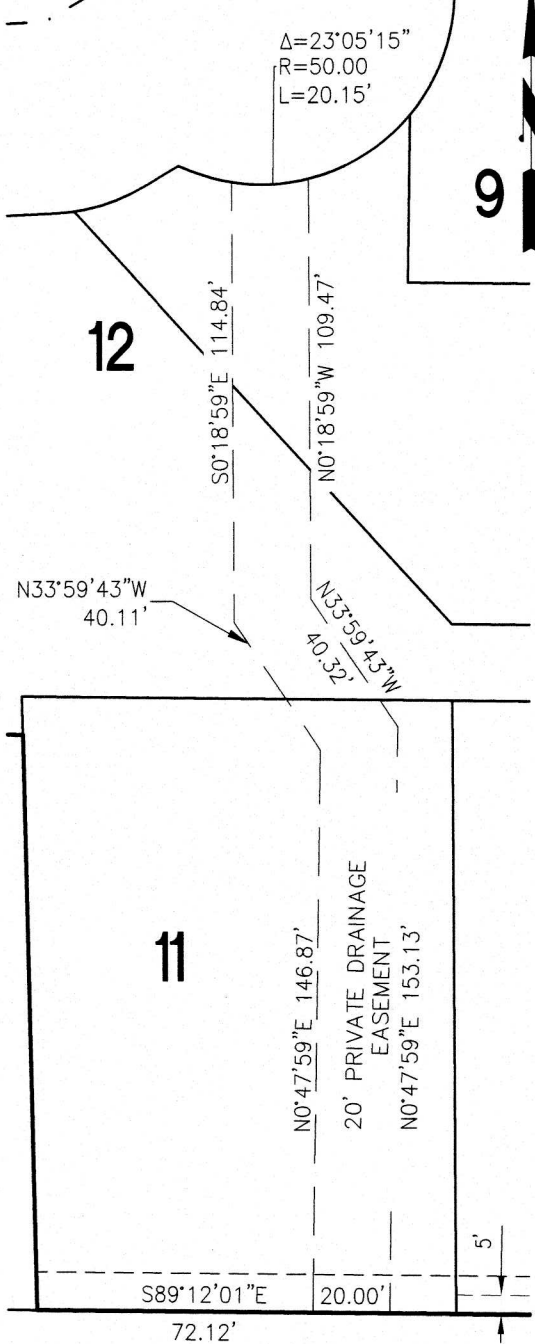
SCALE: 1"=50'



PUBLIC WATER EASEMENT
AFN.202103180290.

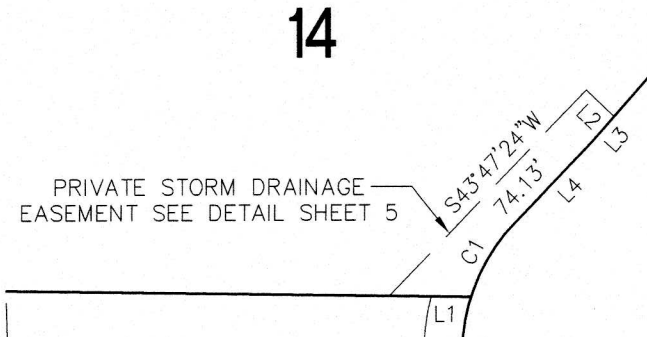
20' PRIVATE DRAINAGE DITCH & UTILITY EASEMENT DETAIL

SCALE: 1"=50'



PRIVATE STORM DRAINAGE EASEMENT DETAIL

SCALE: 1"=50'

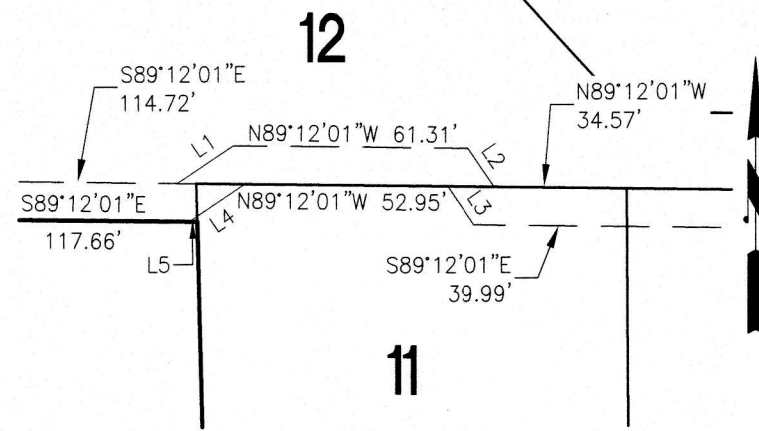


Line Table		
Line #	Length	Direction
L1	21.30	N89°07'48"W
L2	10.00	N46°12'36"W
L3	8.86	S40°58'41"W
L4	28.65	S43°47'24"W

Curve Table			
Curve #	Length	Radius	Delta
C1	22.92	50.00	26°15'40"

10' TRANSFER LINE EASEMENT DETAIL

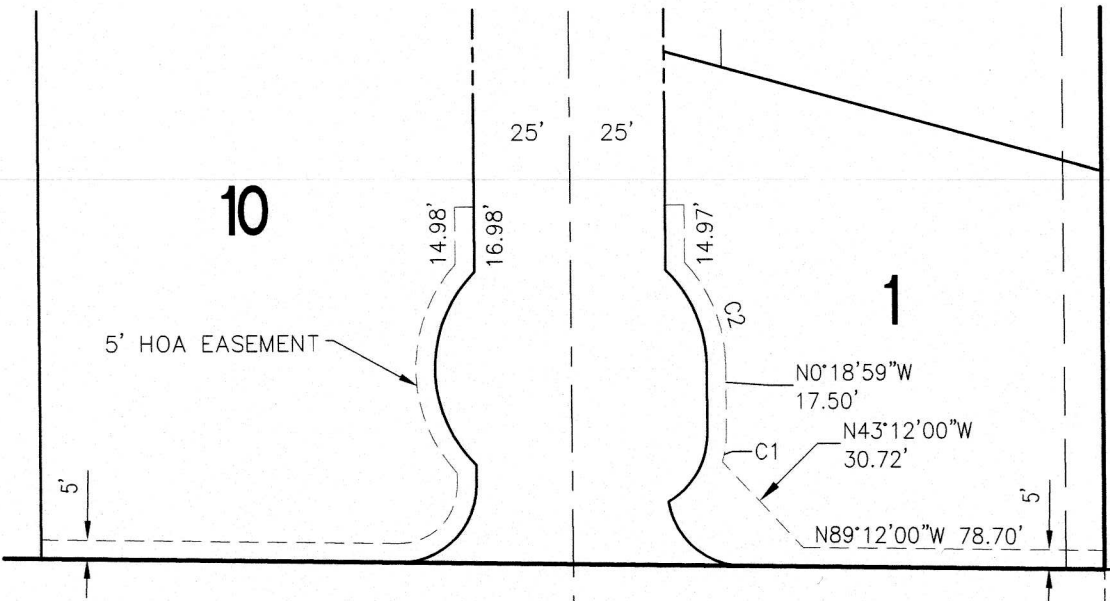
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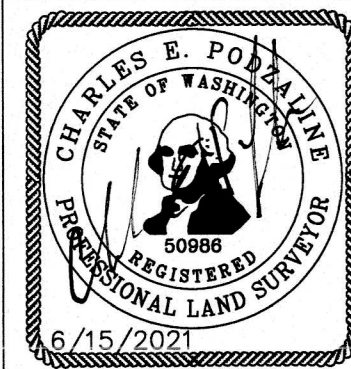
Line Table		
Line #	Length	Direction
L1	17.52	N56°00'17"E
L2	12.18	S33°59'43"E
L3	12.18	S33°59'43"E
L4	14.98	S56°00'17"W
L5	2.54	S56°00'17"W

HOME OWNERS ASSOCIATION FENCE & SIGN EASEMENT DETAIL

SCALE: 1"=50'



Curve Table			
Curve #	Length	Radius	Delta
C1	7.55	25.50	16°58'05"
C2	29.83	40.50	42°12'20"



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PUYALLUP, WA 98372

JOB 19041

SHEET 5 OF 5



Submitted
05/17/2021
City of Edgewood

May 14, 2021

Edgewood Estates Plat
Edgewood Estates 14 LLC
2913 5th Avenue NE, STE 201
Puyallup, WA 98372

RE: ENGINEER'S CERTIFICATE OF IMPROVEMENTS,
EDGEWOOD ESTATES PLAT (PROJECT 19-1435)
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

Dear Applicant,

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

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

A performance bond is in place to address all site development improvements.

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

Sincerely,

Chuck Hendricksen, P.E.
Senior Engineer

Cc: Jeremy Metzler, P.E., Public Works Director
Emily Arteche, Senior Planner
CES NW, Craig Deaver, 429-29th Street NE, STE D, Puyallup, WA 98372

Edgewood Estates Subdivision Condition Review

Cond. #	Condition Text	City Response
1	The preliminary full subdivision shall be finalized and recorded within five (5) years of the preliminary approval in accordance with 58.17.140 RCW.	Approval was granted September 29, 2016; Final Plat has been requested within 5 years.
2	The Mitigated Determination of Nonsignificance (MDNS) was issued July 21, 2016. A revised MDNS was issued on August 11, 2016. The conditions of the revised MDNS dated August 11, 2016 are hereby incorporated fully and shall be incorporated into the design of the plat and considered as conditions of the final plat approval.	All 38 MDNS conditions were incorporated into the Hearing Examiner's Conditions, all are addressed within this summary.
3	A Homeowners' Association shall be established under the provisions set forth in RCW 64.38 to assume responsibility for, and insure proper maintenance of, common or community facilities. In order to insure proper responsibility and authority to carry out necessary maintenance activities, the Homeowners' Association shall, at a minimum, include the following provisions:	Proposed CC&RS submitted 5/17/21 comply with this requirement.
	a. Membership in the Homeowners' Association will be mandatory for all lot owners within the project boundaries.	Proposed CC&RS submitted 5/17/21 comply with this requirement.
	b. The Homeowners' Association shall have the power to levy fees and dues necessary to successfully accomplish necessary activities.	Proposed CC&RS submitted 5/17/21 comply with this requirement.
	c. The Homeowners' Association shall have the provision for the collection of attorney fees extended in collecting delinquent assessments from lot owners.	Proposed CC&RS submitted 5/17/21 comply with this requirement.
	d. Responsibility of the Homeowners' Association for maintenance of common areas shall be specifically detailed.	Proposed CC&RS submitted 5/17/21 comply with this requirement.

