

**FIRCREST CITY COUNCIL
REGULAR MEETING
AGENDA**

**TUESDAY, APRIL 22, 2025
7:00 P.M.**

**COUNCIL CHAMBERS
FIRCREST CITY HALL, 115 RAMSDELL STREET**

Pg.#

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. PRESIDING OFFICER'S REPORT**
 - A. Officer Thompson Introduction
 - B. [Proclamation: Parks Appreciation Day](#) 2
- 5. CITY MANAGER COMMENTS**
- 6. DEPARTMENT HEAD COMMENTS**
- 7. COUNCILMEMBER COMMENTS**
- 8. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA** (If you would like to make a public comment, you may speak at the appropriate time using the raise your hand feature or by pressing *9 on your phone.)
- 9. COMMITTEE, COMMISSION & LIAISON REPORTS**
 - A. Parks, Recreation, and Sustainability
 - B. Police/Public Safety and Court
 - C. Public Works and Facilities
 - D. Pierce County Regional Council
 - E. Other Liaison Reports
- 10. CONSENT CALENDAR**
 - A. Approval of [vouchers](#)/payroll checks 3
 - B. Approval of Minutes: [March 25, 2025, Regular Meeting](#) 14
- 11. PUBLIC HEARING**
- 12. UNFINISHED BUSINESS**
- 13. NEW BUSINESS**
 - A. [Resolution: LGIP Authorized Signers](#) 19
 - B. [Resolution: HB 1110 Extension Application](#) 34
- 14. CALL FOR FINAL COMMENTS**
- 15. EXECUTIVE SESSION**

To discuss potential litigation, pursuant to RCW 42.30.110 (1)(i)
- 16. ADJOURNMENT**

Join the Zoom *Dial-in Information*: 1-253-215-8782 *Webinar ID*: 846 5985 5658 *Password*: 848037



PROCLAMATION OF THE CITY COUNCIL

WHEREAS, well-maintained parks, playgrounds, trails, open spaces, and our community center enhance quality of life and make Fircrest an attractive and desirable place to live, work, play, and visit; and

WHEREAS, parks offer essential spaces for recreation, reflection, exercise, play, and social connection, fostering a strong sense of community and belonging for all; and

WHEREAS, parks and natural areas provide a critical connection to the environment, offering a peaceful escape from daily life while helping to preserve our natural resources and protect local ecosystems; and

WHEREAS, Earth Day, celebrated annually on April 22nd, reminds us of the importance of environmental stewardship and the role each of us plays in sustaining a healthy planet for future generations; and

WHEREAS, Parks Appreciation Day and Earth Day align in their shared goal of celebrating nature, promoting sustainability, and encouraging community engagement; and

WHEREAS, on Saturday, April 26, 2025, residents across Pierce County will come together to clean, restore, and beautify parks and green spaces, including a volunteer event at Whittier Park in Fircrest, hosted by the Pierce Conservation District, focusing on invasive species removal, litter pickup, and care for native plants.

NOW, THEREFORE, WE, MAYOR AND COUNCILMEMBERS of the City of Fircrest, do hereby proclaim April 26, 2025, as **Parks Appreciation Day** in the City of Fircrest, Washington and encourage all residents to participate in local efforts to care for our parks and environment, and to enjoy the many benefits our local and regional parks provide.

Passed this 22nd day of April 2025

Shannon Reynolds, Mayor

ACCOUNTS PAYABLE

City Of Fircrest

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Accts Pay #	Received	Date Due	Vendor	Amount	Memo
34813	04/10/2025	04/22/2025	4298 AWC Employee Benefit Trust	856.10	05/2025 Retired Medical
	521 22 20 01		LEOFF I Medical Premiums 001 000 521 General Fund	856.10	05/2025 Retired Medical
34788	04/09/2025	04/22/2025	10562 Amazon Capital Services	36.29	Self-Inking Rubber Number Stamp (Qty 2)
	524 20 31 00		Office & Oper Sup - Building 001 000 524 General Fund	18.15	Self-Inking Rubber Number Stamp (Qty 2)
	558 60 31 00		Office & Oper Sup - Plannin 001 000 558 General Fund	18.14	Self-Inking Rubber Number Stamp (Qty 2)
34849	04/16/2025	04/22/2025	10562 Amazon Capital Services	35.19	Earth Day Scavenger Hunt Prize - Wellness Program
	517 90 31 01		Oper Supplies - Wellness Pro 001 000 517 General Fund	35.19	Earth Day Scavenger Hunt Prize - Wellness Program
			Total Amazon Capital Services	71.48	
34815	04/10/2025	04/22/2025	3933 Asphalt Patch Systems, Inc.	4,331.00	Major Street Patch on Avondale, Princeton, Rainier & Contra Costa
	595 32 63 01		Street Improvements 101 000 542 City Street Fund	4,331.00	Major Street Patch on Avondale, Princeton, Rainier & Contra Costa
34797	04/09/2025	04/22/2025	7553 Atwood, Nancy	39.00	Library Reimbursement - 1/2 Year
	572 21 49 00		Library Services 001 000 572 General Fund	39.00	Library Reimbursement - 1/2 Year
34812	04/10/2025	04/22/2025	7201 Audio Innovations	400.00	Sound for Mother Son Dance
	573 90 49 01		Community Events 001 000 573 General Fund	400.00	Sound for Mother Son Dance
34850	04/16/2025	04/22/2025	284 Bucholz, Kathleen M	39.00	Library Reimbursement - 1/2 Year
	572 21 49 00		Library Services 001 000 572 General Fund	39.00	Library Reimbursement - 1/2 Year
34811	04/10/2025	04/22/2025	10548 Bugarin, Melina	250.00	Mother Son Dance Face Painting Vendor
	573 90 49 01		Community Events 001 000 573 General Fund	250.00	Mother Son Dance Face Painting Vendor
34810	04/10/2025	04/22/2025	4288 Carnival Time	496.35	Mother Son Dance Photo Booth
	573 90 49 01		Community Events 001 000 573 General Fund	496.35	Mother Son Dance Photo Booth
34835	04/11/2025	04/22/2025	10229 Casey Civil	2,871.20	P#68 44th St. Lift Station Professional Svcs. thru March 2025
	594 35 63 03		Project Engineering - Sewer 432 000 594 Sewer Improver	2,871.20	P#68 44th St. Lift Station Professional Svcs. thru March 2025

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34855	04/16/2025	04/22/2025	5805 CenturyLink (Lumen LD)	9.60	Long Distance Access & Usage 04/2025
	518 10 42 00	Communication - Non Dept	001 000 518 General Fund	9.60	Long Distance Access & Usage 04/2025
34853	04/16/2025	04/22/2025	3994 CenturyLink	449.70	Telecommunications - 04/2025
	518 10 42 00	Communication - Non Dept	001 000 518 General Fund	137.96	City Hall Alarm & Fax (2) - 04/2025
	521 22 42 00	Communication - Police	001 000 521 General Fund	265.76	Police BA/Modem & Fax - 04/2025
	531 50 42 00	Communication - Storm	415 000 531 Storm Drain	11.50	PW Alarm - 04/2025
	534 10 42 00	Communication - Water Adr	425 000 534 Water Fund (dep	11.50	PW Alarm - 04/2025
	535 10 42 01	Communication - Sewer Adr	430 000 535 Sewer Fund (dep	11.49	PW Alarm - 04/2025
	542 30 42 00	Communication - Street Reg	101 000 542 City Street Fund	11.49	PW Alarm - 04/2025
34839	04/11/2025	04/22/2025	4325 City Treasurer-Tacoma-SEWER	409,199.47	1st Qtr 2025 - Sewer Treatment
	535 60 44 02	Sewage Treatment	430 000 535 Sewer Fund (dep	409,199.47	1st Qtr 2025 - Sewer Treatment
34793	04/09/2025	04/22/2025	4324 City Treasurer-Tacoma	69,221.50	Fire/EMS - 05/2025
	522 20 40 00	Tacoma Contract - Fire	001 000 522 General Fund	21,886.75	Fire - 05/2025
	522 20 41 00	Tacoma Contract - EMS	001 000 522 General Fund	47,334.75	EMS - 05/2025
34829	04/11/2025	04/22/2025	11058 City of Tacoma Washington	3,234.00	2025 Public Safety Radio System User Fee (21 devices)
	521 22 41 01	Radio Infrastructure Fees	001 000 521 General Fund	3,234.00	2025 Public Safety Radio System User Fee (21 devices)
34711	04/01/2025	04/22/2025	2426 Collett Jr., Wesley Lee	66.17	05-01350.1 - 1247 FARALLONE AVE
	343 10 00 00	Storm Drain Revenues	415 000 340 Storm Drain	-27.29	
	343 40 00 00	Sale Of Water	425 000 340 Water Fund (dep	-31.71	
	343 50 00 00	Sewer Revenues	430 000 340 Sewer Fund (dep	-7.17	
34819	04/10/2025	04/22/2025	3573 Copiers Northwest Inc	24.19	Copier Usage 03/01/25-03/31/25
	521 22 45 00	Oper Rentals - Copier - Polic	001 000 521 General Fund	24.19	Copier Usage 03/01/25-03/31/25
34796	04/09/2025	04/22/2025	3589 Databar Inc	1,121.06	LED Flashlight Keychains - NPDES Outreach Program (Qty 500)
	531 50 31 03	NPDES Public Outreach	415 000 531 Storm Drain	1,121.06	LED Flashlight Keychains - NPDES Outreach Program (Qty 500)
34827	04/10/2025	04/22/2025	10913 David Evans and Associates, Inc.	705.58	P#74 Regents West Grind & Overlay - Professional Services 03/02/25-03/29/25
	595 10 63 06	Project Engineering - Street	101 000 594 City Street Fund	705.58	P#74 Regents West Grind & Overlay - Professional Services 03/02/25-03/29/25

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34830	04/11/2025	04/22/2025	365 Dept Of Labor & Industries	105.80	Boiler, Pressure Vessel Inspection: Rec
	518 30 48 01 Rep & Maint - Rec Bldg		001 000 518 General Fund	105.80	Boiler, Pressure Vessel Inspection: Rec
34843	04/14/2025	04/22/2025	4310 Dept Of Revenue-EXCISE TAX	757.78	March 2025 Excise Taxes
	518 20 43 01 Excise Tax - Time/Temp Ren		001 000 518 General Fund	1.22	March 2025 Excise Taxes
	531 50 44 00 Excise Tax - Storm		415 000 531 Storm Drain	8.62	March 2025 Excise Taxes
	534 10 44 00 Excise Tax - Water		425 000 534 Water Fund (de	10.57	March 2025 Excise Taxes
	534 10 44 00 Excise Tax - Water		425 000 534 Water Fund (de	21.99	March 2025 Excise Taxes
	534 10 44 00 Excise Tax - Water		425 000 534 Water Fund (de	45.32	March 2025 Excise Taxes
	535 10 44 00 Excise Tax - Sewer		430 000 535 Sewer Fund (de	24.29	March 2025 Excise Taxes
	535 10 44 00 Excise Tax - Sewer		430 000 535 Sewer Fund (de	113.02	March 2025 Excise Taxes
	571 20 43 00 Excise Tax - Participation Fee		001 000 571 General Fund	257.38	March 2025 Excise Taxes
	576 20 43 00 Excise Tax - Pool Revenue		001 000 576 General Fund	116.61	March 2025 Excise Taxes
	576 80 31 02 Oper Supplies - Parks		001 000 576 General Fund	37.37	March 2025 Excise Taxes
	589 30 00 00 Retail Sales Tax		655 000 580 Agency Fund/Bd	0.19	March 2025 Excise Taxes
	589 30 00 00 Retail Sales Tax		655 000 580 Agency Fund/Bd	121.20	March 2025 Excise Taxes
34857	04/16/2025	04/22/2025	10971 Deskins, Allison	530.96	2025 WPTA Conference - Meals & Lodging
	514 23 43 00 Travel - Finance		001 000 514 General Fund	530.96	2025 WPTA Conference - Meals & Lodging
34821	04/10/2025	04/22/2025	6801 Display Sales Co	2,130.00	Banners (Qty 8) & Flags (Qty 14) for Centennial Celebration
	542 80 31 05 Banners/Flags		101 000 542 City Street Fund	2,130.00	Banners (Qty 8) & Flags (Qty 14) for Centennial Celebration
34847	04/16/2025	04/22/2025	9254 Doyle Printing Company	46.24	Business Cards - K Aguon (500)
	514 23 31 00 Office & Oper Sup - Finance		001 000 514 General Fund	46.24	Business Cards - K Aguon (500)
34822	04/10/2025	04/22/2025	3627 Evergreen Rural Water of Washington	1,025.00	2025 Membership Dues
	534 10 49 03 Dues/Member/Subscriptions		425 000 534 Water Fund (de	1,025.00	2025 Membership Dues
34799	04/09/2025	04/22/2025	3636 Ferguson Enterprises, LLC, #417592	1,565.08	Parts to Repair Sewer Main/Connection Tap in - 1200 block of Avondale Alley
	535 50 31 01 Oper Supplies - Sewer Maini		430 000 535 Sewer Fund (de	1,565.08	Parts to Repair Sewer Main/Connection Tap in - 1200 block of Avondale Alley
34786	04/09/2025	04/22/2025	4318 Fircrest City of - Interfund (Treasur)	3,032.96	April 2025 Interfund
	518 30 47 00 Public Utility Services - City I		001 000 518 General Fund	474.45	April 2025 Interfund