	e. Assessment of the Association dues shall initially be established by the applicant and submitted to the City of Edgewood Department of Community Development for review. The applicant shall provide a description of the organization, including its bylaws, and all documents governing maintenance requirements and use restrictions for common facilities. Such documents shall be reviewed and approved by the City prior to final plat approval.	Proposed CC&RS submitted 5/17/21 comply with this requirement.
	f. The Homeowners' Association and CCRs shall be recorded prior to recording the final plat and the Auditor's File Number shall be noted on the Final Plat with the following note: "The Homeowners' Association shall be responsible for ongoing maintenance of all common Tracts within this Subdivision including the planter buffer strips (including weeding, mowing, etc.), stormwater facilities, community drain field tract, critical areas tract and street lighting."	Reviewed/Confirmed. HOA note has been added to the final plat documents in tract notes.
4	EMC Chapter 4.20 establishes a park impact fee for new development. A fee will be collected at the time of application for a building permit to construct each new dwelling unit. The amount of the fee will be based on the Park Impact Fee Schedule in place when the building permit application is submitted.	All new SFR Building Permits trigger this fee, collection will occur with the building permit.
5	Pursuant to RCW 58.17.170, the subdivision shall be governed by the terms of approval of the final plat, and the statutes, ordinances, and regulations in effect at the time of final approval.	Condition is procedural in nature reflecting state law.
6	Addresses for individual residential lots shall be obtained from the City at the time of final plat submittal and shown on the face of the final plat drawings.	Addresses have been provided on the face of the plat consistent with the addresses issued by the City.
7	Two (2) copies of a plat certificate shall accompany a request for approval of the final plat.	Complied, adequate copies were provided for review.

8	The final plat drawing shall be prepared in accordance with the requirements in RCW Chapter 58.09, WAC Chapter 332-130, EMC Title 16, and the conditions contained within this approval. Six (6) copies of the final plat drawings shall be submitted for review. After the City is satisfied that all requirements and conditions have been met, a Mylar drawing of the final plat with the appropriate signatures shall be submitted to the City for City Council approval within five (5) years of the date the preliminary plat approval pursuant to 58.17.140 RCW.	Complied, The final plat has been prepared in accordance with RCW Chapter 58.09, WAC Chapter 332-130, EMC Title 16, and the conditions contained within this approval. Staff was provided adequate copies of the final plat for the review to occur.
9	The applicant will be responsible for obtaining the following signatures on the Mylar prior to the Mylar being submitted for final review and approval by the City Council: • Pierce County Assessor-Treasurer • Owner's Free Consent • Tacoma-Pierce County Health Department • City of Edgewood Community Development	Complied. Applicant has provided documentation of the acceptance of the final plat by all listed non-city parties. Actual signatures are being collected by the applicant prior to submittal for City signatures.
10	The Mylar shall include approval signature blocks for the following: • City Engineer • Community Development Director • Pierce County Assessor-Treasurer • Pierce County Auditor • Mayor, representing the City Council	Complied.
11	The Plat shall not be deemed final until it has been duly recorded with the Pierce County Auditor. A copy of the recorded plat shall be submitted to the City prior to issuance of building permits for the construction of residential dwellings within the full subdivision.	The condition reflects the process of recording the final plat which cannot occur until after the council review and approval of the final plat.
12	Dust control measures shall be performed during site development and any home construction, as needed due to soil conditions during periods of dry weather. Dust control measures shall be addressed in the SWPPP.	Satisfied through SiteDev

13	Appropriate provisions shall be made to minimize the tracking of sediment by construction vehicles onto paved public roads during site development and home construction. If sediment is deposited, it shall be cleaned by the end of each working day by shoveling or sweeping. Water cleaning shall only be done after the area has been shoveled out or swept.	Satisfied through SiteDev
14	In accordance with EMC Chapter 13.25, all oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained onsite during construction, and removed in a manner that will prevent their discharge from the site, either to surface waters or soils. The cleanup of any spills shall take precedence over any other work on the site.	Satisfied through SiteDev
15	A Pre-Construction Meeting with the City of Edgewood shall be held prior to any site development activity and scheduled at least 72 hours in advance. All construction activity shall occur between 8 a.m. and 6 p.m., Monday through Friday. Special provisions to work beyond these hours may be permitted through written request to the Mayor (or designee) a minimum of 48 hours before the special hours or days requested.	Satisfied
16	The applicant shall install markers to flag the building setback from top of slope on Lots 5 and 6, and permanent fencing and signage shall be installed at the same top of slope per EMC 14.10.080 (H) prior to final plat approval. The building setback line must be established through the installation of rebar, staked a minimum of 50-feet from the top of slope.	Bonding was submitted and accepted.
17	A significant fir tree (18" diameter) may require removal for access to Lots 5 and 6. The applicant shall provide a mitigation plan to the Community Development Director in accordance with EMC 18.90.180 (C)(2)(c) and EMC18.90.180(D) for replacement of the fir tree and any other significant trees proposed to be removed that are on-site.	Revised tree plan was approved with site development.

18	The applicant shall construct the proposed driveway to connect to the proposed cul-de-sac to lots 5 and 6. The driveway shall remain within the boundaries of Tract "C," but curve north as it leads away from the cul-de-sac and then bisect Tract "C" approximately 80 feet from the south property line with the "Urback parcel" (Parcel No. 0420023110). The proposed driveway alignment to Lots 5 and 6 is shown on the revised site plan dated August 9, 2016.	Reviewed and Confirmed in site plan and confirmaiton provided from Urback.
19	The portion of Tract "C" south of the driveway shall be the reserve drain field area for the community septic system. No trees shall be removed from the reserve drain field area until such time as the reserve drain field is needed to provide secondary/reserve septic service to the Edgewood Estates subdivision.	Reviewed and Confirmed by City staff, and confirmation/agreement provided from Urback regarding hazardous tree removal in this area.
20	The applicant shall pay School Impact Fees consistent with EMC Chapter 4.10. A copy of the receipt from the School District showing the fees have been paid is required prior to the issuance of building permits.	Reviewed/Confirmed
21	Site development is subject to City review and approval. Substantial completion of site development work must be completed prior to final plat approval. A construction bond or financial guarantee at 130 percent of the engineer's estimate for all Public Works improvements may be accepted prior to completion of all work at the discretion of the City Manager or Designee to obtain final plat approval.	Reviewed/Confirmed. Bonding was submitted and accepted.

22	The applicant shall submit street improvement construction plans for the proposed private roadway, for review and approval by the City Engineer, prior to final plat submittal. Improvements shall be designed in compliance with EMC Title 12 (Streets, Sidewalks and Public Places), which adopts Pierce County Code (PCC) Title 12 by reference. The specific cross section shall be in accordance with the “Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County,” Pierce County Standard Drawing PC.A3.2, and as described herein. The private cul-de-sac road shall include, at minimum, a 20-foot drive lane, a 1.5-foot curb and gutter section on both sides of the road, a stormwater management system per EMC 13.05, a 4-foot landscaping strip, a 5-foot concrete sidewalk. The street shall also have vehicle level street lighting per PCC Section 17B.30.040(B)(2).	Satisfied through SiteDev
23	The Puyallup School District requested a 50-foot radius cul-de-sac, however the applicant is in discussions with the PSD to reduce the radius. The cul-de-sac, at minimum, shall meet Pierce County Code requirements and the applicant shall obtain formal approval in the form of a letter for a reduced radius from the Puyallup School District. This letter shall be submitted to the City of Edgewood for review and approval prior to site development activities.	Satisfied through SiteDev
24	The applicant shall submit street improvement construction plans for the new roadway intersection to the proposed private road from 12th Street East, for review and approval by the City Engineer, prior to final short plat submittal. The intersection shall be constructed in accordance with EMC Title 12, which adopts by PCC Title 17B, including Section 17B.10.060, the “Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County.” Details on the roadway intersection improvements may be found in Chapter 5: Access and Intersections.	Satisfied through SiteDev

25	The applicant shall submit frontage street improvement construction plans for 12th Street East and 122 nd Avenue East, for review and approval by the City Engineer, prior to final short plat submittal. 12th Street East improvements to include half-street improvements at a minimum, including a 12-foot drive lane, 4-foot buffer and 5-foot concrete sidewalk with appropriate stormwater management. 122 nd Avenue East improvements to include half-street improvements at a minimum, including a 12-foot drive lane, 5-foot bike lane, 4-foot buffer and 5-foot concrete sidewalk with stormwater management consistent with EMC 13.05.	Satisfied through SiteDev
26	The applicant shall submit lighting plans for the proposed roadway improvements, consistent with City of Edgewood standards, for review and approval by the City Engineer, at the time of site development submittal. Vehicle-level street lighting shall be provided at the proposed private road turnaround and at the intersections within the frontage improvement areas listed above, per PCC 17B.20.005, Table 17B.20.005-2, as incorporated in EMC Title 12. Installation, utility charges, and ongoing maintenance of private roadway street lighting shall be the responsibility of the developer and future homeowner's association.	Satisfied through SiteDev
27	The applicant shall submit a plan detailing all roadway signs in accordance with Manual on Uniform Traffic Control Devices (MUTCD) standards, for review and approval by the City Engineer, prior to site development permit issuance.	Satisfied through SiteDev
28	The design and construction of the new roadways and pedestrian improvements shall meet or exceed current Americans with Disabilities Act (ADA) requirements. This includes but is not limited to design of sidewalk transitions, curb ramps, street crossings, and lighting.	Satisfied through SiteDev