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531 50 47 02	Public Utility Services - Bldg	415 000	531 Storm Drain	5.31	April 2025 Interfund
531 50 47 02	Public Utility Services - Bldg	415 000	531 Storm Drain	213.89	April 2025 Interfund
534 10 47 00	Utility Services/Building - W	425 000	534 Water Fund (de	213.90	April 2025 Interfund
534 80 47 01	Utility Services/Pumping	425 000	534 Water Fund (de	228.84	April 2025 Interfund
534 80 47 03	Public Utility Services - Mete	425 000	534 Water Fund (de	5.30	April 2025 Interfund
535 10 47 00	Utility Services/Building - Se	430 000	535 Sewer Fund (de	213.90	April 2025 Interfund
535 80 47 04	Public Utility Services - Mete	430 000	535 Sewer Fund (de	5.30	April 2025 Interfund
542 30 47 02	Electricity & Gas/Bldg - Stree	101 000	542 City Street Fund	5.31	April 2025 Interfund
542 30 47 02	Electricity & Gas/Bldg - Stree	101 000	542 City Street Fund	213.89	April 2025 Interfund
542 80 47 00	Public Utility Services - St Be	101 000	542 City Street Fund	6.76	April 2025 Interfund
548 65 47 00	Utility Services/Building - Sh	501 000	548 Equipment Rent	34.50	April 2025 Interfund
571 10 47 00	Public Utility Services - Rec	001 000	571 General Fund	289.08	April 2025 Interfund
576 20 47 00	Public Utility Services - Pool	001 000	576 General Fund	264.32	April 2025 Interfund
576 80 47 00	Public Utility Services - Parks	001 000	576 General Fund	858.21	April 2025 Interfund
34789	04/09/2025	04/22/2025	10305 Gunderson Law Office PLLC	12,000.00	City of Fircrest - March 2025
515 41 41 03	City Prosecutor	001 000	515 General Fund	12,000.00	City of Fircrest - March 2025
34869	04/17/2025	04/22/2025	11064 Hanover Company	500.00	Refund Zoning Permit Refundable Deposit - Applicant Withdrew Land Use Application - Invoice 8060
382 10 00 00	Refundable Deposits	001 000	380 General Fund	-500.00	Refund Zoning Permit Refundable Deposit - Applicant Withdrew Land Use Application - Invoice 8060
34798	04/09/2025	04/22/2025	9927 Harris, Mitchell	78.00	Library Reimbursement - 1 Year (Daniella)
572 21 49 00	Library Services	001 000	572 General Fund	78.00	Library Reimbursement - 1 Year (Daniella)
34713	04/01/2025	04/22/2025	10421 Heimlich, Faith	17.36	07-00283.1 - 125 SPRUCE ST
343 10 00 00	Storm Drain Revenues	415 000	340 Storm Drain	-3.78	
343 40 00 00	Sale Of Water	425 000	340 Water Fund (de	-4.45	
343 50 00 00	Sewer Revenues	430 000	340 Sewer Fund (de	-9.13	
34858	04/16/2025	04/22/2025	3690 Holroyd Co Inc	2,683.59	Crushed Rock To Backfill Ditchlines (100 Yards)
531 50 31 02	Oper Supplies - Storm	415 000	531 Storm Drain	670.89	Crushed Rock To Backfill Ditchlines (100 Yards)
534 80 31 02	Oper Supplies - Water Gen C	425 000	534 Water Fund (de	670.90	Crushed Rock To Backfill Ditchlines (100 Yards)
535 50 31 01	Oper Supplies - Sewer Maini	430 000	535 Sewer Fund (de	670.90	Crushed Rock To Backfill Ditchlines (100 Yards)
542 30 31 02	Oper Supplies - Street Reg	101 000	542 City Street Fund	670.90	Crushed Rock To Backfill Ditchlines (100 Yards)
34800	04/09/2025	04/22/2025	3692 Home Depot Credit Services	77.08	Peat Moss For Grass at Parks Garage
518 30 31 05	Oper Supplies - Parks Struct	001 000	518 General Fund	77.08	Peat Moss For Grass at Parks Garage

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34801	04/09/2025	04/22/2025	3692 Home Depot Credit Services	96.38	Fertilizer & Peat Moss For Grass at Parks Garage
	518 30 31 05 Oper Supplies - Parks Struct		001 000 518 General Fund	96.38	Fertilizer & Peat Moss For Grass at Parks Garage
			Total Home Depot Credit Services	173.46	
34809	04/09/2025	04/22/2025	7893 ICMA Membership Payments	960.00	2025 Annual Membership - City Manager D. Masko
	513 10 49 02 Dues/Member/Subscriptions		001 000 513 General Fund	960.00	2025 Annual Membership - City Manager D. Masko
34712	04/01/2025	04/22/2025	5577 IH2 Property WA LP	231.80	04-00930.1 - 1009 BRENTWOOD PL
	343 10 00 00 Storm Drain Revenues		415 000 340 Storm Drain	-50.83	
	343 40 00 00 Sale Of Water		425 000 340 Water Fund (de	-58.09	
	343 50 00 00 Sewer Revenues		430 000 340 Sewer Fund (de	-122.88	
34807	04/09/2025	04/22/2025	9817 Kenyon Disend	3,745.50	Attorney Services - March 2025
	515 41 41 01 City Attorney		001 000 515 General Fund	1,804.00	Attorney Services - March 2025
	515 41 41 02 Special Legal Counsel		001 000 515 General Fund	768.50	Attorney Services - March 2025
	518 11 41 03 Legal Services - Personnel		001 000 518 General Fund	265.00	Attorney Services - March 2025
	535 10 41 02 Legal Services		430 000 535 Sewer Fund (de	908.00	Attorney Services - March 2025
34808	04/09/2025	04/22/2025	9817 Kenyon Disend	18.00	Attorney Services - March 2025
	515 41 41 02 Special Legal Counsel		001 000 515 General Fund	18.00	Attorney Services - March 2025
			Total Kenyon Disend	3,763.50	
34790	04/09/2025	04/22/2025	10358 Lease, Jacob E	15.21	Gas Reimbursement (Narrows Market)
	521 22 43 00 Travel - Police		001 000 521 General Fund	15.21	Gas Reimbursement (Narrows Market)
34834	04/11/2025	04/22/2025	3791 Lowe's Company-#338954	137.12	Sawsall Saw Blades to Cut Metal Posts; Diesel Exhaust fuel for Diesel Trucks
	542 30 31 02 Oper Supplies - Street Reg		101 000 542 City Street Fund	137.12	Sawsall Saw Blades to Cut Metal Posts; Diesel Exhaust fuel for Diesel Trucks
34859	04/16/2025	04/22/2025	10447 Masko, Dawn	33.47	PCCAO Monthly Meeting (April 2025)
	513 10 43 00 Travel - Admin		001 000 513 General Fund	33.47	PCCAO Monthly Meeting (April 2025)
34831	04/11/2025	04/22/2025	6639 McClain's Soil Supply	397.08	Top Soil (15 Yds) For Parks

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	576 80 31 02 Oper Supplies - Parks		001 000 576 General Fund	397.08	Top Soil (15 Yds) For Parks
34825	04/10/2025	04/22/2025	2316 McMillan, Michael	78.00	Library Reimbursement - 1 Year (Michael)
	572 21 49 00 Library Services		001 000 572 General Fund	78.00	Library Reimbursement - 1 Year (Michael)
34820	04/10/2025	04/22/2025	11057 Nasworthy Polygraph, LLC	350.00	Polygraph Testing for New Officer
	521 22 41 00 Prof Svcs - Police		001 000 521 General Fund	350.00	Polygraph Testing for New Officer
34791	04/09/2025	04/22/2025	3957 PC Budget & Finance	1,332.74	Salt Brine (2500 Gallons) 02/2025
	542 30 31 02 Oper Supplies - Street Reg		101 000 542 City Street Fund	1,332.74	Salt Brine (2500 Gallons) 02/2025
34828	04/10/2025	04/22/2025	3937 Pape & Sons Construction Inc	121,374.52	P#68 44th Street Lift Station Project - Work Through 03/31/25
	594 35 63 01 Other Improvements - Sewe		432 000 594 Sewer Improver	121,374.52	P#68 44th Street Lift Station Project - Work Through 03/31/25
34838	04/11/2025	04/22/2025	3945 Patriot Fire Protection, Inc	1,440.11	6-Year Fire Extinguisher Inspections (Qty 14), 12-Year Fire Extinguisher Inspections (Qty 4)
	518 30 48 01 Rep & Maint - Rec Bldg		001 000 518 General Fund	360.02	6-Year Fire Extinguisher Inspections (Qty 14), 12-Year Fire Extinguisher Inspections (Qty 4)
	518 30 48 02 Rep & Maint - City Hall		001 000 518 General Fund	360.03	6-Year Fire Extinguisher Inspections (Qty 14), 12-Year Fire Extinguisher Inspections (Qty 4)
	518 30 48 03 Rep & Maint - PW		001 000 518 General Fund	360.03	6-Year Fire Extinguisher Inspections (Qty 14), 12-Year Fire Extinguisher Inspections (Qty 4)
	518 30 48 04 Rep & Maint - PSB		001 000 518 General Fund	360.03	6-Year Fire Extinguisher Inspections (Qty 14), 12-Year Fire Extinguisher Inspections (Qty 4)
34868	04/17/2025	04/22/2025	3955 Petrocard Systems Inc	830.96	Gas/Fuel - 04/2025
	548 65 31 11 Gas - Parks/Rec		501 000 548 Equipment Rent	96.33	Parks - 04/2025
	548 65 31 12 Gas - Street		501 000 548 Equipment Rent	178.47	Street - 04/2025
	548 65 31 13 Gas - Storm		501 000 548 Equipment Rent	361.08	Storm - 04/2025
	548 65 31 14 Gas - Water/Sewer		501 000 548 Equipment Rent	195.08	Water/Sewer - 04/2025
34842	04/11/2025	04/22/2025	10221 Petty Cash-ParksRec	70.50	Petty Cash Reimbursement 04/22/25
	571 10 31 02 Senior Program Supplies		001 000 571 General Fund	70.50	Senior Morning Supplies
34792	04/09/2025	04/22/2025	357 Piercy, Timothy C	76.94	Gym Reimbursement - January - April 2025
	531 50 20 00 Personnel Benefits - Storm		415 000 531 Storm Drain	19.24	Gym Reimbursement - January - April 2025
	534 10 20 00 Personnel Benefits - Water A		425 000 534 Water Fund (de	19.24	Gym Reimbursement - January - April 2025