29	EMC Chapter 4.30 establishes a traffic impact fee for new development. The applicant shall pay traffic impact fees at the time of building permit issuance for each residential unit.	All new SFR Building Permits trigger this fee, collection will occur with the building permit.
30	Compliance with EMC Chapters 13.05 (Stormwater Manual – Site Development Regulations) and 13.25 (Illicit Stormwater Discharges) is required during and following any site development activity. Measures must be taken to maintain the existing wetland area's hydrology per Minimum Requirement #8.	Satisfied through SiteDev
31	The applicant shall provide a Final Stormwater Management Plan per EMC Chapter 13.05, which adopts the 2005 Department of Ecology (DOE) Surface Water Management Manual for Western Washington (SWMMWW) with local amendments. This plan shall be submitted as part of the Site Development Application and shall require approval prior to construction. The plan shall include management of stormwater associated with the improvements to 12 th Street East and 122 nd Avenue East.	Satisfied through SiteDev
32	Engineered stormwater drainage facilities are required for all disturbed areas of the project site. The applicant shall provide a Stormwater Site Plan in accordance with EMC Chapter 13.05 and the 2005 DOE Stormwater Management Manual for Western Washington (SMMWW) at the time of site development. The plan shall include a Stormwater Pollution Prevention Plan (SWPPP) addressing Minimum Requirement Two for all proposed development. The applicant shall provide engineering plans for City approval for all required surface water facilities prior to site development approval.	Satisfied through SiteDev

33	Any proposed surface water discharged from the project site (including areas bypassing proposed facilities) must meet all of the Minimum Requirements of the SMMWW, with any stormwater modeling of pre-development conditions assuming “forested” land coverage. If onsite retention is proposed, in-situ infiltration testing must be performed on the project site to determine the design infiltration rate, consistent with the 2005 DOE SMMWW, 2012 LID Manual, or the 2015 Pierce County Manual’s Falling Head Test (Appendix III-A). All applicable correction factors must be applied to the chosen infiltration test method. If discharge from the site is proposed, a downstream analysis must be prepared and submitted in accordance with Volume I, Section 2.6.2 of the SMMWW to ensure downstream property is not adversely impacted by the proposal. Any dispersion facilities proposed for stormwater mitigation purposes (excluding overflow) must demonstrate adequate flow path length outside of any sensitive areas and their buffers (EMC 13.05.170).	Satisfied through SiteDev
34	A Temporary Erosion and Sedimentation Control (TESC) plan must be submitted with the SWPPP prior to site development permit issuance, approved by the City Engineer, and implemented during site development and any future home construction. A Certified Erosion and Sediment Control Lead (CESCL) shall be present throughout the construction of site development improvements, implement and maintain the SWPPP, and provide regular reports to the City of Edgewood.	Satisfied through SiteDev

35	The applicant's geotechnical engineer shall verify and confirm soil conditions and design infiltration rates during and following construction of any proposed stormwater retention BMPs, including facilities designed using Low Impact Development (LID) techniques. If conditions are found to be different than designed, the applicant's geotechnical engineer shall provide a revised design infiltration rate and the stormwater retention BMPs shall be redesigned accordingly. Any revisions shall be submitted to the City of Edgewood and approved prior to implementation and final site development construction approval. Corrections and/or design errors shall require revisions to the site development drawings prior to continuation of work.	Satisfied through SiteDev
36	The applicant shall provide adequate site control measures for erosion control for the proposed movement of up to 3,500 cubic yards of material.	Satisfied through SiteDev
37	The applicant shall acquire a National Pollution Discharge Elimination System (NPDES) permit from the Department of Ecology if more than one acre of the project site is disturbed during the site development process.	Confirmed on Ecology's water quality permitting database, assigned Permit# WAR309228 and expires December 31, 2025.
38	The applicant shall provide right of entry by the City of Edgewood for all stormwater facilities prior to final site development approval. If constructed conditions are found to be different than those designed and approved, the applicant's engineer shall revise the stormwater system accordingly. Any revisions shall be provided to the City of Edgewood and approved prior to implementation and final site development construction.	Satisfied through SiteDev

39	The applicant is responsible for notifying the U.S. Army Corps of Engineers (Corps) if his/her project involves impacts to wetlands and waters of the state, and to request a jurisdictional determination. The Corps will determine (1) whether the wetlands and water bodies are in their jurisdiction or isolated, (2) if the proposal can be approved under a Nationwide Permit, and (3) what compensatory mitigation is necessary for a wetland fill.	Reviewed/Confirmed. Note added to final plat map.
40	If the applicant ultimately proposed to fill the unregulated wetland on Lot 13, the applicant shall provide within the civil engineering plans an evaluation of the stormwater capacity and mitigation plans to accommodate for this volume of water either within the proposed stormwater facility or through the construction of a separate stormwater pond/feature that meets the requirements of the EMC, specifically EMC 13.05, Stormwater Requirements.	The applicant shall follow condition #40 if impacts to wetlands are proposed. The wetland area in Lot 13 was fenced per approved landscape plans and confirmed via images provided by the applicant during final plat review.
41	Streetscape landscaping is required throughout the proposed subdivision and include irrigation. Management and maintenance of the streetscape landscaping, both onsite and along the 12 th Street East and 122 nd Avenue East frontage, shall be the responsibility of the HOA.	Satisfied
42	Storm tract and Park/Septic area landscaping is required in accordance with EMC 18.90.090. Maintenance of the landscaping shall be managed by the HOA.	Satisfied
43	The applicant shall submit and receive approval of a landscape plan in accordance with EMC 18.90.090 prior to final acceptance of the site development improvements. The landscape plans shall include provisions for the streetscape, storm/landscaping tract, and park/septic area. Common space and storm tract landscaping installation shall be required at the time of site development unless otherwise approved by the Community Development Director.	Satisfied through SiteDev

44	The applicant shall provide a copy of the landscape and streetscape maintenance plan prior to permit issuance of the first building permit to address all common spaces and shall specifically include provisions regarding stormwater maintenance referencing the Operation and Maintenance (O&M) Manual prepared by the Engineer of Record, landscaping, roadway, park/septic area, and storm tract.	Reviewed and final plat application approved by City Engineer.
45	Review of the environmental checklist indicates that development of the site will generate short-term noise and dust during construction. Best management practices will be required to be employed to mitigate these impacts. EMC Title 8 adopted the Pierce County Codes regarding noise. Chapter 8.76.060 establishes maximum permissible noise levels. The City has established a policy limiting the hours that construction activity can occur in order to address noise impacts to neighboring residential properties.	Satisfied through SiteDev
46	The applicant shall provide approved community drain field construction documents from the Tacoma-Pierce County Health Department prior to site development permit application.	Satisfied through SiteDev
47	The applicant shall comply with the requirements of Mountain View-Edgewood Water Company (MTVE) as outlined on pages 6 and 7 within "Findings of Fact" above and provide written approval of system acceptance prior to final plat submittal.	Reviewed/Confirmed. MTVE water certificate provided w/ final plat application.
48	The applicant shall comply with the requirements of East Pierce Fire and Rescue as outlined on pages 7 and 8 within "Findings of Fact" above.	Fire review conducted and approval provided 5/25/21.
49	The applicant shall pay School Impact Fees to the Puyallup School District at the time of building permit issuance in accordance with EMC 4.10 or deferred in accordance with the provisions of EMC 4.05.	All new SFR Building Permits trigger this fee, collection will occur with the building permit.

50	The applicant shall pay Park Impact Fees at the time of building permit issuance in accordance with EMC 4.20 or deferred in accordance with the provisions of EMC 4.05.	All new SFR Building Permits trigger this fee, collection will occur with the building permit.
51	The applicant shall pay Traffic Impact fees at the time of building permit issuance in accordance with EMC 4.30 or deferred in accordance with the provisions of EMC 4.05.	All new SFR Building Permits trigger this fee, collection will occur with the building permit.
52	The applicant shall pay all 3rd party review fees in review of the site development plans and for all future on-site inspections as applicable.	Satisfied
53	If significant changes are made to the proposal, additional documentation and study will be required to be submitted to the City of Edgewood and supplemental SEPA environmental review will be required.	Satisfied
54	The final plat map shall contain the following note: Lot 13 contains an area that meets the City of Edgewood definition of an unregulated Category III wetland. However, the United States Army Corps of Engineers (Corps) may assert jurisdiction over the area. Any current or future property owner proposing to fill or grade this area must first request a jurisdictional determination from the Corps and adhere to any final decision rendered by the Corps.	Satisfied. This note is provided on page 2 tract notes, with a footnote provided on the plat map on page 3.
55	The applicants shall consult with the Urback family prior to tree removal and fence construction along the rear property lines of Lots 1-4. The applicants shall make a good faith effort to reach agreement with the Urback family regarding tree removal/retention along said joint property line.	Satisfied. Confirmation provided by Urback via email on 6/3/21.
56	The applicants will provide a copy of the final storm drainage plans to the Urback family together with a minimum two week period to comment prior to final approval by the City. However, the decision to approve/disapprove the storm drainage plans is solely within the discretion of the City.	Satisfied. Confirmation provided by Urback via email on 6/3/21.

MDNS	MDNS Conditions	
1	Compliance with EMC Chapters 13.05 (Stormwater Manual – Site Development Regulations) and 13.25 (Illicit Stormwater Discharges) is required during and following any site development activity. Measures must be taken to maintain the existing wetland area’s hydrology per Minimum Requirement #8.	Satisfied through SiteDev
MDNS		
2	The applicant shall submit street improvement construction plans for the proposed private roadway, for review and approval by the City Engineer, prior to final plat submittal. Improvements shall be designed in compliance with EMC Title 12 (Streets, Sidewalks and Public Places), which adopts Pierce County Code (PCC) Title 12 by reference. The specific cross section shall be in accordance with the “Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County,” Pierce County Standard Drawing PC.A3.2, and as described herein. The private cul-de-sac road shall include, at minimum, a 20-foot drive lane, a 1.5-foot curb and gutter section on both sides of the road, a stormwater management system per EMC 13.05, a 4-foot landscaping strip, a 5-foot concrete sidewalk. The Puyallup School District requested a 50-foot radius cul-de-sac, however the applicant is in discussions with the PSD to reduce the radius. The cul-de-sac, at minimum, shall meet Pierce County Code requirements and the applicant shall obtain formal approval in the form of a letter for a reduced radius from the Puyallup School District. This letter shall be submitted to the City of Edgewood for review and approval prior to site development activities. The street shall also have vehicle level street lighting per PCC Section 17B.30.040(B)(2).	Satisfied through SiteDev
MDNS		