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535 10 20 00	Personnel Benefits - Sewer A	430 000 535	Sewer Fund (dep	19.24	Gym Reimbursement - January - April 2025
542 30 20 00	Personnel Benefits - Street R	101 000 542	City Street Fund	19.22	Gym Reimbursement - January - April 2025
34814	04/10/2025	04/22/2025	3982	Proforce Law Enforcement, Corp. Office	910.38 Gun Holsters (6)
521 21 35 00	Small Tools & Equipment	105 000 521	Police Investigat	910.38	Gun Holsters (6)
34856	04/16/2025	04/22/2025	3982	Proforce Law Enforcement, Corp. Office	492.26 Adaptor Plates for Guns (Qty 10)
521 21 35 00	Small Tools & Equipment	105 000 521	Police Investigat	492.26	Adaptor Plates for Guns (Qty 10)
Total Proforce Law Enforcement, Corp. Office				1,402.64	
34818	04/10/2025	04/22/2025	10983	Public Safety Testing, Inc.	250.00 Recruiting Assistance, Application Processing, Written & Physical Ability Testing Subscription - 01/01/25-03/31/25
521 22 49 03	Dues/Member/Subscriptions	001 000 521	General Fund	250.00	Recruiting Assistance, Application Processing, Written & Physical Ability Testing Subscription - 01/01/25-03/31/25
34840	04/11/2025	04/22/2025	3986	Puget Sound Energy, BOT-01H	223.48 Natural Gas - City Hall - March 2025
518 30 47 00	Public Utility Services - City I	001 000 518	General Fund	223.48	Natural Gas - City Hall - March 2025
34841	04/11/2025	04/22/2025	3986	Puget Sound Energy, BOT-01H	403.33 Natural Gas - PW - March 2025
531 50 47 02	Public Utility Services - Bldg	415 000 531	Storm Drain	100.83	Natural Gas - PW - March 2025
534 10 47 00	Utility Services/Building - W	425 000 534	Water Fund (dep	100.83	Natural Gas - PW - March 2025
535 10 47 00	Utility Services/Building - Se	430 000 535	Sewer Fund (dep	100.83	Natural Gas - PW - March 2025
542 30 47 02	Electricity & Gas/Bldg - Stree	101 000 542	City Street Fund	100.84	Natural Gas - PW - March 2025
Total Puget Sound Energy, BOT-01H				626.81	
34802	04/09/2025	04/22/2025	6088	Sentinel Pest Control Inc	135.08 Pest Control - City Hall - 04/2025
518 30 48 02	Rep & Maint - City Hall	001 000 518	General Fund	135.08	Pest Control - City Hall - 04/2025
34832	04/11/2025	04/22/2025	6088	Sentinel Pest Control Inc	126.24 Pest Control - City Hall - 03/2025
518 30 48 02	Rep & Maint - City Hall	001 000 518	General Fund	126.24	Pest Control - City Hall - 03/2025
34836	04/11/2025	04/22/2025	6088	Sentinel Pest Control Inc	241.12 Pest Control - PW - 03/2025
531 50 48 00	Rep & Maint - Storm	415 000 531	Storm Drain	60.28	Pest Control - PW - 03/2025
534 50 48 01	Rep & Maint - Water Maint	425 000 534	Water Fund (dep	60.28	Pest Control - PW - 03/2025

ACCOUNTS PAYABLE

City Of Fircrest

Time: 10:17:10 Date: 04/18/2025

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Accts Pay #	Received	Date Due	Vendor	Amount	Memo
535 50 48 00	Rep & Maint - Sewer Maint	430 000	535 Sewer Fund (dep	60.28	Pest Control - PW - 03/2025
542 30 48 01	Rep & Maint - Street Maint	101 000	542 City Street Fund	60.28	Pest Control - PW - 03/2025
34837	04/11/2025	04/22/2025	6088 Sentinel Pest Control Inc	258.00	Pest Control - PW - 04/2025
531 50 48 00	Rep & Maint - Storm	415 000	531 Storm Drain	64.50	Pest Control - PW - 04/2025
534 50 48 01	Rep & Maint - Water Maint	425 000	534 Water Fund (dep	64.50	Pest Control - PW - 04/2025
535 50 48 00	Rep & Maint - Sewer Maint	430 000	535 Sewer Fund (dep	64.50	Pest Control - PW - 04/2025
542 30 48 01	Rep & Maint - Street Maint	101 000	542 City Street Fund	64.50	Pest Control - PW - 04/2025
Total Sentinel Pest Control Inc				760.44	
34787	04/09/2025	04/22/2025	7308 SiteCrafting Inc	897.00	Monthly Hosting - CityofFircrest.net - Jan-Mar 2025
518 81 41 02	Web Design & Maintenance	001 000	518 General Fund	897.00	Monthly Hosting - CityofFircrest.net - Jan-Mar 2025
34794	04/09/2025	04/22/2025	5304 South Sound 911	37,325.00	2nd Qtr 2025 - SouthSound 911 Contract Services
521 22 41 02	Dispatch (Communications)	001 000	521 General Fund	23,677.50	LE Communications Services 1st Qtr 2025
521 22 41 04	Records (CPL Permitting)	001 000	521 General Fund	3,287.50	Records/Permitting Services 1st Qtr 2025
521 22 41 05	IT Charges (RMS)	001 000	521 General Fund	10,360.00	RMS & IT Support Services 1st Qtr 2025
34817	04/10/2025	04/22/2025	4084 Staples Business Advantage	8.28	Office Supplies - Staple Remover (2)
518 10 34 01	Office Supplies - Central	001 000	518 General Fund	8.28	Office Supplies - Staple Remover (2)
34824	04/10/2025	04/22/2025	4084 Staples Business Advantage	59.51	Office Supplies - Sheet Protectors, Staples, Manila Folders, Highlighters, Expo Markers
518 10 34 01	Office Supplies - Central	001 000	518 General Fund	59.51	Office Supplies - Sheet Protectors, Staples, Manila Folders, Highlighters, Expo Markers
34854	04/16/2025	04/22/2025	4084 Staples Business Advantage	295.83	Office Supplies - Batteries, Whiteboard, Mousepad; Ergonomic Swivel Chair - G Costanti-Eacrett
512 51 31 00	Office & Oper Sup - Court	001 000	512 General Fund	97.66	Office Supplies - Batteries, Whiteboard, Mousepad
512 51 35 00	Small Tools & Equip - Court	001 000	512 General Fund	198.17	Ergonomic Swivel Chair - G Costanti-Eacrett
Total Staples Business Advantage				363.62	

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Accts Pay #	Received	Date Due	Vendor	Amount	Memo
34803	04/09/2025	04/22/2025	4328 Systems for Public Safety Inc	1,973.27	#60942D - 2016 Ford Interceptor Utility - Install Driver's Seat Cover; 60k Mile Service & Safety Inspection; LOF; Lubricate & Check Chassis; Program Key Fob; Replace Battery
	548 65 48 08 O & M - Police		501 000 548 Equipment Rent	1,973.27	#60942D - 2016 Ford Interceptor Utility - Install Driver's Seat Cover; 60k Mile Service & Safety Inspection; LOF; Lubricate & Check Chassis; Program Key Fob; Replace Battery
34826	04/10/2025	04/22/2025	4120 Tacoma Daily Index	454.89	March 2025 Publications
	511 60 41 01 Advertising - Legisl		001 000 511 General Fund	35.88	Ordinance 1738
	521 10 41 01 Advertising - Civil Svc		001 000 521 General Fund	32.76	Civil Service - Special Meeting 03/25/25
	595 32 63 01 Street Improvements		101 000 542 City Street Fund	386.25	P#81 Claremont St Grind & Overlay - Advertisement for Construction
34844	04/14/2025	04/22/2025	4322 Tacoma, City of - POWER	11,710.60	Power - Various Locations - 03/2025
	518 30 47 00 Public Utility Services - City I		001 000 518 General Fund	751.38	City Hall Power - 03/2025
	531 50 47 02 Public Utility Services - Bldg		415 000 531 Storm Drain	86.19	PW Power - 03/2025
	534 10 47 00 Utility Services/Building - W		425 000 534 Water Fund (dep	86.19	PW Power - 03/2025
	534 80 47 01 Utility Services/Pumping		425 000 534 Water Fund (dep	5,724.77	PW, Well #6, #7, #8, #9, Golf Course, Weathervane Booster - 03/2025
	535 10 47 00 Utility Services/Building - Se		430 000 535 Sewer Fund (dep	86.18	PW Power - 03/2025
	535 80 47 01 Utility Services/Pumping		430 000 535 Sewer Fund (dep	1,502.84	Pumps/LS Power - 03/2025
	542 30 47 02 Electricity & Gas/Bldg - Stree		101 000 542 City Street Fund	86.19	PW Power - 03/2025
	542 30 47 03 Electricity/Traffic Lights		101 000 542 City Street Fund	62.76	Traffic Control - 03/2025
	542 63 47 00 Electricity/Street Lights		101 000 542 City Street Fund	11.28	Street Lights - 03/2025
	548 65 47 00 Utility Services/Building - Sh		501 000 548 Equipment Rent	37.96	F&E Garage Power - 03/2025
	571 10 47 00 Public Utility Services - Rec		001 000 571 General Fund	1,317.56	Rec Center Power - 03/2025
	576 20 47 00 Public Utility Services - Pool		001 000 576 General Fund	1,145.05	Pool Power - 03/2025
	576 80 47 00 Public Utility Services - Parks		001 000 576 General Fund	812.25	Parks Power - 03/2025
34852	04/16/2025	04/22/2025	4139 Tapco Visa Card	32.04	Tapco Charges thru 04/13/25
	514 23 43 00 Travel - Finance		001 000 514 General Fund	32.04	WPTA Conference - Mileage for City Car
34851	04/16/2025	04/22/2025	10617 TechPower Solutions, Inc.	1,087.79	HP ProBook Laptop - B Wittner
	594 48 64 01 ERR Capital - Legisl		501 000 548 Equipment Rent	1,087.79	HP ProBook Laptop - B Wittner
34848	04/16/2025	04/22/2025	9003 U.S. Bank St. Paul	152,925.00	Bond Payment (Interest Only Through 5/31/2025) FIRUTG019

ACCOUNTS PAYABLE

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Accts Pay #	Received	Date Due	Vendor	Amount	Memo
592 75 82 01	Interest Payment - Park Bon	201 000 591	Park Bond Debt	152,925.00	Bond Payment (Interest Only Through 5/31/2025) FIRUTG019
34846	04/15/2025	04/22/2025	8484 US Bank, Recreation Dept Account	1,072.45	P-Card Charges through 04/08/25
571 10 31 02	Senior Program Supplies	001 000 571	General Fund	36.34	Senior Morning Supplies
573 90 49 01	Community Events	001 000 573	General Fund	1,036.11	Community Event Supplies - Mother Son Dance, Family Dance & Easter Egg Hunt
34795	04/09/2025	04/22/2025	4180 Utilities Underground	49.86	Locates 03/2025
534 10 49 00	Miscellaneous - Water Admi	425 000 534	Water Fund (dep	24.93	Locates 03/2025
535 10 49 00	Miscellaneous - Sewer Admi	430 000 535	Sewer Fund (dep	24.93	Locates 03/2025
34804	04/09/2025	04/22/2025	4231 Water Mgmt Labs Inc	405.00	Coliform and Fluoride Water Testing - 03/19/2025
534 80 41 00	Water Testing	425 000 534	Water Fund (dep	405.00	Coliform and Fluoride Water Testing - 03/19/2025
34805	04/09/2025	04/22/2025	4231 Water Mgmt Labs Inc	40.00	Well #8 Test - 3/14/25
534 80 41 00	Water Testing	425 000 534	Water Fund (dep	40.00	Well #8 Test - 3/14/25
34806	04/09/2025	04/22/2025	4231 Water Mgmt Labs Inc	45.00	Fluoride Water Testing - Well #7 - 03/19/25
534 80 41 00	Water Testing	425 000 534	Water Fund (dep	45.00	Fluoride Water Testing - Well #7 - 03/19/25
Total Water Mgmt Labs Inc				490.00	
34823	04/10/2025	04/22/2025	4256 Winning Seasons	416.73	Public Works Shirts (Qty 11)
531 50 20 01	Contract Benefits - Storm	415 000 531	Storm Drain	138.91	Public Works Shirts (Qty 11)
534 10 20 01	Contract Benefits - Wtr Adm	425 000 534	Water Fund (dep	138.91	Public Works Shirts (Qty 11)
542 30 20 01	Contract Benefits - Street Re	101 000 542	City Street Fund	138.91	Public Works Shirts (Qty 11)
34833	04/11/2025	04/22/2025	5286 Winsupply	38.05	Parts for Locating Water Pressure Zone Valves
534 80 31 02	Oper Supplies - Water Gen C	425 000 534	Water Fund (dep	38.05	Parts for Locating Water Pressure Zone Valves
34816	04/10/2025	04/22/2025	11056 Woods, Anna	300.00	Pro Temp Judge - 04/03/25 (4 hrs) - RMC
512 52 41 02	Prof Svcs - Pro Temp Judges	001 000 512	General Fund	300.00	Pro Temp Judge - 04/03/25 (4 hrs) - RMC

Report Total: 861,299.77

Fund	
001 General Fund	141,797.70
101 City Street Fund	10,475.02

ACCOUNTS PAYABLE

City Of Fircrest

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Accts

Pay #	Received	Date Due	Vendor	Amount	Memo
			105 Police Investigation Fund	1,402.64	
			201 Park Bond Debt Service Fund	152,925.00	
			415 Storm Drain	2,583.12	
			425 Water Fund (department)	9,075.27	
			430 Sewer Fund (department)	414,709.43	
			432 Sewer Improvement Fund	124,245.72	
			501 Equipment Rental Fund	3,964.48	
			655 Agency Fund/Bdg Permit	121.39	

This report has been reviewed by:

REMARKS:

Signature & Title

Date

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Mayor Shannon Reynolds called the regular meeting to order at 7:00 P.M. and led the Pledge of Allegiance. Councilmembers Brett L. Wittner, Karen Mauer-Smith, Hunter T. George, Nikki Bufford, and Jim Andrews were present. Councilmember David M. Viafore attended the meeting virtually.