3	The applicant shall submit street improvement construction plans for the new roadway intersection to the proposed private road from 12th Street East, for review and approval by the City Engineer, prior to final short plat submittal. The intersection shall be constructed in accordance with EMC Title 12, which adopts by PCC Title 17B, including Section 17B.10.060, the “Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County.” Details on the roadway intersection improvements may be found in Chapter 5: Access and Intersections.	Satisfied through SiteDev
MDNS		
4	The applicant shall submit frontage street improvement construction plans for 12th Street East and 122 nd Avenue East, for review and approval by the City Engineer, prior to final short plat submittal. 12th Street East improvements to include half-street improvements at a minimum, including a 12-foot drive lane, 4-foot buffer and 5-foot concrete sidewalk with appropriate stormwater management. 122 nd Avenue East improvements to include half-street improvements at a minimum, including a 12-foot drive lane, 5-foot bike lane, 4-foot buffer and 5-foot concrete sidewalk with stormwater management consistent with EMC 13.05.	Satisfied through SiteDev
MDNS		
5	The applicant shall submit lighting plans for the proposed roadway improvements, consistent with City of Edgewood standards, for review and approval by the City Engineer, at the time of site development submittal. Vehicle-level street lighting shall be provided at the proposed private road turnaround and at the intersections within the frontage improvement areas listed above, per PCC 17B.20.005, Table 17B.20.005-2, as incorporated in EMC Title 12. Installation, utility charges, and ongoing maintenance of private roadway street lighting shall be the responsibility of the developer and future homeowner’s association.	Satisfied through SiteDev
MDNS		

6	The applicant shall submit a plan detailing all roadway signs in accordance with Manual on Uniform Traffic Control Devices (MUTCD) standards, for review and approval by the City Engineer, prior to site development permit issuance.	Satisfied through SiteDev
MDNS		
7	The design and construction of the new roadways and pedestrian improvements shall meet or exceed current Americans with Disabilities Act (ADA) requirements. This includes but is not limited to design of sidewalk transitions, curb ramps, street crossings, and lighting.	Satisfied through SiteDev
MDNS		
8	Engineered stormwater drainage facilities are required for all disturbed areas of the project site. The applicant shall provide a Stormwater Site Plan in accordance with EMC Chapter 13.05 and the 2005 DOE Stormwater Management Manual for Western Washington (SMMWW) at the time of site development. The plan shall include a Stormwater Pollution Prevention Plan (SWPPP) addressing Minimum Requirement Two for all proposed development. The applicant shall provide engineering plans for City approval for all required surface water facilities prior to site development approval.	Satisfied through SiteDev
MDNS		

9	Any proposed surface water discharged from the project site (including areas bypassing proposed facilities) must meet all of the Minimum Requirements of the SMMWW, with any stormwater modeling of pre-development conditions assuming “forested” land coverage. If onsite retention is proposed, in-situ infiltration testing must be performed on the project site to determine the design infiltration rate, consistent with the 2005 DOE SMMWW, 2012 LID Manual, or the 2015 Pierce County Manual’s Falling Head Test (Appendix III-A). All applicable correction factors must be applied to the chosen infiltration test method. If discharge from the site is proposed, a downstream analysis must be prepared and submitted in accordance with Volume I, Section 2.6.2 of the SMMWW to ensure downstream property is not adversely impacted by the proposal. Any dispersion facilities proposed for stormwater mitigation purposes (excluding overflow) must demonstrate adequate flow path length outside of any sensitive areas and their buffers (EMC 13.05.170).	Satisfied through SiteDev
MDNS		
10	A Temporary Erosion and Sedimentation Control (TESC) plan must be submitted with the SWPPP prior to site development permit issuance, approved by the City Engineer, and implemented during site development and any future home construction. A Certified Erosion and Sediment Control Lead (CESCL) shall be present throughout the construction of site development improvements, implement and maintain the SWPPP, and provide regular reports to the City of Edgewood.	Satisfied through SiteDev
MDNS		
11	The applicant shall provide adequate site control measures for erosion control for the proposed movement of up to 3,500 cubic yards of material.	Satisfied through SiteDev
MDNS		
12	As more than one (1) acre of land disturbance is expected, the applicant shall acquire a National Pollution Discharge Elimination System (NPDES) permit and provide a copy of the permit to the City of Edgewood prior to site development permit issuance.	Confirmed on Ecology's water quality permitting database, assigned Permit# WAR309228 and expires December 31, 2025.
MDNS		

13	The applicant shall install markers to flag the building setback from top of slope on Lots 5 and 6, and permanent fencing and signage shall be installed at the same top of slope per EMC 14.10.080 (H) prior to final plat approval. The building setback line must be established through the installation of rebar, staked a minimum of 50-feet from the top of slope.	Reviewed/Confirmed. Will need confirmation through site inspection.
MDNS		
14	A Pre-Construction Meeting with the City of Edgewood shall be held prior to any site development activity and scheduled at least 72 hours in advance. All construction activity shall occur between 8 a.m. and 6 p.m., Monday through Friday. Special provisions to work beyond these hours may be permitted through written request to the Mayor (or designee) a minimum of 48 hours before the special hours or days requested.	Satisfied through SiteDev
MDNS		
15	Dust control measures shall be performed during site development and any home construction, as needed due to soil conditions during periods of dry weather. Dust control measures shall be addressed in the SWPPP.	Satisfied through SiteDev
MDNS		
16	Appropriate provisions shall be made to minimize the tracking of sediment by construction vehicles onto paved public roads during site development and home construction. If sediment is deposited, it shall be cleaned by the end of each working day by shoveling or sweeping. Water cleaning shall only be done after the area has been shoveled out or swept.	Satisfied through SiteDev
MDNS		
17	In accordance with EMC Chapter 13.25, all oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained onsite during construction, and removed in a manner that will prevent their discharge from the site, either to surface waters or soils. The cleanup of any spills shall take precedence over any other work on the site.	Reviewed/Confirmed
MDNS		

18	The applicant's geotechnical engineer shall verify and confirm soil conditions and design infiltration rates during and following construction of any proposed stormwater retention BMPs, including facilities designed using Low Impact Development (LID) techniques. If conditions are found to be different than designed, the applicant's geotechnical engineer shall provide a revised design infiltration rate and the stormwater retention BMPs shall be redesigned accordingly. Any revisions shall be submitted to the City of Edgewood and approved prior to implementation and final site development construction approval. Corrections and/or design errors shall require revisions to the site development drawings prior to continuation of work.	Satisfied through SiteDev
MDNS		
19	The applicant shall provide right of entry by the City of Edgewood for all stormwater facilities prior to final site development approval. If constructed conditions are found to be different than those designed and approved, the applicant's engineer shall revise the stormwater system accordingly. Any revisions shall be provided to the City of Edgewood and approved prior to implementation and final site development construction approval. Corrections and/or design errors may require revisions to the short plat.	Satisfied through SiteDev
MDNS		
20	The applicant shall submit and receive approval of a landscape plan in accordance with EMC 18.90.090 prior to final acceptance of the site development improvements. The landscape plans shall include provisions for the streetscape, storm/landscaping tract, and park/septic area. Common space and storm tract landscaping installation shall be required at the time of site development unless otherwise approved by the Community Development Director.	Satisfied through SiteDev
MDNS		

21	The applicant shall provide a copy of the landscape and streetscape maintenance plan prior to permit issuance of the first building permit to address all common spaces and shall specifically include provisions regarding stormwater maintenance referencing the Operation and Maintenance (O&M) Manual prepared by the Engineer of Record, landscaping, roadway, park/septic area, and storm tract.	Reviewed and final plat application approved by City Engineer.
MDNS		
22	A Homeowners' Association (HOA) shall be created to address all private improvements within the proposed plat including storm tract stormwater facilities, community septic system, Private Street, curbs, and gutters, street lighting, street landscaping strip, landscaping and irrigation. Associated Covenants, Conditions and Restrictions (CCRs) shall be submitted at the time of final plat for review and approval. Once approved by the City, the CCRs shall be recorded separately at the time of final plat recording and the recording number shall be hand-written on the face of the final plat and the final plat number hand-written on the cover sheet of the CCRs as cross-reference.	Reviewed/Confirmed
MDNS		
23	Streetscape landscaping is required throughout the proposed subdivision, to include irrigation. Management and maintenance of the streetscape landscaping and shall be through contract established in HOA.	Satisfied with accepted bonds through SiteDev
MDNS		
24	Storm tract and Park/Septic area landscaping is required in accordance with EMC 18.90.090. Maintenance of the landscaping shall be managed by the HOA.	Satisfied with accepted bonds through SiteDev
MDNS		
25	The applicant shall provide approved community drain field system construction documents from the Tacoma-Pierce County Health Department prior to site development permit application.	Satisfied through SiteDev
MDNS		

26	Review of the environmental checklist indicates that development of the site will generate short-term noise and dust during construction. Best management practices will be required to be employed to mitigate these impacts. EMC Title 8 adopted the Pierce County Codes regarding noise. Chapter 8.76.060 establishes maximum permissible noise levels. The City has established a policy limiting the hours that construction activity can occur in order to address noise impacts to neighboring residential properties.	Satisfied through SiteDev
MDNS		
27	The applicant shall comply with the requirements of Mt. View Edgewood Water Company as outlined in “Findings of Fact” 14 above and provide written approval of the water company prior to final plat submittal.	MTVE water certificate provided with final plat application.
MDNS		
28	The applicant shall comply with the requirements of East Pierce Fire and Rescue as outlined within “Findings of Fact” 15 above.	Coorected reference to SEPA MDNS Findings of Fact #17. Reviewed/Confirmed
MDNS		
29	The applicant shall pay School Impact Fees to the Puyallup School District at the time of building permit issuance in accordance with EMC 4.10.	All new SFR Building Permits trigger this fee, collection will occur with the building permit.
MDNS		
30	The applicant shall pay Park Impact Fees at the time of building permit issuance in accordance with EMC 4.20.	All new SFR Building Permits trigger this fee, collection will occur with the building permit.
MDNS		
31	The applicant shall pay Traffic Impact fees at the time of building permit issuance in accordance with EMC 4.30.	All new SFR Building Permits trigger this fee, collection will occur with the building permit.
MDNS		
32	If significant changes are made to the proposal, additional documentation and study will be required to be submitted to the City and supplemental SEPA environmental review will be required.	Satisfied. The applicant shall follow SEPA mitigation measure #32 if significant changes are made to the proposal.
MDNS		