PRESIDING OFFICER’S REPORT

Mayor Reynolds provided a brief report on the Murphy Bear unveiling ceremony and stated it was a well-attended event.

CITY MANAGER COMMENTS

City Manager Masko provided several updates to include the Police Chief recruitment process, the Assistant Planner candidate background process, the Deputy City Clerk/HR Specialist onboarding, ongoing support for the Planning and Building Department, middle housing survey, the City’s upcoming funding request for the Senate’s Congressionally Directed Spending and Community Project Funding Requests, the one-year anniversary of the Enterprise Justice System implementation, and the Whittier School Replacement Project’s design-build team selection. City Manager Masko requested feedback from the Council to schedule the discussion of the Whittier School Replacement Project design concepts.

Council discussions included beginning an hour earlier before the regular Council meeting and conducting community outreach.

There was a Council consensus to set a special meeting for April 8, 2025, at 6:00 P.M. to discuss the Whittier School Replacement Project design concepts.

DEPARTMENT HEAD COMMENTS

- Acting Police Chief Gollinger reported that the City has extended a conditional job offer to a Police Officer candidate and stated the candidate is progressing through the required medical process. He also provided several updates, including a Police Officer out on medical leave, the police radio channel transition, and National Night Out preparations. There was a brief discussion on the radio channel transition, ensuring communication between agencies and officer safety.

COUNCILMEMBER COMMENTS

- Councilmember Viafore welcomed Acting Police Chief Gollinger, gave kudos to Public Works Director Bemis for the weekly updates, and praised City Manager Masko for filling critical staff positions.
- Councilmember Mauer-Smith commented on the Murphy Bear unveiling event and stated it was a great family event.
- Councilmember Wittner commented on the Murphy Bear unveiling event and reported on the City Hall columns replacement project.
- Councilmember George gave kudos to the Murphy Bear unveiling event and expressed his excitement about backfilling positions.
- Councilmember Bufford gave kudos to the Parks and Recreation Department and volunteers for the Murphy Bear unveiling event. She also commented on providing recognition to the local Daffodil Princesses.

- Councilmember Andrews commented on playing softball with Finance Director Deskins' father and stated he was excited to have Finance Director Deskins on the team.

PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

Mayor Reynolds invited public comment. The following individual provided comment:

- Vince Navarre, address not provided, commented on the Murphy Bear unveiling event, expressed concerns on several public safety issues to include a recent theft, a vehicular homicide, and the lack of public notification regarding a registered sex offender.

Council discussions included public notification requirements for Level III sex offenders, the frequency of police check-ins, communication plans, City policies regarding police check-ins and school notifications, and providing sexual assault victim resources.

- Jen Haggard, address not provided, commented on the group home regulations.

COMMITTEE, COMMISSION, AND LIAISON REPORTS

A. Parks & Recreation

Councilmember Andrews commented on the upcoming Pee Wee soccer season, Centennial and Derby Days planning, the Masko Park playground equipment installation, and the upcoming sale of pool season passes.

B. Police/Public Safety and Court

There was no report.

C. Public Works

Councilmember George provided several project updates, including the 44th Lift Station Upgrade, the Claremont Street Grind and Overlay project bid opening, the Electron Way/Contra Costa Ave Pedestrian Safety Project, the 44th Street West Sidewalk Extension Project, the time and temperature sign replacement, the Fircrest Park Maintenance Facility, and Masko Park playground equipment. There was a brief discussion on Masko Park tree preservation and exploring the purchase of gently used generators.

D. Other Liaison Reports

Mayor Reynolds provided a report on the Pierce County Regional Council's Small City Roundtable Day and stated discussions were based on resource sharing.

Councilmember Bufford provided a Centennial Committee update and stated the committee is scheduled to meet next Thursday, April 3, 2025.

Councilmember George provided a report on the Pierce County Climate Conversation and highlighted their upcoming tree policy workshop.

Councilmember George also reported on the Sound Transit Board, including the beginning stages of the Tacoma Dome Link Extension Project and the announcement of Dow Constantine as their new CEO.

CONSENT CALENDAR

Mayor Reynolds requested that the City Clerk read the Consent Calendar. City Clerk Burkhart stated the corrected meeting minutes were available to the public for review.

- A. Approval of Check No. 222224 through 222701 in the amount of \$488,392.59
Approval of payroll electronic funds transfer in the amount of \$170,149.52
- B. Registering no objections to Stina's Cellar Liquor License Renewal
- C. Approval of February 25, 2025, Regular Meeting minutes as corrected
Approval of March 11, 2025, Regular Meeting minutes

Councilmember Mauer-Smith MOVED to approve the Consent Calendar as amended; seconded by Councilmember Bufford.

The Motion Carried (7-0).

PUBLIC HEARING

There was no public hearing scheduled.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

A. Fircrest Forever Foundation 2024 Year-End Report

Parks and Recreation Grover presented the Fircrest Forever Foundation 2024 Year-End Report and stated that the Foundation donated \$6,700 in 2024. Mayor Reynolds invited Councilmembers' comments. There was a brief discussion on the 2022 contribution towards the free and reduced adult swim lessons and scholarships. Mayor Reynolds invited public comment; none were provided.

B. Ordinance No. 1738: Industrial Wastewater Pretreatment Program Amendment

Public Works Director Bemis briefed the Council on the proposed ordinance and highlighted that the amendment would allow for electronic reporting, document submission, and digital signatures as part of the City's Industrial Wastewater Pretreatment Program. **Councilmember George MOVED to adopt Ordinance No. 1738, amending the Fircrest Municipal Code to add Section 20.30.1310, allowing for electronic reporting, document submission, and digital signatures as part of the City's Industrial Wastewater Pretreatment Program; seconded by Councilmember Mauer-Smith.** Mayor Reynolds invited Councilmember comments; none were provided. Mayor Reynolds invited public comment; none were provided.

The Motion Carried (7-0).

C. Resolution No. 1966: Alameda Sidewalk Design Contract

Public Works Director Bemis briefed the Council on the proposed resolution and highlighted that the agreement would provide design and engineering services for the Alameda Avenue West Sidewalk Project from Cypress Point to Emerson Street. **Councilmember Bufford MOVED to adopt Resolution No. 1966, authorizing the City Manager to enter into a Professional**

Services Agreement with PSOMAS for design and engineering services for the Alameda Avenue West Sidewalk Project; seconded by Councilmember George. Mayor Reynolds invited Councilmember comments; none were provided. Mayor Reynolds invited public comment; none were provided.

The Motion Carried (7-0).

D. Resolution No. 1967: City Council Rules of Procedure Amendment

City Manager Masko briefed the Council on the proposed resolution and highlighted that the amendment would update the Council liaison assignments. **Councilmember Bufford MOVED to adopt Resolution No. 1967, rescinding Resolution No. 1884 relating to City Council Rules of Procedure and adopting new City Council Rules of Procedure; seconded by Councilmember Mauer-Smith.** Mayor Reynolds invited Councilmembers' comments. There was a brief discussion regarding additional amendments, such as the sustainability liaison assignment. Mayor Reynolds invited public comment; none were provided.

The Motion Carried (7-0).

E. Resolution No. 1968: Kimley-Horn Contract Amendment

City Manager Masko briefed the Council on the proposed resolution and highlighted that the amendment would provide the City assistance with the Middle Housing and Accessory Dwelling Unit zoning code update. **Councilmember Mauer-Smith MOVED to adopt Resolution No. 1968, authorizing the City Manager to execute Amendment #1 to the Professional Services Agreement with Kimley-Horn and Associates, Inc. for additional services for the Middle Housing and Accessory Dwelling Unit zoning code update; seconded by Councilmember Wittner.** Mayor Reynolds invited Councilmembers' comments. There was a brief discussion on reviewing the consultant's performance. Mayor Reynolds invited public comment.

- Brian Rybolt, a Fircrest Resident, commented on pausing the amendment until the Department of Commerce has provided feedback on the HB 1110 extension application.

There was a brief discussion on the HB 1110 extension application and implementation required timelines, scope of work, and consultant performance.

The Motion Carried (6-1), with Mayor Reynolds dissenting.

CALL FOR FINAL COMMENTS

Councilmember Viafore commented on scheduling an Investment Committee meeting in April and conducting the City Manager's quarterly review.

EXECUTIVE SESSION

There was no executive session scheduled.

ADJOURNMENT

Councilmember Viafore MOVED to adjourn the meeting at 8:21 P.M., seconded by Councilmember Mauer-Smith.

The Motion Carried (7-0).

Shannon Reynolds, Mayor

Arlette Burkhardt, City Clerk

FIRCREST CITY COUNCIL AGENDA SUMMARY

NEW BUSINESS: Update Authorized Signers on City of Fircrest LGIP Account
ITEM: 13A
DATE: April 22, 2025
FROM: Dawn Masko, City Manager

RECOMMENDED MOTION: I move to authorize the Finance Director and City Manager as authorized individuals on the City's Local Government Investment Pool (LGIP) Account.

PROPOSAL: The Council is being asked to authorize the Finance Director and City Manager as designated "authorized individuals" to make updates, changes, contributions, and withdrawals to the Local Government Investment Pool (LGIP) on behalf of the City of Fircrest.

FISCAL IMPACT: None.

ADVANTAGE: This motion meets the criteria that the Local Government Investment Pool is seeking to authorize this change.

DISADVANTAGES: None.

ALTERNATIVES: None.

HISTORY: The Office of the State Treasurer requires approved Council minutes to authorize any changes to authorized signers for the City's LGIP account. The LGIP allows the use of position titles, rather than individual names, when designating authorized signers. This update is necessary to add the Finance Director position to the LGIP account, following the retirement of our former Finance Director, and the City Manager as a designated authorized individual.

ATTACHMENTS: [Resolution](#)
[LGIP Authorization Form](#)
[LGIP Prospectus](#)

**CITY OF FIRCREST
RESOLUTION NO. ____**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
FIRCREST, WASHINGTON, AUTHORIZING THE FINANCE
DIRECTOR AND CITY MANAGER AS AUTHORIZED
INDIVIDUALS ON THE CITY'S LOCAL GOVERNMENT
INVESTMENT POOL ACCOUNT.**

WHEREAS, pursuant to Chapter 294, Laws of 1986, the Legislature created a trust fund to be known as the public funds investment account (commonly referred to as the Local Government Investment Pool (LGIP) for the contribution and withdrawal of money by an authorized governmental entity for purposes of investment by the Office of the State Treasurer; and

WHEREAS, from time to time, it may be advantageous to the authorized governmental entity, the City of Fircrest, the "governmental entity", to contribute funds available for investment in the LGIP; and

WHEREAS, the investment strategy for the LGIP is set forth in its policies and procedures; and

WHEREAS, any contributions or withdrawals to or from the LGIP made on behalf of the governmental entity shall first be duly authorized by the City Council, the "governing body" or any designee of the governing body pursuant to this resolution, or a subsequent resolution; and

WHEREAS, the governmental entity will cause a certified copy of said resolution to be filed with the Office of the State Treasurer; and

WHEREAS, the governing body and any designee appointed by the governing body with authority to contribute or withdraw funds of the governmental entity has received and read a copy of the prospectus and understands the risks and limitations of investing in the LGIP; and

WHEREAS, the governing body attests by the signature of its members that it is duly authorized and empowered to enter into this agreement, to direct the contribution or withdrawal of governmental entity monies, and to delegate certain authority to make adjustments to the incorporated transactional forms to the individuals designated herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF FIRCREST:**

Section 1. The governing body does hereby authorize the contribution and withdrawal of governmental entity monies in the LGIP in the manner prescribed by law, rule, and prospectus.

1 **Section 2.** The City Council has approved the Local Government Investment Pool
2 Authorization Form (Form) as completed by the Finance Director, incorporates said
form into this resolution by reference, and does hereby attest to its accuracy.

3 **Section 3.** The governmental entity designates the Finance Director and City Manager
4 as the “authorized individuals” to authorize all amendments, changes, or alterations to
5 the Form or any other documentation, including the designation of other individuals to
make contributions and withdrawals on behalf of the governmental entity.

6 **Section 4.** This delegation ends upon the written notice, by any method set forth in the
7 prospectus, of the governmental body that an authorized individual has been terminated
8 or that their delegation has been revoked. The Office of the State Treasurer will rely
9 solely on the governing body to provide notice of such revocation and is entitled to rely
on the authorized individual’s instructions until such time as said notice has been
provided.

10 **Section 5.** The Form as incorporated into this resolution or hereafter amended by the
11 delegated authority, or any other documentation signed or otherwise approved by the
12 authorized individuals shall remain in effect after revocation of the authorized
13 individual’s delegated authority, except to the extent that the authorized individual
14 whose delegation has been terminated shall not be permitted to make further
15 withdrawals or contributions to the LGIP on behalf of the governmental entity. No
amendments, changes, or alterations shall be made to the Form or any other
documentation until the entity passes a new resolution naming a new authorized
individual.

16 **Section 6.** The governing body acknowledges that it has received, read, and understood
17 the prospectus provided by the Office of the State Treasurer. In addition, the governing
18 body agrees that a copy of the prospectus will be provided to any person delegated or
19 otherwise authorized to make contributions or withdrawals into or out of the LGIP and
that said individuals will be required to read the prospectus prior to making any
withdrawals or contributions or any further withdrawals or contributions if
authorizations are already in place.

20 **APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF**
21 **FIRCREST, WASHINGTON,** at a regular meeting thereof this 8th day of April
22 2025.

APPROVED:

Shannon Reynolds, Mayor

ATTEST:

Arlette Burkhardt, City Clerk

APPROVED AS TO FORM:

Joanna Eide, City Attorney

LOCAL GOVERNMENT INVESTMENT POOL AUTHORIZATION FORM

Please fill out this form completely, including any existing information, as this form will **replace** the previous form.

Entity Name: City of Fircrest
Mailing Address: 115 Ramsdell St, Fircrest, WA 98466

Email for Statement Delivery: finance@cityoffircrest.net

Note: Statements can only be emailed to **ONE** address due to system restrictions

Bank account where funds will be wired when a withdrawal is requested.
(Note: Funds **will not** be transferred to any account other than the one listed below)

Bank Name: Umpqua Bank
Branch Location: 2401 Mildred St W, Fircrest, WA 98466
Bank Routing Number: *****
Accounting Number: *****
Account Name: City of Fircrest General Account

ACH Authorization: ☒ Yes ☐ No

Account Type: ☒ Checking ☐ Savings ☐ General Ledger

By selecting "Yes" and by signing this form, I hereby authorize the WA Local Government Investment Pool to initiate credit entries to the account listed above. I acknowledge that the origination of ACH transactions to our account must comply with the provisions of U.S. law.

Persons authorized to make deposits and withdrawals for entity listed above.

Name:	Title:	Phone Number:	Signature:
Dawn Masko	City Manager		
Allison Deskins	Finance Director		
Julieanna Dunbar	Accountant II		
Megan Ryan	Accountant II		

Online TM\$ Access: ☒ Yes ☐ No

If you selected yes, please complete the online section on page 2

If you selected no, skip the online access section

TM\$ Online Web Access

Note: Online access is optional. Each person wanting Full online access must be listed as authorized to initiate transactions on page 1.

	Select one of the following:				Account Type:	
	Add	Delete	Modify	No Change	Full	View Only
Name: Dawn Masko				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Email:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name: Allison Deskins						
Email:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name: Julieanna Dunbar						
Email:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name: Megan Ryan						
Email:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name: Colleen Corcoran						
Email:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name:						
Email:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name:						
Email:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

By signing below, I certify I am authorized to represent the institution/agency for the purpose of this transaction.

<i>(Authorized Signature)</i>	<i>(Title)</i>	<i>(Date)</i>
<i>(Print Authorized Name)</i>	<i>(E-mail address)</i>	<i>(Phone no.)</i>

Any changes to these instructions must be submitted in writing to the Office of the State Treasurer.

OFFICE OF THE STATE TREASURER

STACI.ASHE@TRE.WA.GOV

PHONE: (360) 902-9017

Date Updated: _____

Account Number: _____

Updated by: _____

(For OST use only)

11/9/22

State of Washington)
 County of _____) ss.
 Signed or attested before me by _____.
 Dated this ____ day of _____, 20__.

Signature of Notary

SEAL OR STAMP _____

Typed or printed name of Notary
 Notary Public in and for the State of Wash.

My appointment expires: _____



PROSPECTUS

LOCAL GOVERNMENT INVESTMENT POOL

OFFICE OF THE WASHINGTON STATE TREASURER

JANUARY 2019



MIKE PELLICCIOTTI
WASHINGTON STATE TREASURER

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I. The LGIP

The Local Government Investment Pool (the “LGIP”) is an investment pool of public funds placed in the custody of the Office of the Washington State Treasurer (the “State Treasurer”) for investment and reinvestment as defined by RCW 43.250.020. The purpose of the LGIP is to allow eligible governmental entities to participate with the state in the investment of surplus public funds, in a manner that optimizes liquidity and return on such funds. In establishing the LGIP, the legislature recognized that not all eligible governmental entities are able to maximize the return on their temporary surplus funds, and therefore it provided a mechanism whereby they may, at their option, utilize the resources of the State Treasurer to maximize the potential of their surplus funds while ensuring the liquidity of those funds.

The State Treasurer has established a sub-pool within the LGIP whose shares are offered by means of this Prospectus: The LGIP-Money Market Fund (the “LGIP-MMF” or the “Fund”). The State Treasurer has the authority to establish additional sub-pools in the future.

The Fund offered in this Prospectus seeks to provide current income by investing in high-quality, short term money market instruments. These standards are specific to the Fund, as illustrated in the following table. The LGIP-MMF offers daily contributions and withdrawals.

FUND SNAPSHOT

The table below provides a summary comparison of the Fund’s investment types and sensitivity to interest rate risk. This current snapshot can be expected to vary over time.

Fund	Investment Types	Maximum Dollar-Weighted Average Maturity for LGIP-MMF
LGIP-Money Market Fund	Cash	60 days
Current Investments (as of January 1, 2019)	Bank Deposits US Treasury bills US Government Agency Supranational Securities Floating / Variable Rate Notes Repurchase agreements	

Fees and Expenses

Administrative Fee. The State Treasurer charges pool participants a fee representing administration and recovery costs associated with the operation of the Fund. The administrative fee accrues daily from pool participants’ earnings prior to the earnings being posted to their account. The administrative fee will be paid monthly. In the event that there are no earnings, the administrative fee will be deducted from principal.

The chart below illustrates the operating expenses of the LGIP-MMF for past years, expressed in basis points as a percentage of fund assets.

**Local Government Investment Pool-MMF
Operating Expenses by Fiscal Year (in Basis Points)**

	2011	2012	2013	2014	2015	2016	2017	2018
<i>Total Operating Expenses</i>	<i>0.81</i>	<i>0.68</i>	<i>0.87</i>	<i>0.88</i>	<i>0.95</i>	<i>0.89</i>	<i>0.71</i>	<i>0.76</i>

(1 basis point = 0.01%)

Because most of the expenses of the LGIP-MMF are fixed costs, the fee (expressed as a percentage of fund assets) will be affected by: (i) the amount of operating expenses; and (ii) the assets of the LGIP-MMF. The table below shows how the fee (expressed as a percentage of fund assets) would change as the fund assets change, assuming an annual fund operating expenses amount of \$1,100,000.

Fund Assets	\$12.0 bn	\$14.0 bn	\$16.0 bn
Total Operating Expenses (in Basis Points)	0.92	0.79	0.69

Portfolio Turnover: The Fund does not pay a commission or fee when it buys or sells securities (or “turns over” its portfolio). However, debt securities often trade with a bid/ask spread. Consequently, a higher portfolio turnover rate may generate higher transaction costs that could affect the Fund’s performance.

II. Local Government Investment Pool – Money Market Fund

Investment Objective

The LGIP-MMF will seek to effectively maximize yield while maintaining liquidity and a stable net asset value per share, e.g., all contributions will be transacted at \$1.00 net asset value per share.

Principal Investment Strategies

The LGIP-MMF will seek to invest primarily in high-quality, short term money market instruments. Typically, at least 55% of the Fund’s assets will be invested in US government securities and repurchase agreements collateralized by those securities. The LGIP-MMF means a sub-pool of the LGIP whose investments will primarily be money market instruments. The LGIP-MMF will only invest in eligible investments permitted by state law. The LGIP portfolio will be managed to meet the portfolio maturity, quality, diversification and liquidity requirements set forth in GASB 79 for external investment pools who wish to measure, for financial reporting purposes, all of their investments at amortized cost. Investments of the LGIP-MMF will conform to the LGIP Investment Policy, the most recent version of which will be posted on the LGIP website and will be available upon request.

Principal Risks of Investing in the LGIP-Money Market Fund

Counterparty Credit Risk. A party to a transaction involving the Fund may fail to meet its obligations. This could cause the Fund to lose the benefit of the transaction or prevent the Fund from selling or buying other securities to implement its investment strategies.

Interest Rate Risk. The LGIP-MMF’s income may decline when interest rates fall. Because the Fund’s income is based on short-term interest rates, which can fluctuate significantly over short periods, income risk is expected to be high. In addition, interest rate increases can cause the price of a debt security to decrease and even lead to a loss of principal.

Liquidity Risk. Liquidity risk is the risk that the Fund will experience significant net withdrawals of Fund shares at a time when it cannot find willing buyers for its portfolio securities or can only sell its portfolio securities at a material loss.

Management Risk. Poor security selection or an ineffective investment strategy could cause the LGIP-MMF to underperform relevant benchmarks or other funds with a similar investment objective.

Issuer Risk. The LGIP-MMF is subject to the risk that debt issuers and other counterparties may not honor their obligations. Changes in an issuer's credit rating (e.g., a rating downgrade) or the market's perception of an issuer's creditworthiness could also affect the value of the Fund's investment in that issuer. The degree of credit risk depends on both the financial condition of the issuer and the terms of the obligation. Also, a decline in the credit quality of an issuer can cause the price of a money market security to decrease.

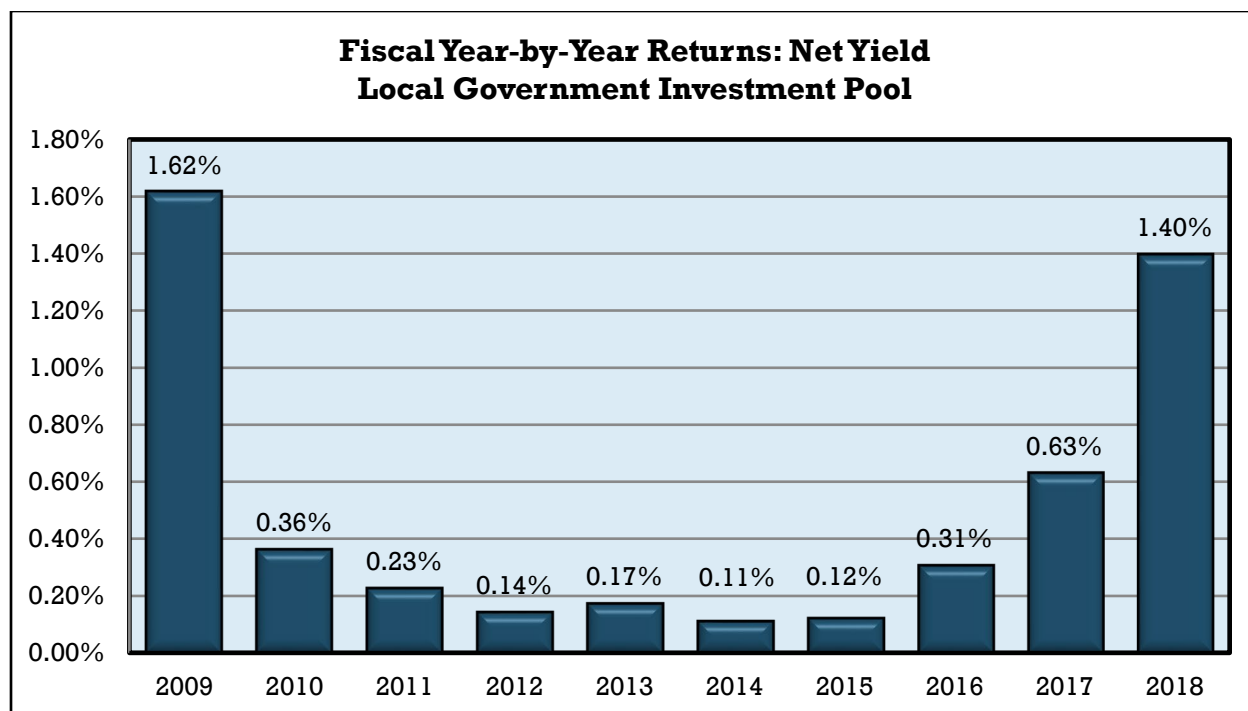
Securities Lending Risk and Reverse Repurchase Agreement Risk. The LGIP-MMF may engage in securities lending or in reverse repurchase agreements. Securities lending and reverse repurchase agreements involve the risk that the Fund may lose money because the borrower of the Fund's securities fails to return the securities in a timely manner or at all or the Fund's lending agent defaults on its obligations to indemnify the Fund, or such obligations prove unenforceable. The Fund could also lose money in the event of a decline in the value of the collateral provided for loaned securities or a decline in the value of any investments made with cash collateral.