33	The applicant is responsible for notifying the U.S. Army Corps of Engineers (Corps) if his/her project involves impacts to wetlands and waters of the state, and to request a jurisdictional determination. The Corps will determine (1) whether the wetlands and water bodies are in their jurisdiction or isolated, (2) if the proposal can be approved under a Nationwide Permit, and (3) what compensatory mitigation is necessary for a wetland fill.	Satisfied. The applicant will notify Corps if impacts to wetland are proposed per SEPA mitigation measure #33.
MDNS		
34	If the applicant ultimately proposed to fill the unregulated wetland on Lot 13, the applicant shall provide within the civil engineering plans an evaluation of the stormwater capacity and mitigation plans to accommodate for this volume of water either within the proposed stormwater facility or through the construction of a separate stormwater pond/feature that meets the requirements of the EMC, specifically EMC 13.05, Stormwater Requirements.	If impacts are proposed to the wetland, the applicant shall follow SEPA mitigation measure #34.
MDNS		
35	A significant fir tree (18" diameter) may require removal for access to Lots 5 and 6. The applicant shall provide a mitigation plan to the Community Development Director in accordance with EMC 18.90.180 (C)(2)(c) and EMC18.90.180(D) for replacement of the fir tree and any other significant trees proposed to be removed that are on-site.	Satisfied through SiteDev
MDNS		
36	The applicant shall construct the proposed driveway to connect to the proposed cul-de-sac to lots 5 and 6. The driveway shall remain within the boundaries of Tract "C," but curve north as it leads away from the cul-de-sac and then bisect Tract "C" approximately 80 feet from the south property line with the "Urback parcel" (Parcel No. 0420023110). The proposed driveway alignment to Lots 5 and 6 is shown on the revised site plan dated August 9, 2016.	Satisfied. Confirmation provided by Urback via email on 6/3/21.
MDNS		

37	The portion of Tract "C" south of the driveway shall be the reserve drain field area for the community septic system. No trees shall be removed from the reserve drain field area until such time as the reserve drain field is needed to provide secondary/reserve septic service to the Edgewood Estates subdivision.	Satisfied. Confirmation provided by Urback via email on 6/3/21.
MDNS		
38	The applicant shall pay all 3rd party review fees in review of the site development plans and for all future on-site inspections as applicable.	All fees have been paid.



City of
Edgewood

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OCT 03 2016

City of Edgewood

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

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

September 29, 2016

Jerry Felker and Paul Sharpe
8608 South 134th Street
Seattle, WA 98178

RE: File Number: 5113
Edgewood Estates Preliminary Plat

Dear Mr. Felker and Mr. Sharpe:

Transmitted herewith is the Report and Decision 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 DECISION

FILE NO.: **5113**
 Edgewood Estates Preliminary Plat

PROPERTY Jerry Felker and Paul Sharpe
OWNERS: 8608 South 134th Street
 Seattle, WA 98178

ENGINEER: LeRoy Surveyors and Engineers
 12815 Canyon Road East, Suite F
 Puyallup, WA 98373

PLANNER: Kirk Rappe

SUMMARY OF REQUEST:

Preliminary Plat approval to allow subdivision of a 9.9 acre parcel into 14, single-family residential lots in the Single Family Two (SF-2) zone that includes a wetland and buffer tract, community drainfield tract, private road, and storm drainage detention pond located at 12220-12th Street East, Edgewood.

SUMMARY OF DECISION: Request granted, subject to conditions.

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 September 15, 2016, 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 "1" - **Planning and Community Development Department Staff Report**
EXHIBIT "A" - **Application**

- EXHIBIT “B” - Preliminary Plat Drawing**
- EXHIBIT “C” - Primary and Reserve Drainfield and Access Road Revision Plan**
- EXHIBIT “D” - Tree Preservation Plat Map**
- EXHIBIT “E” - Official Zoning Map**
- EXHIBIT “F” - Notice of Application**
- EXHIBIT “G” - State Environmental Policy Act (SEPA)**
- EXHIBIT “H” - Mitigated Determination of Nonsignificance (MDNS)**
- EXHIBIT “I” - Notice of Hearing**
- EXHIBIT “J” - Mt. View-Edgewood Certificate of Water Availability**
- EXHIBIT “K” - Tacoma Pierce County Health Department Preliminary Approval**
- EXHIBIT “L” - Public Comments**
- EXHIBIT “M” - Agency Comments**
- EXHIBIT “N” - Wetland Analysis Report and Letters**
- EXHIBIT “O” - Stormwater Report, Addendums, and Letter**
- EXHIBIT “P” - Geotechnical Engineering Report and Letter**
- EXHIBIT “Q” - Traffic Impact Analysis and Letters**
- EXHIBIT “R” - Matthew Sweeney’s Memorandum**
- EXHIBIT “S” - Mary Urback’s Overlay**
- EXHIBIT “T” - Letter with Attachments from Matthew Sweeney dated September 15, 2016**
- EXHIBIT “U” - LeRoy Surveyors & Engineers Letter with Attachments dated September 19, 2016**
- EXHIBIT “V” - Letter from Mary Urback dated September 23, 2016**

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.

KIRK RAPPE appeared, presented the City’s Staff Report, and testified that the site contains 7.12 developable acres that would authorize a maximum of 14 lots, assuming all lots could meet the minimum size. The City deemed the application complete on November 10, 2015, and the project will include right-of-way improvements. The City responsible official issued a MDNS following SEPA review and received no appeals. Proper notice was provided in accordance with the code. The parcel is located in the SF-2 zone classification, and the 13 parcels in the area are also within the SF-2 zone. The parcel has an unusual shape as it consists of an irregular square with a panhandle extending to the east. The applicant will locate the community septic drainfield on the panhandle, and the Health Department has granted preliminary approval. The eastern portion of the panhandle contains steep slopes and requires a building setback. Three roads will provide access to the site to include a new cul-de-sac road extending north from 12th Street East. The applicant will make half street improvements and will also provide a 15 foot wide drive that will have a hammerhead turnaround to serve Lots 5 and 6. The proposed stormwater plan received peer review from the City’s independent expert. Residents expressed concern regarding whether wetlands on the site consisted of a

mosaic, but both the applicants' and the City's biologist agree that no mosaic wetland exists. Exhibit D is the applicant's tree plan. The applicant redesigned the access road to Lots 5 and 6 and separated it from the Urback property line. Such will ensure no impacts to the trees along the property line. Staff finds that the plat satisfies all criteria set forth in EMC 18.40.110 and therefore recommends approval.

MATTHEW SWEENEY, attorney at law, appeared on behalf of the request and testified that Exhibit R accurately reflects the changes. They will provide within a few days a copy of the revised plat that shows the changes on one sheet.

MARY URBACK, attorney at law residing on 12th Street East, appeared and testified that she and her husband own the vacant 4.2 acre parcel that abuts the east and north sides of the plat parcel. Their home is located on the parcel adjacent to 12th Street. She noted that Exhibit H to the Staff Report refers to two MDNSs, but doesn't identify which MDNS is effective. She notes the proposed overlay on top of the plat map and agrees with the provision of a new map as an exhibit to the record. Exhibit S is a map and shows two of her parcels and road locations. Lots 1-4 abut her west property line and multiple trees are located along said line. She would like to have the trees removed along the property line as they are deciduous with roots extending out ten to 12 feet. The fencing cannot go around these trees. She had questions regarding the storm drainage on 12th Street as the sidewalks will be in the right-of-way. She questioned where the stormwater pipes will connect into the shoulder area.

CINDY JOHNSON appeared and testified that she resides in the Sunrise community and represents other homeowners therein. They have concerns regarding a jurisdictional determination of the wetland proposed for filling. She wants to see a determination made by the Corps, and also wants to see a 50 foot setback from the top of the slope shown on the plat.

DAMON DeROSA, LeRoy Surveyors, appeared and testified that they will not disturb the ditch and will put the sidewalk in back of the ditch. The runoff from the road will go to the ditch. He agreed to provide final plans to Ms. Urback.

MS. URBACK reappeared and testified that they were required to pipe their water and that the road crowns in the center. Water flows in both directions. A culvert exists beneath her vacant parcel.

MR. SWEENEY reappeared and testified that a 50 foot setback is clearly called out on the site plan and is also a no fill area. They will not touch the wetland during plat construction.

JERRY METZLER, City engineer, appeared and testified that the applicant will comply with the City stormwater regulations and that the City will review the frontage drainage. The wetland is small and unregulated, and Condition 39 requires the applicant to coordinate with the Corps. He suggested a note on the final plat.

No one spoke further in this matter and the Examiner took the matter under advisement. The hearing was concluded at 9:37 a.m.

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

FINDINGS, CONCLUSIONS, AND DECISION:

FINDINGS:

1. The Hearing Examiner has admitted documentary evidence into the record, heard testimony, and taken this matter under advisement.
2. The City of Edgewood responsible official considered this matter pursuant to the State Environmental Policy Act (SEPA) and issued a revised Mitigated Determination of Nonsignificance (MDNS) using the optional DNS process pursuant to WAC 197-11-355 on August 11, 2016. The revised MDNS replaced the initial MDNS issued July 21, 2016. No appeals were filed for either MDNS.
3. Notice for a neighborhood meeting was mailed to property owners within 300 feet of the site on March 7, 2016. The neighborhood meeting was held March 24, 2016. Comments received included, but were not limited to, concerns about density, wetlands preservation, and impacts to trees, traffic and roads with the addition of 14 single-family lots.

Notices:

Application Received:	October 27, 2015
Determination of Completeness:	November 10, 2015
Notice of Application:	November 20, 2015
SEPA Determination:	July 21, 2016
Revised SEPA Determination:	August 11, 2016
Notice of Public Hearing:	August 31, 2016

A 14-day public comment period was utilized, which ended December 4, 2015. The notice was posted on the site, published in the Tacoma News Tribune newspaper, and mailed to property owners within 300 feet of the project and parties of record on November 20, 2015.

4. The applicants, Jerry Felker and Paul Sharpe, have a possessory ownership interest in an irregularly shaped, 9.9 acre parcel of property located northeast of the intersection of 122nd Avenue East and 12th Street East within the City of Edgewood. Improvements on the site include a single-family residential home, detached garage, and three accessory structures. The home and two accessory structures

will remain on Lot 12 of the proposed preliminary plat, but the third accessory structure is located within a future plat road and will be removed. The plat parcel abuts 122nd Avenue East for 314 linear feet and 12th Street East for 387 linear feet. The principal, developable portion of the site extends north from 12th Street and east from 122nd Avenue. A 160 foot wide panhandle extends east from the north portion of the principal developable area to a steep slope descending into the White River Valley.