Risks Associated with use of Amortized Cost. The use of amortized cost valuation means that the LGIP-MMF's share price may vary from its market value NAV per share. In the unlikely event that the State Treasurer were to determine that the extent of the deviation between the Fund's amortized cost per share and its market-based NAV per share may result in material dilution or other unfair results to shareholders, the State Treasurer may cause the Fund to take such action as it deems appropriate to eliminate or reduce to the extent practicable such dilution or unfair results.

An investment in the LGIP-MMF is not a bank deposit and is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Although the Fund seeks to preserve the value of investments at \$1 per share, pool participants could lose money by investing in the LGIP-MMF. There is no assurance that the LGIP-MMF will achieve its investment objective.

Performance

The following information is intended to address the risks of investing in the LGIP-MMF. The information illustrates changes in the performance of the LGIP-MMF's shares from year to year. Returns are based on past results and are not an indication of future performance. Updated performance information may be obtained on our website at www.tre.wa.gov or by calling the LGIP toll-free at 800-331-3284.



<u>Local Government Investment Pool-Money Market Fund</u>			
<u>Average Accrued Net Yield</u>			
<u>1 Year</u>	<u>3 years</u>	<u>5 years</u>	<u>10 years</u>
1.40%	0.78%	0.51%	.51%

Transactions: LGIP-MMF

General Information

The minimum transaction size (contributions or withdrawals) for the LGIP-MMF will be five thousand dollars. The State Treasurer may, in its sole discretion, allow for transactions of less than five thousand dollars.

Valuing Shares

The LGIP-MMF will be operated using a net asset value (NAV) calculation based on the amortized cost of all securities held such that the securities will be valued at their acquisition cost, plus accrued income, amortized daily.

The Fund's NAV will be the value of a single share. NAV will normally be calculated as of the close of business of the NYSE, usually 4:00 p.m. Eastern time. If the NYSE is closed on a particular day, the Fund will be priced on the next day the NYSE is open.

NAV will not be calculated and the Fund will not process contributions and withdrawals submitted on days when the Fund is not open for business. The time at which shares are priced and until which contributions and withdrawals are accepted is specified below and may be changed as permitted by the State Treasurer.

To the extent that the LGIP-MMF's assets are traded in other markets on days when the Fund is not open for business, the value of the Fund's assets may be affected on those days. In addition, trading in some of the Fund's assets may not occur on days when the Fund is open for business.

Transaction Limitations

The State Treasurer reserves the right at its sole discretion to set a minimum and/or maximum transaction amount from the LGIP-MMF and to limit the number of transactions, whether contribution, withdrawal, or transfer permitted in a day or any other given period of time.

The State Treasurer also reserves the right at its sole discretion to reject any proposed contribution, and in particular to reject any proposed contribution made by a pool participant engaged in behavior deemed by the State Treasurer to be abusive of the LGIP-MMF.

A pool participant may transfer funds from one LGIP-MMF account to another subject to the same time and contribution limits as set forth in WAC 210.10.060.

Contributions deposited by ACH will be unavailable for withdrawal for a period of five business days following receipt of funds

Contributions

Pool participants may make contributions to the LGIP-MMF on any business day. All contributions will be effected by electronic funds to the account of the LGIP-MMF designated by the State Treasurer. It is the responsibility of each pool participant to pay any bank charges associated with such electronic transfers. Failure to submit funds by a pool participant after notification to the State Treasurer of an intended transfer will result in penalties. Penalties for failure to timely submit will be assessed to the account of the pool participant responsible.

Notice of Wire contribution. To ensure same day credit, a pool participant must inform the State Treasurer of any contribution over one million dollars no later than 9 a.m. on the same day the contribution is made. Contributions for one million dollars or less can be requested at any time prior to 10 a.m. on the day of contribution. For all other contributions over one million dollars that are requested prior to 10 a.m., a pool participant may receive same day credit at the sole discretion of the State Treasurer. Contributions that receive same day credit will count, for earnings rate purposes, as of the day in which the contribution was made. Contributions for which no notice is received prior to 10:00 a.m. will be credited as of the following business day.

Notice of ACH contribution. A pool participant must inform the State Treasurer of any contribution submitted through ACH no later than 2:00 p.m. on the business day before the contribution is made. Contributions that receive same day credit will count, for earnings rate purposes, as of the day in which the contribution was made. Contributions for which proper notice is not received as described above will not receive same day credit, but will be credited as of the next business day from when the contribution is made. Contributions deposited by ACH will be unavailable for withdrawal for a period of five business days following receipt of funds.

Notice of contributions may be given by calling the Local Government Investment Pool (800-331-3284) OR by logging on to State Treasurer's Treasury Management System ("TMS"). Please refer to the [LGIP-MMF Operations Manual](#) for specific instructions regarding contributions to the LGIP-MMF.

Direct deposits from the State of Washington will be credited on the same business day.

Pricing. Contribution requests received in good order will receive the NAV per unit of the LGIP-MMF next determined after the order is accepted by the State Treasurer on that contribution date.

Withdrawals

Pool participants may withdraw funds from the LGIP-MMF on any business day. Each pool participant shall file with the State Treasurer a letter designating the financial institution at which funds withdrawn from the LGIP-MMF shall be deposited (the "Letter"). This Letter shall contain the name of the financial institution, the location of the financial institution, the account name, and the account number to which funds will be deposited. This Letter shall be signed by local officials authorized to receive and disburse funds, as described in WAC 210-10-020.

Disbursements from the LGIP-MMF will be effected by electronic funds transfer. Failure by the State Treasurer to transmit funds to a pool participant after proper notification to the State Treasurer to disburse funds to a pool participant may result in a bank overdraft in the pool participant's bank account. The State Treasurer will reimburse a pool participant for such bank overdraft penalties charged to the pool participant's bank account.

Notice of Wire withdrawal. In order to withdraw funds from the LGIP-MMF, a pool participant must notify the State Treasurer of any withdrawal over one million dollars no later than 9 a.m. on the same day the withdrawal is made. Withdrawals for one million dollars or less can be requested at any time prior to 10 a.m. on the day of withdrawal. For all other withdrawals from the LGIP-MMF over one million dollars that are requested prior to 10 a.m., a pool participant may receive such withdrawal on the same day it is requested at the sole discretion of the State Treasurer. No earnings will be credited on the date of withdrawal for the amounts withdrawn. Notice of withdrawals may be given by calling the Local Government Investment Pool (800-331-3284) OR by logging on to TMS. Please refer to the LGIP-MMF Operations Manual for specific instructions regarding withdrawals from the Fund.

Notice of ACH withdrawal. In order to withdraw funds from the LGIP-MMF, a pool participant must notify the State Treasurer of any withdrawal by ACH no later than 2 p.m. on the prior business day the withdrawal is requested. No earnings will be credited on the date of withdrawal for the amounts withdrawn.

Notice of withdrawals may be given by calling the Local Government Investment Pool (800-331-3284) OR by logging on to TMS. Please refer to the LGIP-MMF Operations Manual for specific instructions regarding withdrawals from the Fund.

Pricing. Withdrawal requests with respect to the LGIP-MMF received in good order will receive the NAV per unit of the LGIP-MMF next determined after the order is accepted by the State Treasurer on that withdrawal date.

Suspension of Withdrawals. If the State Treasurer has determined that the deviation between the Fund's amortized cost price per share and the current net asset value per share calculated using available market quotations (or an appropriate substitute that reflects current market conditions) may result in material dilution or other unfair results, the State Treasurer may, if it has determined irrevocably to liquidate the Fund, suspend withdrawals and payments of withdrawal proceeds in order to facilitate the permanent termination of the Fund in an orderly manner. The State Treasurer will distribute proceeds in liquidation as soon as practicable, subject to the possibility that certain assets may be illiquid, and subject to subsequent distribution, and the possibility that the State Treasurer may need to hold back a reserve to pay expenses.

The State Treasurer also may suspend redemptions if the New York Stock Exchange suspends trading or closes, if US bond markets are closed, or if the Securities and Exchange Commission declares an emergency. If any of these events were to occur, it would likely result in a delay in the pool participants' redemption proceeds.

The State Treasurer will notify pool participants within five business days of making a determination to suspend withdrawals and/or irrevocably liquidate the fund and the reason for such action.

Earnings and Distribution

LGIP-MMF Daily Factor

The LGIP-MMF daily factor is a net earnings figure that is calculated daily using the investment income earned (excluding realized gains or losses) each day, assuming daily amortization and/or accretion of income of all fixed income securities held by the Fund, less the administrative fee. The daily factor is reported on an annualized 7-day basis, using the daily factors from the previous 7 calendar days. The reporting of a 7-day annualized yield based solely on investment income which excludes realized gains or losses is an industry standard practice that allows for the fair comparison of funds that seek to maintain a constant NAV of \$1.00.

LGIP-MMF Actual Yield Factor

The LGIP-MMF actual yield factor is a net daily earnings figure that is calculated using the total net earnings including realized gains and losses occurring each day, less the administrative fee.

Dividends

The LGIP-MMF's dividends include any net realized capital gains or losses, as well as any other capital changes other than investment income, and are declared daily and distributed monthly.

Distribution

The total net earnings of the LGIP-MMF will be declared daily and paid monthly to each pool participant's account in which the income was earned on a per-share basis. These funds will remain in the pool and earn additional interest unless withdrawn and sent to the pool participant's designated bank account as specified on the Authorization Form. Interest earned will be distributed monthly on the first business day of the following month.

Monthly Statements and Reporting

On the first business day of every calendar month, each pool participant will be sent a monthly statement which includes the pool participant's beginning balance, contributions, withdrawals, transfers, administrative charges, earnings rate, earnings, and ending balance for the preceding calendar month. Also included with the statement will be the monthly enclosure. This report will contain information regarding the maturity structure of the portfolio and balances broken down by security type.

III. Management

The State Treasurer is the manager of the LGIP-MMF and has overall responsibility for the general management and administration of the Fund. The State Treasurer has the authority to offer additional sub-pools within the LGIP at such times as the State Treasurer deems appropriate in its sole discretion.

Administrator and Transfer Agent. The State Treasurer will serve as the administrator and transfer agent for the Fund.

Custodian. A custodian for the Fund will be appointed in accordance with the terms of the LGIP Investment Policy.

IV. Miscellaneous

Limitation of Liability

All persons extending credit to, contracting with or having any claim against the Fund offered in this Prospectus shall look only to the assets of the Fund that such person extended credit to, contracted with or has a claim against, and none of (i) the State Treasurer, (ii) any subsequent sub-pool, (iii) any pool participant, (iv) the LGIP, or (v) the State Treasurer's officers, employees or agents (whether past, present or future), shall be liable therefor. The determination of the State Treasurer that assets, debts, liabilities, obligations, or expenses are allocable to the Fund shall be binding on all pool participants and on any person extending credit to or contracting with or having any claim against the LGIP or the Fund offered in this Prospectus. There is a remote risk that a court may not enforce these limitation of liability provisions.