5. The applicants request preliminary plat approval to allow subdivision of the parcel into 14 single-family residential lots. Four lots will access onto 122nd Avenue and the balance will access onto 12th Street East. A new, internal, cul-de-sac, plat road will extend north from 12th Street East. A 20 foot wide drive will extend east and then north from the cul-de-sac to provide access to Lots 5 and 6 located in the eastern portion of the panhandle. The primary and reserve community septic drainfields are located in the western portion of the panhandle. The plat map shows a .59 acre Tract B storm drainage facility north of the cul-de-sac and a Category III wetland and buffer (Tract D) containing 1.51 acres in the northwestern portion of the parcel. An unregulated wetland is shown on Lot 13, but such wetland will not be disturbed during construction of the plat. A condition of approval requires future lot owners of Lot 13 to obtain approval from the U.S. Army Corps of Engineers prior to disturbance of said wetland.
6. The parcel is also located within the Single-Family-Low Density designation of the City of Edgewood Comprehensive Plan that authorizes a minimum of one dwelling unit per acre and a maximum of two dwelling units per acre. The proposed plat satisfies applicable Comprehensive Plan goals and policies as set forth on pages 3-5 of the Staff Report.
7. The parcel is located within the Single-Family 2 (SF-2) zone classification of the Edgewood Municipal Code (EMC). Section 18.80.040(1)(b) EMC authorizes single-family residential dwellings within the SF-2 classification as an outright permitted use. Section 18.80.040(E)(1) EMC requires a density of between one and two dwelling units per net buildable acre. In the present case the parcel contains 9.9 gross acres. Non-buildable areas excluded from the gross lot area include the wetland and buffer of 64,425 square feet, the right-of-way of 28,642 square feet, and the steep slopes along the eastern portion of the panhandle that contain 23,936 square feet. Thus, 117,003 square feet are deducted as non-buildable areas. The total area remaining calculates to 7.13 acres and is the net buildable area of the parcel. Such area authorizes a density of 14 lots, the number that the applicants' propose.
8. Section 18.80.040(E)(2)(b) EMC requires a minimum lot size of 18,500 square feet in the SF-2 classification. However, said section also allows a reduction in minimum lot size to 12,950 square feet where an applicant proposes a community septic drainfield. In the present case the applicants propose a community drainfield and

therefore the minimum lot size must equal 12,950 square feet. The preliminary plat map shows that gross lot sizes vary between 13,081 square feet (Lot 7) and 29,554 square feet (Lot 5). Following subtraction of critical areas from the lots, net building areas exceed minimum size requirement.

9. Section 18.80.040(E)(5) EMC requires each lot to have a minimum, road frontage width of 75 feet with the exception of flag lots that must have 20 feet [(EMC 18.80.100(C))]. All lots meet or exceed the minimum, road frontage width requirements. While parking may not occur along the new internal private road, all lots have sufficient space to provide adequate parking for family members and guests.
10. Section 18.80.040(E)(3) EMC limits individual lot coverage to 35 percent and impervious surface coverage to 45 percent in the SF-2 classification. The City will assure compliance with such standards at either site development permit application or building permit application. All lots have a generally rectangular shape and provide a sufficient building envelop to accommodate a reasonably sized, single-family residential home that will meet required setbacks of 25 feet from the front yard, 20 feet from rear yard, and eight feet from the interior or side yard. The building permit process will ensure that no structure exceeds the maximum building height of 35 feet. Parking, landscaping, and tree preservation/replacement must meet the requirements set forth in EMC 18.90.130, 18.90.090, and 18.90.180. The proposed preliminary plat will satisfy all bulk regulations of the SF-2 zone classification.
11. Section 18.90.180 EMC requires retention of 50 percent of significant trees located within the interior, landscaped areas of individual lots. Said section defines significant trees as having a minimum, 15 inch diameter as measured three feet above grade. The applicants propose to retain 50 percent of the 18 significant trees on the site, and will also plant trees in accordance with EMC standards.
12. Conditions of approval require the applicants to provide half-street improvements to 12th Street East and 122nd Avenue East across the plat frontage. Improvements on 12th Street East will include a 12 foot wide, drive lane; four foot wide buffer; and five foot wide, concrete sidewalk together with stormwater management. Improvements on 122nd Avenue East will include a 12 foot wide, drive lane; five foot wide, bike lane; four foot wide buffer; and five foot wide, concrete sidewalk together with stormwater management.
13. The applicants revised the location of the proposed drive serving Lots 5 and 6 from the south property line of the panhandle to its center. Such will eliminate potential impacts to trees along the joint property line with the Urbacks. A condition of approval requires the applicants to coordinate tree removal and fencing along the rear property lines of plat Lots 1 through 4 that abut the Urback's west property line.

14. Residents of the area raised concerns regarding the possibility that the onsite wetlands create a mosaic wetland system. The City required the applicants' expert to examine such possibility. Both the City's expert and the applicants' expert agree that the wetlands do not form a mosaic wetland system. No expert testimony or findings contradicts said determination.
15. The City required the applicants to submit a Traffic Impact Analysis (TIA) to evaluate traffic impacts generated by the new subdivision. The applicants' expert, Heath & Associates, prepared a TIA dated April 2016, that was peer reviewed and approved by the City's expert, Transpo Group, on July 7, 2016 (Exhibit Q to Staff Report). The TIA anticipates that the subdivision will generate an average of 172 vehicle trips per day, 18 of which will occur during the p.m. peak period and 20 during the a.m. peak period. However, the TIA anticipates that the intersection of 122nd Avenue and 12th Street will continue to operate at its present Level of Service (LOS), and that the intersection of the internal plat road and 12th Street East will operate at LOS A. The TIA recommends no mitigation other than payment of the City Traffic Impact Fee. Adequate entering and stopping sight distance is available at all intersections.
16. The Mt. View-Edgewood Water Company will provide both domestic water and fire flow to the site, and the Tacoma-Pierce County Health Department has granted preliminary approval for the community drainfield. The Health Department must also grant final approval for the drainfield that will serve all 14 lots. The applicants must also make per lot park impact fee, school impact fee, and traffic impact fee payments at the time of building permit application.
17. Prior to obtaining preliminary plat approval the applicants must show that the request satisfies the criteria set forth in EMC 16.04.080. Findings on each criteria are hereby made as follows:
 - A. As previously found the proposed preliminary plat is consistent with the goals and policies of the City of Edgewood Comprehensive Plan and satisfies all development standards set forth in Title 18 EMC. The parcel also protects onsite critical areas to include the jurisdictional, Category III wetland and the steep slopes in accordance with the requirements of Title 14 EMC, the critical areas regulations. While the unregulated wetland located on proposed Lot 13 is not subject to Title 14, a condition of approval requires protection of said wetland until such time as the United States Corps of Engineers determines that activity may occur therein. In accordance with the Staff Report, the project satisfies all applicable City codes, ordinances, standards, policies, and plans.
 - B. The applicants have shown that the plat makes adequate provisions for utilities and other public services necessary to serve the needs of future subdivision residents to include open spaces, drainage ways, streets, alleys,

other public ways, potable water supplies, transit facilities, sanitary waste, parks, playgrounds, schools, sidewalks, and safe walking conditions.

- C. The City responsible official identified environmental impacts associated with development of the subdivision and imposed mitigating measures to mitigate all such impacts. No appeals of either the original or revised MDNS were filed, and the SEPA determination is final.
- D. Approval of the subdivision will serve the public use and interest by providing an attractive location for a single-family residential subdivision in a rural area of the City that will provide significant views for two lots. The plat will make adequate provision for the public health, safety, and general welfare if developed in accordance with adopted City standards, mitigating measures in the MDNS, and conditions of approval imposed hereinafter.

CONCLUSIONS:

- 1. The Hearing Examiner has jurisdiction to consider and decide the issues presented by this request.
- 2. The applicants have shown that the proposed preliminary plat of Edgewood Estates is consistent with the policies and goals of the City of Edgewood Comprehensive Plan and satisfies all bulk standards of the SF-2 zone classification. The applicants have also shown that the preliminary plat meets all criteria for subdivision approval and critical area protection as set forth in the EMC, and therefore should be approved subject to the following conditions:
 - 1. The preliminary full subdivision shall be finalized and recorded within five (5) years of the preliminary approval in accordance with 58.17.140 RCW.
 - 2. The Mitigated Determination of Nonsignificance (MDNS) was issued July 21, 2016. A revised MDNS was issued on August 11, 2016. The conditions of the revised MDNS dated August 11, 2016 are hereby incorporated fully and shall be incorporated into the design of the plat and considered as conditions of the final plat approval.
 - 3. A Homeowners' Association shall be established under the provisions set forth in RCW 64.38 to assume responsibility for, and insure proper maintenance of, common or community facilities. In order to insure proper responsibility and authority to carry out necessary maintenance activities, the Homeowners' Association shall, at a minimum, include the following provisions:
 - a. Membership in the Homeowners' Association will be mandatory for all lot owners within the project boundaries.

- b. The Homeowners' Association shall have the power to levy fees and dues necessary to successfully accomplish necessary activities.
 - c. The Homeowners' Association shall have the provision for the collection of attorney fees extended in collecting delinquent assessments from lot owners.
 - d. Responsibility of the Homeowners' Association for maintenance of common areas shall be specifically detailed.
 - e. Assessment of the Association dues shall initially be established by the applicant and submitted to the City of Edgewood Department of Community Development for review. The applicant shall provide a description of the organization, including its bylaws, and all documents governing maintenance requirements and use restrictions for common facilities. Such documents shall be reviewed and approved by the City prior to final plat approval.
 - f. The Homeowners' Association and CCRs shall be recorded prior to recording the final plat and the Auditor's File Number shall be noted on the Final Plat with the following note:

"The Homeowners' Association shall be responsible for ongoing maintenance of all common Tracts within this Subdivision including the planter buffer strips (including weeding, mowing, etc.), stormwater facilities, community drainfield tract, critical areas tract and street lighting."
- 4. EMC Chapter 4.20 establishes a park impact fee for new development. A fee will be collected at the time of application for a building permit to construct each new dwelling unit. The amount of the fee will be based on the Park Impact Fee Schedule in place when the building permit application is submitted.
 - 5. Pursuant to RCW 58.17.170, the subdivision shall be governed by the terms of approval of the final plat, and the statutes, ordinances, and regulations in effect at the time of final approval.
 - 6. Addresses for individual residential lots shall be obtained from the City at the time of final plat submittal and shown on the face of the final plat drawings.
 - 7. Two (2) copies of a plat certificate shall accompany a request for approval of the final plat.