Amendments

This Prospectus and the attached Investment Policy may be amended from time to time. Pool participants shall receive notice of changes to the Prospectus and the Investment Policy. The amended and restated documents will be posted on the State Treasurer website: www.tre.wa.gov.

Should the State Treasurer deem appropriate to offer additional sub-pools within the LGIP, said sub-pools will be offered by means of an amendment to this prospectus.

LGIP-MMF Contact Information

Internet: www.tre.wa.gov Treasury Management System/TMS

Phone: 1-800-331-3284 (within Washington State)

Mail: Office of the State Treasurer
Local Government Investment Pool
PO Box 40200
Olympia, Washington 98504
FAX: 360-902-9044

FIRCREST CITY COUNCIL AGENDA SUMMARY

NEW BUSINESS: Formal Application to Washington State Department of Commerce for Timeline Extension for Implementation of HB 1110

ITEM: 13B

DATE: April 22, 2025

FROM: Dawn Masko, City Manager

RECOMMENDED MOTION: I move to adopt Resolution No.____, authorizing the City Manager to submit a Formal Application to the Washington State Department of Commerce requesting a timeline extension for full implementation of House Bill 1110.

SUMMARY: The Special Middle Housing Ad Hoc Advisory Committee (Committee) was established by City Council Resolution No. 1943 on November 26, 2024, to support City staff in gathering and preparing the necessary documentation and materials for requesting a timeline extension from the Washington State Department of Commerce (Commerce) for the full implementation of [House Bill 1110 \(HB 1110\)](#).

As an advisory body to the City Council, the Committee does not have the authority to submit the formal application but is tasked with providing recommendations to the Council regarding the content of the application.

The Committee provided a progress update at the January 21, 2025, City Council Study Session. Subsequently, the Council authorized the submission of the required Notice of Intent to Commerce at its January 28, 2025, meeting. The Notice of Intent was filed with Commerce on February 4, 2025, as required prior to submitting a formal application

The draft Application for Extension to the Implementation of [HB 1110](#) was reviewed during the April 14, 2025, Study Session and has since been revised to reflect Council feedback received.

The updated Formal Application is now being brought forward for Council approval and authorization for the City Manager to submit it to Commerce once the final staff review is completed. Once submitted, Commerce is required to certify or deny the application within 60 calendar days of receiving the City's request for certification of a time extension, provided all required information is included and the application meets the established criteria.

ATTACHMENTS: [Resolution](#)
[Formal Application Cover Letter – Draft](#)
[Residential Infill Master Application Form – Draft](#)
[Application Required Materials with Exhibits – Draft](#)

**CITY OF FIRCREST
RESOLUTION NO. ____**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
FIRCREST, WASHINGTON, AUTHORIZING THE CITY
MANAGER TO SUBMIT A FORMAL APPLICATION TO THE
WASHINGTON STATE DEPARTMENT OF COMMERCE
REQUESTING A TIMELINE EXTENSION FOR FULL
IMPLEMENTATION OF HOUSE BILL 1110.**

WHEREAS, the Washington State Legislature enacted [House Bill 1110 \(HB 1110\)](#), requiring cities to implement specific middle housing provisions within established timelines; and

WHEREAS, the City Council adopted Resolution No. [1943](#) on November 26, 2024, establishing the Special Middle Housing Ad Hoc Advisory Committee (“Committee”) to support City staff in preparing the necessary documentation and materials for requesting a timeline extension for implementation of [HB 1110](#); and

WHEREAS, the required Notice of Intent was submitted to the Washington State Department of Commerce (“Commerce”) on February 4, 2025, in accordance with Commerce’s procedural requirements; and

WHEREAS, the draft Formal Application requesting a timeline extension to the timeline for full implementation of [HB 1110](#) was reviewed at the April 14, 2025, City Council Study Session and has been revised to reflect Council feedback; and

WHEREAS, the Committee, as an advisory body, does not have the authority to submit the formal application; and

WHEREAS, the updated Formal Application is now ready for submission following final staff review.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FIRCREST:

Section 1. The City Manager is hereby authorized and directed to submit a Formal Application to the Washington State Department of Commerce requesting a timeline extension for full implementation of [House Bill 1110](#), following completion of final staff review.

Section 2. This Resolution shall be effective immediately upon adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FIRCREST, WASHINGTON, at a regular meeting thereof this 22nd day of April 2025.

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APPROVED:

Shannon Reynolds, Mayor

ATTEST:

Arlette Burkhardt, City Clerk

APPROVED AS TO FORM:

Joanna Eide, City Attorney



April 22, 2025

Washington State Department of Commerce
Growth Management Services

Attn: Lilith Vespier, Residential Infill Manager
Lilith.Vespier@commerce.wa.gov

Attn: Eric Guida, Senior Planner
Eric.Guida@commerce.wa.gov

RE: Formal Application for Timeline Extension for Implementation of House Bill 1110

Dear Ms. Vespier,

Pursuant to the City of Fircrest's Notice of Intent ("NOI") submitted to the Department of Commerce on February 4, 2025, we are hereby submitting our Formal Application requesting a timeline extension for the full implementation of House Bill ("HB") 1110.

This extension request is based on existing infrastructure issues, specifically related to our sewer, water, and stormwater systems. The City requires adequate time to address these infrastructure issues, which must be resolved in order to support Fircrest's long-range planning efforts and ensure responsible implementation of HB 1110.

Additionally, the City of Fircrest will be entering negotiations with the City of Tacoma to discuss a Memorandum of Understanding (MOU) to amend the 2014 Wastewater Agreement. Tacoma has indicated that Fircrest currently exceeds peak hydraulic effluent limits on a significant number of days each year. The forthcoming MOU will outline strategies to reduce peak flows and establish provisions to ensure compliance with Tacoma's obligations under the federal Clean Water Act.

Enclosed with this letter is the Commerce Application Form for Certification/Approval related to Residential Infill, along with all required supporting materials as listed on the Commerce Middle Housing webpage.

We respectfully request your review and certification of Fircrest's Formal Application for a timeline extension to the full implementation of House Bill 1110.

Please don't hesitate to contact me if any additional information is needed.

Sincerely,

Dawn Masko
City Manager

Commerce Application Form for Certification/Approval related to Residential Infill

Jurisdiction Summary

Jurisdiction	City of Fircrest, Pierce County, WA Incorporated 9/14/1925
2020 OFM Population	7,156
Middle Housing Applications: Provide the date you adopted or expect to adopt middle housing regulations (RCW 36/70A.635-638).	The City is requesting a five-year deferment of implementation of HB 1110 until December 31, 2030.
Accessory Dwelling Unit Applications: Provide the date you adopted or expect to adopt ADU regulations (RCW 36.70A.680-681).	Fircrest adopted regulations allowing ADUs in SFR areas prior to the adoption of HB 1110. If required, Fircrest will adopt additional ADU regulations prior to the deadline required by law.
Co-living Applications: Provide the date you adopted or expect to adopt co-living regulations RCW 36.70A.535).	Fircrest will adopt any required co-living regulations prior to the deadline required by law.

Jurisdiction Contact Information

Name of the lead contact:	Dawn Masko
Lead contact title:	City Manager
Lead contact department:	Administration
Lead contact phone number:	253-238-4124
Lead contact email:	dmasko@cityoffircrest.net
Name of authorized official:	Dawn Masko
Authorized official title:	City Manager
Authorized official email:	dmasko@cityoffircrest.net

1. Certification/Approval Request (check all applicable boxes)

- a. **Certification/Approval Application Type** - A notice of intent process must precede submittal of a formal application by at least 30 calendar days.

- ☐ Notice of intent to apply for certification/approval
☒ Formal application for certification/approval

- b. **Certification/Approval Application Subject (Check all that apply)**

Request for alternative density approach certification (RCW 36.70A.635(4))

- ☐ Middle housing timeline extension for areas at risk of displacement (RCW 36.70A.637)
☒ Middle housing timeline extension for areas lacking infrastructure capacity (RCW 36.70A.638)
☒ Excluded lots exceed 25% (RCW 36.70A.635)

Request for alternative action approval (RCW 36.70A.636(3))

- ☒ Substantially similar (RCW 36.70A.636(3)(b))
☒ Significant reduction or elimination of single family zoned areas (RCW 36.70A.636(3)(c))

Empirical parking study certification

- ☐ Middle housing (RCW 36.70A.635(7)(a))
☐ Accessory dwelling units (RCW 36.70A.681(2)(b)(i))
☐ Co-Living housing (RCW 36.70A.535(3)(b)(i))

2. Cover Letter

For both the **notice of intent to apply** and **formal application**, please include a brief cover letter describing the request, explaining why the request is being made and confirming that the application includes all required materials.

3. Application Materials

The Commerce [Middle Housing web page](#) includes fact sheets and other materials that identify what must be submitted with a notice of intent to apply and formal application. Please review the materials carefully as not including the necessary application materials will result in a delay in considering the certification or application request.

4. Submittal Process

Certification and approval applications, including both the notice of intent to apply and the formal application, must be made submitted to Lilith Vespier: lilith.vespier@commerce.wa.gov

5. Authorization Signature

I acknowledge that I am authorized to submit this certification or approval request on behalf of the jurisdiction. In submitting this application, I further acknowledge that Commerce may approve or deny the formal application.

Name: Dawn Masko
Title: City Manager
Date: _____

Signature: _____
(wet or image)

City of Fircrest

Middle housing timeline extension for areas lacking infrastructure capacity

RCW 36.70A.638

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Application Requirement #1

*A **cover letter** from the city requesting certification and a complete application.*

This extension request is due to infrastructure challenges, primarily related to sewer, water, and stormwater systems. The City of Fircrest requires additional time to address these infrastructure deficiencies and collaborate, negotiate, and work with both Pierce County and the City of Tacoma to resolve key infrastructure concerns essential to implementing long-range plans for the City of Fircrest.

Relative to sewer infrastructure incapacity, Fircrest has had a sewer service agreement with the City of Tacoma since 1947. This agreement has been extended and amended over the years. Currently, the city of Tacoma and the City of Fircrest are discussing a Memorandum of Understanding between the City of Tacoma and Fircrest amending the 2014 Wastewater Agreement. The amendment will detail Tacoma's acceptance of wastewater generated in Fircrest for treatment and disposal based on flow data received. Tacoma has calculated that Fircrest exceeds peak hydraulic limits of effluent at times for a significant number of days during the year. Tacoma has requested that each city assign representatives to develop a meeting schedule to create a mutually agreeable amendment of the 2014 Wastewater Treatment Agreement for consideration and action by both cities. This new agreement will have provisions to verify and ensure compliance with Tacoma's obligations under the federal Clean Water Act.

Application Requirement #2

A map or maps showing the geographic areas for which the time extension request is made.

The specific area for which we are requesting the infrastructure time extension is for the entire City of Fircrest. Furthermore, as stated earlier, Fircrest has very little area available to develop or add additional housing. The City of Fircrest is approximately **98%** built out per our Planning Department.

In consultation with our Public Works Department and our consulting civil Professional Engineer, we have a system-wide challenge in that all Fircrest sewage has to be pumped through only two lift stations to the City of Tacoma.

(Exhibit 5 – City Boundary and zoning)

(Exhibit 6 – City Sewer infrastructure)

Application Requirement #3

A narrative demonstrating how specific capital facilities lack capacity to support middle housing densities, in the areas where an application for a timeline extension is requested.

Through our Formal Application, we believe we can demonstrate Fircrest's commitment to accommodating its allocated population growth for the next 20 years. Prior to the passage of HB 1110, the City had already been working to develop the Four Corners area - a prime location for walkability, multifamily housing, and mixed-use growth. This area is located near Tacoma Community College. Ongoing discussions between Pierce County, Fircrest, and the City of Tacoma regarding sewer effluent routing that will result from such development are complex and will require time to address and resolve the concerns of all three municipalities. This is important as it provides possible assistance and perhaps a long-term solution for Fircrest's overcapacity issues by employing the Pierce County Sewer District's Chambers Creek Wastewater Treatment facility.

We also believe that to properly evaluate our application, one must understand how our community has developed over the last century.