8. The final plat drawing shall be prepared in accordance with the requirements in RCW Chapter 58.09, WAC Chapter 332-130, EMC Title 16, and the conditions contained within this approval. Six (6) copies of the final plat drawings shall be submitted for review. After the City is satisfied that all requirements and conditions have been met, a Mylar drawing of the final plat with the appropriate signatures shall be submitted to the City for City Council approval within five (5) years of the date the preliminary plat approval pursuant to 58.17.140 RCW.
9. The applicant will be responsible for obtaining the following signatures on the Mylar prior to the Mylar being submitted for final review and approval by the City Council:
 - Pierce County Assessor-Treasurer
 - Owner's Free Consent
 - Tacoma-Pierce County Health Department
 - City of Edgewood Community Development
10. The Mylar shall include approval signature blocks for the following:
 - City Engineer
 - Community Development Director
 - Pierce County Assessor-Treasurer
 - Pierce County Auditor
 - Mayor, representing the City Council
11. The Plat shall not be deemed final until it has been duly recorded with the Pierce County Auditor. A copy of the recorded plat shall be submitted to the City prior to issuance of building permits for the construction of residential dwellings within the full subdivision.
12. Dust control measures shall be performed during site development and any home construction, as needed due to soil conditions during periods of dry weather. Dust control measures shall be addressed in the SWPPP.
13. Appropriate provisions shall be made to minimize the tracking of sediment by construction vehicles onto paved public roads during site development and home construction. If sediment is deposited, it shall be cleaned by the end of each working day by shoveling or sweeping. Water cleaning shall only be done after the area has been shoveled out or swept.
14. In accordance with EMC Chapter 13.25, all oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained onsite during construction, and removed in a manner that will

prevent their discharge from the site, either to surface waters or soils. The cleanup of any spills shall take precedence over any other work on the site.

15. A Pre-Construction Meeting with the City of Edgewood shall be held prior to any site development activity and scheduled at least 72 hours in advance. All construction activity shall occur between 8 a.m. and 6 p.m., Monday through Friday. Special provisions to work beyond these hours may be permitted through written request to the Mayor (or designee) a minimum of 48 hours before the special hours or days requested.
16. The applicant shall install markers to flag the building setback from top of slope on Lots 5 and 6, and permanent fencing and signage shall be installed at the same top of slope per EMC 14.10.080 (H) prior to final plat approval. The building setback line must be established through the installation of rebar, staked a minimum of 50-feet from the top of slope.
17. A significant fir tree (18" diameter) may require removal for access to Lots 5 and 6. The applicant shall provide a mitigation plan to the Community Development Director in accordance with EMC 18.90.180 (C)(2)(c) and EMC 18.90.180(D) for replacement of the fir tree and any other significant trees proposed to be removed that are on-site.
18. The applicant shall construct the proposed driveway to connect to the proposed cul-de-sac to lots 5 and 6. The driveway shall remain within the boundaries of Tract "C," but curve north as it leads away from the cul-de-sac and then bisect Tract "C" approximately 80 feet from the south property line with the "Urback parcel" (Parcel No. 0420023110). The proposed driveway alignment to Lots 5 and 6 is shown on the revised site plan dated August 9, 2016.
19. The portion of Tract "C" south of the driveway shall be the reserve drainfield area for the community septic system. No trees shall be removed from the reserve drainfield area until such time as the reserve drainfield is needed to provide secondary/reserve septic service to the Edgewood Estates subdivision.
20. The applicant shall pay School Impact Fees consistent with EMC Chapter 4.10. A copy of the receipt from the School District showing the fees have been paid is required prior to the issuance of building permits.
21. Site development is subject to City review and approval. Substantial completion of site development work must be completed prior to final plat approval. A construction bond or financial guarantee at 130 percent of the engineer's estimate for all Public Works improvements may be accepted

prior to completion of all work at the discretion of the City Manager or Designee to obtain final plat approval.

22. The applicant shall submit street improvement construction plans for the proposed private roadway, for review and approval by the City Engineer, prior to final plat submittal. Improvements shall be designed in compliance with EMC Title 12 (Streets, Sidewalks and Public Places), which adopts Pierce County Code (PCC) Title 12 by reference. The specific cross section shall be in accordance with the "Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County," Pierce County Standard Drawing PC.A3.2, and as described herein. The private cul-de-sac road shall include, at minimum, a 20-foot drive lane, a 1.5-foot curb and gutter section on both sides of the road, a stormwater management system per EMC 13.05, a 4-foot landscaping strip, a 5-foot concrete sidewalk. The street shall also have vehicle level street lighting per PCC Section 17B.30.040(B)(2).
23. The Puyallup School District requested a 50-foot radius cul-de-sac, however the applicant is in discussions with the PSD to reduce the radius. The cul-de-sac, at minimum, shall meet Pierce County Code requirements and the applicant shall obtain formal approval in the form of a letter for a reduced radius from the Puyallup School District. This letter shall be submitted to the City of Edgewood for review and approval prior to site development activities.
24. The applicant shall submit street improvement construction plans for the new roadway intersection to the proposed private road from 12th Street East, for review and approval by the City Engineer, prior to final short plat submittal. The intersection shall be constructed in accordance with EMC Title 12, which adopts by PCC Title 17B, including Section 17B.10.060, the "Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County." Details on the roadway intersection improvements may be found in Chapter 5: Access and Intersections.
25. The applicant shall submit frontage street improvement construction plans for 12th Street East and 122nd Avenue East, for review and approval by the City Engineer, prior to final short plat submittal. 12th Street East improvements to include half-street improvements at a minimum, including a 12-foot drive lane, 4-foot buffer and 5-foot concrete sidewalk with appropriate stormwater management. 122nd Avenue East improvements to include half-street improvements at a minimum, including a 12-foot drive lane, 5-foot bike lane, 4-foot buffer and 5-foot concrete sidewalk with stormwater management consistent with EMC 13.05.
26. The applicant shall submit lighting plans for the proposed roadway improvements, consistent with City of Edgewood standards, for review and

approval by the City Engineer, at the time of site development submittal. Vehicle-level street lighting shall be provided at the proposed private road turnaround and at the intersections within the frontage improvement areas listed above, per PCC 17B.20.005, Table 17B.20.005-2, as incorporated in EMC Title 12. Installation, utility charges, and ongoing maintenance of private roadway street lighting shall be the responsibility of the developer and future homeowner's association.

27. The applicant shall submit a plan detailing all roadway signs in accordance with Manual on Uniform Traffic Control Devices (MUTCD) standards, for review and approval by the City Engineer, prior to site development permit issuance.
28. The design and construction of the new roadways and pedestrian improvements shall meet or exceed current Americans with Disabilities Act (ADA) requirements. This includes but is not limited to design of sidewalk transitions, curb ramps, street crossings, and lighting.
29. EMC Chapter 4.30 establishes a traffic impact fee for new development. The applicant shall pay traffic impact fees at the time of building permit issuance for each residential unit.
30. Compliance with EMC Chapters 13.05 (Stormwater Manual – Site Development Regulations) and 13.25 (Illicit Stormwater Discharges) is required during and following any site development activity. Measures must be taken to maintain the existing wetland area's hydrology per Minimum Requirement #8.
31. The applicant shall provide a Final Stormwater Management Plan per EMC Chapter 13.05, which adopts the 2005 Department of Ecology (DOE) Surface Water Management Manual for Western Washington (SWMMWW) with local amendments. This plan shall be submitted as part of the Site Development Application and shall require approval prior to construction. The plan shall include management of stormwater associated with the improvements to 12th Street East and 122nd Avenue East.
32. Engineered stormwater drainage facilities are required for all disturbed areas of the project site. The applicant shall provide a Stormwater Site Plan in accordance with EMC Chapter 13.05 and the 2005 DOE Stormwater Management Manual for Western Washington (SMMWW) at the time of site development. The plan shall include a Stormwater Pollution Prevention Plan (SWPPP) addressing Minimum Requirement Two for all proposed development. The applicant shall provide engineering plans for City approval for all required surface water facilities prior to site development approval.

33. Any proposed surface water discharged from the project site (including areas bypassing proposed facilities) must meet all of the Minimum Requirements of the SMMWW, with any stormwater modeling of pre-development conditions assuming "forested" land coverage. If onsite retention is proposed, in-situ infiltration testing must be performed on the project site to determine the design infiltration rate, consistent with the 2005 DOE SMMWW, 2012 LID Manual, or the 2015 Pierce County Manual's Falling Head Test (Appendix III-A). All applicable correction factors must be applied to the chosen infiltration test method. If discharge from the site is proposed, a downstream analysis must be prepared and submitted in accordance with Volume I, Section 2.6.2 of the SMMWW to ensure downstream property is not adversely impacted by the proposal. Any dispersion facilities proposed for stormwater mitigation purposes (excluding overflow) must demonstrate adequate flowpath length outside of any sensitive areas and their buffers (EMC 13.05.170).
34. A Temporary Erosion and Sedimentation Control (TESC) plan must be submitted with the SWPPP prior to site development permit issuance, approved by the City Engineer, and implemented during site development and any future home construction. A Certified Erosion and Sediment Control Lead (CESCL) shall be present throughout the construction of site development improvements, implement and maintain the SWPPP, and provide regular reports to the City of Edgewood.
35. The applicant's geotechnical engineer shall verify and confirm soil conditions and design infiltration rates during and following construction of any proposed stormwater retention BMPs, including facilities designed using Low Impact Development (LID) techniques. If conditions are found to be different than designed, the applicant's geotechnical engineer shall provide a revised design infiltration rate and the stormwater retention BMPs shall be redesigned accordingly. Any revisions shall be submitted to the City of Edgewood and approved prior to implementation and final site development construction approval. Corrections and/or design errors shall require revisions to the site development drawings prior to continuation of work.
36. The applicant shall provide adequate site control measures for erosion control for the proposed movement of up to 3,500 cubic yards of material.
37. The applicant shall acquire a National Pollution Discharge Elimination System (NPDES) permit from the Department of Ecology if more than one acre of the project site is disturbed during the site development process.
38. The applicant shall provide right of entry by the City of Edgewood for all stormwater facilities prior to final site development approval. If constructed conditions are found to be different than those designed and approved, the applicant's engineer shall revise the stormwater system accordingly. Any

revisions shall be provided to the City of Edgewood and approved prior to implementation and final site development construction.

39. The applicant is responsible for notifying the U.S. Army Corps of Engineers (Corps) if his/her project involves impacts to wetlands and waters of the state, and to request a jurisdictional determination. The Corps will determine (1) whether the wetlands and water bodies are in their jurisdiction or isolated, (2) if the proposal can be approved under a Nationwide Permit, and (3) what compensatory mitigation is necessary for a wetland fill.
40. If the applicant ultimately proposed to fill the unregulated wetland on Lot 13, the applicant shall provide within the civil engineering plans an evaluation of the stormwater capacity and mitigation plans to accommodate for this volume of water either within the proposed stormwater facility or through the construction of a separate stormwater pond/feature that meets the requirements of the EMC, specifically EMC 13.05, Stormwater Requirements.
41. Streetscape landscaping is required throughout the proposed subdivision and include irrigation. Management and maintenance of the streetscape landscaping, both onsite and along the 12th Street East and 122nd Avenue East frontage, shall be the responsibility of the HOA.
42. Storm tract and Park/Septic area landscaping is required in accordance with EMC 18.90.090. Maintenance of the landscaping shall be managed by the HOA.
43. The applicant shall submit and receive approval of a landscape plan in accordance with EMC 18.90.090 prior to final acceptance of the site development improvements. The landscape plans shall include provisions for the streetscape, storm/landscaping tract, and park/septic area. Common space and storm tract landscaping installation shall be required at the time of site development unless otherwise approved by the Community Development Director.
44. The applicant shall provide a copy of the landscape and streetscape maintenance plan prior to permit issuance of the first building permit to address all common spaces and shall specifically include provisions regarding stormwater maintenance referencing the Operation and Maintenance (O&M) Manual prepared by the Engineer of Record, landscaping, roadway, park/septic area, and storm tract.
45. Review of the environmental checklist indicates that development of the site will generate short-term noise and dust during construction. Best management practices will be required to be employed to mitigate these

impacts. EMC Title 8 adopted the Pierce County Codes regarding noise. Chapter 8.76.060 establishes maximum permissible noise levels. The City has established a policy limiting the hours that construction activity can occur in order to address noise impacts to neighboring residential properties.

46. The applicant shall provide approved community drainfield construction documents from the Tacoma-Pierce County Health Department prior to site development permit application.
47. The applicant shall comply with the requirements of Mountain View-Edgewood Water Company (MTVE) as outlined on pages 6 and 7 within "Findings of Fact" above and provide written approval of system acceptance prior to final plat submittal.
48. The applicant shall comply with the requirements of East Pierce Fire and Rescue as outlined on pages 7 and 8 within "Findings of Fact" above.
49. The applicant shall pay School Impact Fees to the Puyallup School District at the time of building permit issuance in accordance with EMC 4.10 or deferred in accordance with the provisions of EMC 4.05.
50. The applicant shall pay Park Impact Fees at the time of building permit issuance in accordance with EMC 4.20 or deferred in accordance with the provisions of EMC 4.05.
51. The applicant shall pay Traffic Impact fees at the time of building permit issuance in accordance with EMC 4.30 or deferred in accordance with the provisions of EMC 4.05.
52. The applicant shall pay all 3rd party review fees in review of the site development plans and for all future on-site inspections as applicable.
53. If significant changes are made to the proposal, additional documentation and study will be required to be submitted to the City of Edgewood and supplemental SEPA environmental review will be required.
54. The final plat map shall contain the following note:

Lot 13 contains an area that meets the City of Edgewood definition of an unregulated Category III wetland. However, the United States Army Corps of Engineers (Corps) may assert jurisdiction over the area. Any current or future property owner proposing to fill or grade this area must first request a jurisdictional determination from the Corps and adhere to any final decision rendered by the Corps.

55. The applicants shall consult with the Urback family prior to tree removal and fence construction along the rear property lines of Lots 1-4. The applicants shall make a good faith effort to reach agreement with the Urback family regarding tree removal/retention along said joint property line.
56. The applicants will provide a copy of the final storm drainage plans to the Urback family together with a minimum two week period to comment prior to final approval by the City. However, the decision to approve/disapprove the storm drainage plans is solely within the discretion of the City.

DECISION:

The request for preliminary plat approval of Edgewood Estates is hereby granted subject to the conditions contained in the conclusions above.

ORDERED this 29th day of September, 2016.


STEPHEN K. CAUSSEAU, JR.
Hearing Examiner

TRANSMITTED this 29th day of September, 2016, to the following:

PROPERTY OWNERS:

Jerry Felker and Paul Sharpe
8608 South 134th Street
Seattle, WA 98178

ENGINEER:

LeRoy Surveyors and Engineers
12815 Canyon Road East, Suite F
Puyallup, WA 98373

OTHERS:

Paul Sharpe
1758 East Sierra Madre Court
Gilbert, AZ 85296

Bill Creveling
P.O. Box 740
Puyallup, WA 98371

Damon DeRosa
P.O. Box 740
Puyallup, WA 98371

Matthew Sweeney
P.O. Box 7935
Tacoma, WA 98417

Mary Urback
12417-12th Street East
Edgewood, WA 98372

Ace Tague
1516-122nd Avenue East
Edgewood, WA 98372

Cindy Johnson
1011 East Main Street, 456
Puyallup, WA 98372

Victor Lindstrom
12416-9th Street East
Edgewood, WA 98372

CITY OF EDGEWOOD

FILE NO.: 5113
Edgewood Estates Preliminary Plat

NOTICE

1. RECONSIDERATION:

Any aggrieved party or person affected by the decision of the Examiner may file with the department a written request for reconsideration based on any one of the following grounds materially affecting the substantial rights of said party or person:

- A. Errors of procedure or misinterpretation of fact, material to the party seeking the request for reconsideration.
- B. Irregularity in the proceedings before the Examiner by which such party was prevented from having a fair hearing.
- C. Clerical mistakes in the official file or record transmitted to the Examiner, including errors arising from inadvertence, oversight, or omission, which may have materially affected the Examiner's decision on the matter.

The request must be filed on forms provided by Edgewood City Hall along with required reconsideration fee no later than 4:30 p.m. on **October 10, 2016**, (7 working days) with the Edgewood City Hall. This request shall set forth the bases for reconsideration as limited by the above. The Examiner shall review said request in light of the record and take such further action as he/she deems proper; including, but not limited to, denying the request, granting the request, with or without oral argument, and may render a revised decision. The decision of the Examiner shall be subject to reconsideration only one time, even if the Examiner reverses or modifies the original decision.

2. APPEAL OF EXAMINER'S DECISION:

The final decision by the Examiner may be appealed in accordance with the Land Use Petition Act, Chapter 347, Laws of 1995, Sections 701-719, and in accordance with City of Edgewood ordinances.

NOTE: In an effort to avoid confusion at the time of filing a request for reconsideration, please attach this page to the request for reconsideration.



City Of Edgewood Council Agenda Summary Sheet

Subject: AB21-026 - Reappointment for Planning Commission and Reappointment/Appointment for Economic Development Advisory Board	Agenda Item #: 6.C
	For Agenda of: 6/22/2021
	Prepared by: Emily Arteche
Attachments (list): 1. PC_ Public Roster - Current as of 02-09-21 2. EDAB_ Public Roster - Current as of 03-01-21	
Approval of Materials: Emily Arteche Dave Gray 6/17/2021 Daryl Eidinger 6/17/2021	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: N/A

Summary Statement:

Edgewood Municipal Code (EMC) 2.30 establishes the general rules and procedures for the City's Planning Commission. The code states that Planning Commissioners shall serve two-year terms, in accordance the City's Council Rules of Procedure.

The following four Planning Commission positions are set to expire on June 30, 2021:

- Position 4 - Sarah Wagner
- Position 5 - Jason Ramirez
- Position 6 – Allison Pincas (Vice Chair)
- Position 7- Karla Slate

Edgewood Municipal Code (EMC) 2.32 establishes the general rules and procedures for the City's Economic Development Advisory Board (EDAB). The code states that board shall serve two-year terms, in accordance the City's Council Rules of Procedure.

The following four EDAB positions are set to expire on June 30, 2021:

- Position 1 - Scott Kilmer
- Position 2 - Andrew Wiesenfeld - Vice Chair
- Position 3 - Lora Butterfield - Chair
- Position 4 - Deanna Clark
- Position 5- New Appointment - Angel Swanson

Item History:

The four Planning Commissioners and four Economic Development Advisory Board members would like serve another two-year term. These four commissioners and four board members have had consistent attendance and contributions to important Planning Commission and Economic Development discussions and actions.

Recommended Action:

A motion to reappoint the following Planning Commissioners for another term ending June 30, 2023: Sarah Wagner position 4, Jason Ramirez position 5, Allison Pincas position 6, Karla Slate position 7

A motion to reappoint the following Economic Development Advisory Board members for another term ending June 30, 2023: Scott Kilmer position 1, Andrew Wisenfeld position 2, Lora Butterfield position 3, Deanna Clark position 4.

A motion to appoint Angel Swanson to position number 5 of the Economic Development Advisory Board with a term ending June 30, 2023.

Fiscal Note/Consideration:

N/A



CITY OF EDGEWOOD

Planning Commission Membership Roster

Planning Commission Membership Roster			
Position	Member	City Email	Term Ending
1	Carly Guillory	cguillory@cityofedgewood.org	2022
2	JoAnn Overfield**	joverfield@cityofedgewood.org	2022
3	Tom Greene	tgreene@cityofedgewood.org	2022
4	Sarah Wagner	swagner@cityofedgewood.org	2021
5	Jason Ramirez	jramirez@cityofedgewood.org	2021
6	Allison Pincas*	apincas@cityofedgewood.org	2021
7	Karla Slate	kslate@cityofedgewood.org	2021

***Vice-Chair**

****Chair**

Effective: 02/09/2021

EDAB Membership Roster			
Position	Member	City Email	Term Ending
1	Scott Kilmer	skilmer@cityofedgewood.org	2021
2	Andrew Wiesenfeld*	awiesenfeld@cityofedgewood.org	2021
3	Lora Butterfield**	lbutterfield@cityofedgewood.org	2021
4	Deanna Clark	dclark@cityofedgewood.org	2022
5	VACANT		2022
6	Dawne Swanson	dswanson@cityofedgewood.org	2022
7	Jason Neil	jneil@cityofedgewood.org	2022

***Vice-Chair**

****Chair**