1. The City of Fircrest was incorporated on September 14, 1925, and is a middle-class neighborhood bordering Tacoma and University Place.
2. The population of Fircrest as of 2020 was 7,156.
3. Fircrest is only 1.58 square miles, standing as the densest city in Pierce County. Fircrest already allows for middle housing throughout the city rather than in just targeted locations. This housing consists of apartments, townhomes, duplexes, fourplexes, sixplexes, cottage homes, and ADUs. **(Exhibit 1)**
4. Our current density and the surrounding area have a significant impact on wear and tear on all our infrastructure systems, physically and environmentally. **(Exhibit 2)**
5. Prior to HB 1110, Fircrest underwent decades of land planning per state code using density per acre/or dwelling units per acre according to DOE guidelines. Infrastructure engineering for the city was based on that method of determining density. Now, it is being asked to rapidly change to 2+ units per lot when the current infrastructure is already over capacity with the current zoning and at the current population level. This is additionally difficult for Fircrest as our footprint is only 1.58 square miles (very little area for additional development), and the current infrastructure will not support the increased density contemplated by HB 1110 without infrastructure solutions, which will require significant time, planning, and financial resources.
6. The infrastructure issues in Fircrest are additionally impacted by an extremely high water table, which causes periodic flooding as well as inflow and infiltration issues (I&I). I&I issues are also present, with even normal rainfall causing overcapacity problems with outdated sewer infrastructure. **(Exhibit 3)**

7. Presumably, the courts or the legislature will decide whether a house plus an ADU equates to the two housing units required to be allowed per SFR lot under HB 1110. Currently, Commerce does not define an ADU as a middle housing unit under HB 1110. Since Fircrest already zones all SFR lots (other than those lots with covenant restrictions or HOAs) for both a principal residence as well as an ADU, Fircrest believes that such zoning does provide for two housing units per lot and should be considered adequate under HB 1110. If Commerce, the legislature, or the courts determine that an ADU qualifies under the law as an HB 1110 housing unit, then Fircrest has met its obligation to have zoning for two units per lot in SFR areas. See the Fircrest Residential zones that allow ADUs **(Exhibit 4)**

Lastly, when one researches the origin of the term “missing middle housing” coined by Daniel Parolek in 2010, you find an interesting corollary to the history of Fircrest. Starting in the early 1920’s these types of housing units were quite popular. In 1925, Fircrest officially became a city. A variety of middle housing types have existed in Fircrest since its inception. **(Exhibit 1)**

The majority of our infrastructure was built from the early 1920s through 1970. Smaller new areas were added with more current codes and requirements, such as not combining sewer and storm into the same system. Many jurisdictions are dealing with this issue. One of our Town Topics issues speaks to Fircrest's I&I challenges with a specific reference to our overcapacity with the City of Tacoma. **(Exhibit 7)**

Additional challenges for Fircrest include soil types, groundwater levels, and soil permeability issues. **(Exhibit 8)**

Please see **Exhibit 9** from a Fircrest resident who is a retired hydrologist.

DOE's standard for sewer system design and construction further complicates Fircrest's challenges due to soil types and water table. **(Exhibit 10)**

Another significant factor that must be considered are the rules established by DOE dealing with stormwater runoff. Adding any increase of impervious surface to existing lots (i.e., two units/lot) is virtually impossible, exacerbating and increasing the infrastructure capacity issues that Fircrest is working on. One of the needs for an extension of time is to give Fircrest the time and ability to map soil permeability in areas throughout the city and track seasonal variations in water table elevations in the shallow sediments. **(Exhibit 11)**

Application Requirement #4

Proposed improvements to address the lack of capacity. In cases where a special district is responsible for providing the necessary infrastructure, provide additional information.

As a 100-year-old city, virtually built out and one of the densest cities in Western Washington, the following points need to be made clear: **our sewer effluent is being treated by the City of Tacoma. The other key point is that the City of Fircrest is in the sewer service area of Pierce County, and there are ongoing issues among the entities as to where the effluent in some areas can and should go.**

When Fircrest needed a treatment facility, the only one available was the City of Tacoma. An agreement was reached in 1947 and has been extended and amended over time. **(Exhibit 12)**

Importantly, since 1947, University Place has grown and incorporated, and the Chambers Creek Regional Wastewater Treatment Plant was created. It is located near Tacoma and Fircrest in Pierce County, WA. The plant uses a combination of physical and biological treatment processes to treat residential and commercial wastewater and sewage. It is a part of the Pierce County Department of Public Works and Utilities.

Fircrest has worked hard to maintain and upgrade all of its infrastructure. This includes being out front with pipe bursting on sewer line replacements and upgrades. **(Exhibit 13)**

There is a list of CIP projects from our current Comp Plan under Capital Facility Maintenance. While additional analysis is required to determine the full scope and cost of these projects, preliminary estimates provided by city staff suggest that the remaining improvements could exceed \$4.5 - \$5 million. This list of sewer projects represents a period from 2000 to 2029 of proactive measures in maintaining and improving our systems, including lift/pump stations. The water system is also included for approximately the same time period. **(Exhibit 13)**

A significant issue impacting the city's ability to fully implement HB1110 is inflow and infiltration (I&I), as previously outlined. Additionally, the City of Tacoma approached the City of Fircrest with a proposed draft MOU, attached as Exhibit 14, identifying potential sewer overcapacity issues. **(Exhibit 14.)** This MOU has not been fully negotiated or signed by either party. The City of Fircrest is currently reviewing additional data regarding this issue, which was only recently received from the City of Tacoma. This aids in our request for a time extension due to infrastructure issues and **'service area'** providers.

In a Hearing Examiners' decision for a project located in this area, a specific requirement was to determine whether the City of Tacoma or Pierce County would provide said sewer treatment. **(Exhibit 15.)** This document is further supported by a Pre-Annexation Agreement from 1996 **(Exhibit 16)**, where the sewer treatment provider needed to be determined as to

who would be able to best meet the needs of the Owners and City. **Presently**, Pierce County has maintained that **it will provide sewer treatment to the Four Corners Project as it is located within their sewer area. They have also agreed to fund the sewer lift station necessary to have the flow go to their Chambers Creek treatment facility. This agreement has yet to be formalized.**

The Washington State Legislature recognized that one size does not fit all when it provided for cities to request extensions under HB1110. It charged the Washington State Department of Commerce with facilitating the implementation of the law and providing technical assistance to the cities. Based on the above and documents presented, we respectfully feel they serve to validate/justify our request for an extension of the implementation of HB1110 as provided by the legislature. This will allow Fircrest the necessary time to work on and address the infrastructure issues detailed throughout this Application.

Application Requirement #5

Policies and regulations which address Middle Housing requirements.

The City of Fircrest Public Works Department has been very proactive in maintaining our infrastructure throughout the City. In earlier Exhibits, our CIP projects listed very specific areas, systems, maintenance, and/or replacement. Where necessary, specific contracts have been issued for 'pipe bursting'. **(Exhibit 17)**

Furthermore, Fircrest, as presented both in our history and by our former Community Development Director, has shown by example that we substantially comply with the intent of HB 1110. Per RCW 36.70, the Growth Management Board grants deference to cities in how they plan for growth. GMA goals also allow communities to adopt plans and regulations that suit their unique circumstances.

Also, when one looks at our large percentage of area that is platted with active HOA/CCRs (all in existence prior to HB 1110), one can see we have a very limited area for potential growth. **(Exhibit 18)**

Per a letter from our resident historian, the original area of Fircrest (Regents Park) was laid out in a lots and blocks plat, which is considered to be a formal type of plat in the State of Washington to this day. **(Exhibit 19)** Per RCW 58.17, arguably changes to this or any other plat require approval of the residents of that area. **(Exhibit 19A)**

Nonetheless, we believe that in time we have the ability to accept an increase in our projected population. As outlined in the draft Memorandum of Understanding (MOU) currently under negotiation with the City of Tacoma, Tacoma is requesting that Fircrest agree to a series of maintenance and upgrade measures, some of which are currently underway. These items are identified in paragraph 4 on page 2 of the draft MOU. To that end, as stated

in paragraph 5 on page 2, both cities are working to develop a meeting schedule to work toward an amendment to the 2014 Wastewater Agreement. Tacoma has identified specific topics for discussion, including reduction of peak hydraulic flows, updates to ongoing I&I work, identification of priority targets, the development of an inspection and disconnection program and schedule for stormwater side sewers, and the development of repair programs and schedules for the older sections of Fircrest. Additionally, identifying viable funding sources will be critical to addressing Fircrest's sewer overcapacity issues and implementing the necessary infrastructure improvements.

The granting of our requested time extension will allow the City of Fircrest time to negotiate and eventually resolve our overcapacity issues with Tacoma. It is possible that Fircrest can negotiate with Pierce County to accept sewer effluent from other areas of Fircrest in addition to the Four Corners area. There are options that could arise during this 5-year extension time that would allow Fircrest to upzone the area called Four Corners or 19th and Mildred.

Fircrest will follow all applicable RCWs in working to meet its growth targets with developer-supported infrastructure to ensure these targets are accomplished.

Application Requirement #6

Any additional information that the city believes supports the request for approval of a timeline extension based on a lack of infrastructure capacity.

In conversation with City staff and Public Works individuals who are very familiar with our system and Pierce County, options may be available. Time is necessary to validate said options and expenses. Cost is a significant issue that will drive this discussion. Appropriate engineering consultants will need to fairly represent the City of Fircrest.

This, with the above-mentioned MOU with Tacoma, establishing meetings to discuss options on how to deal with our overcapacity, may come up with alternative methods to correct said issue.

In summary, please review the conclusions of our two consultants (**Exhibit 20**).

Exhibit #1:
City of Fircrest Existing Middle
Housing Stock



City of Fircrest Existing Middle Housing Stock

September 3, 2024



Introduction

The purpose of this document is to present a visual sample of the existing middle housing within the city rather than an exhaustive list.

The intention is to demonstrate gentle density and highlight how existing middle housing is hiding in plain sight. You or your neighbors may already live in one of the middle housing units throughout Fircrest.

The goal of the City's new housing laws is to meet the minimum requirements of state law compliance while protecting the small-town character that we all love.

This document was presented to the Planning Commission at the September 3, 2024 Regular Meeting and is provided to the public for reference.



222 Farallone Avenue - Internal ADU

What is Middle Housing?

- Middle housing refers to housing types between single-family detached homes and mid-to high rise apartments




The WA State Department of Commerce defines middle housing as:

Buildings that are compatible in scale, form and character with detached single-family houses; typically, “house-scale” and are similar in bulk and form

This means similar building heights, setbacks, building coverage, and yard space as single-family homes

What Does Middle Housing Look Like in Fircrest?



Fircrest has
approximately 373
existing, permitted
middle housing units

Making up about 13% of the
city's housing units

Including:
Attached and Detached ADUs, Duplexes, Triplexes, Fourplexes, and Townhouses

What Does the Count Include?

Why are the numbers represented as “approximate?”

The number of existing middle housing units represented in this count is **conservative**

Some Reasons Include:

- Some units lack permits and are otherwise unknown to the city
- Some units, built when Fircrest’s building requirements, codes, and classifications were different; were vested without proper documentation
- Some units, though they may have been permitted, have records that have been lost or that did not properly document completion and cannot be conclusively counted as an existing middle housing unit

Accessory Dwelling Units (ADU)

Fircrest has about 8 detached, permitted ADUs

Detached ADUs, also called DADUs, are stand-alone structures separate from the primary residence

Detached Accessory Dwelling Units in Fircrest



Accessory Dwelling Units (ADU)

Fircrest has about 10 permitted, attached or internal ADUs

There are likely many more internal ADUs in Fircrest as many older homes commonly incorporated internal ADU aspects in their builds

Attached or Internal ADUs are within or attached to the primary residence, typically served by a separate entrance

Attached Accessory Dwelling Units in Fircrest



Duplexes

Fircrest has approximately 112 duplexes making up 224 units

Duplexes make up the largest portion of Fircrest's existing middle housing

Most are not new; many having been constructed between 1980 and 1990

A duplex is a multifamily home on a single plot of land made up of two-units separated by a wall or floor with separate entrances, typically having a mirrored design

Duplexes in Fircrest



1314/1316 Boise Street



1220/1222 Alameda Avenue



1315/1317 Contra Costa Avenue

Duplexes

Duplexes in Fircrest



Triplexes and Fourplexes

Fircrest has about 3 triplex units making up 9 units and about 14 fourplex units making up 56 units
Most are not new, with the majority having been built around 1980

Triplexes and fourplexes are similar to duplexes, often having mirrored layouts but units may be more likely to have a shared entrance

Triplexes and Fourplexes in Fircrest



Townhouses

Fircrest has approximately 33 townhouses making up 66 units

Most are contained within the 'Commons at Fircrest,' having been constructed in the early 2000s

Townhouses are tall, narrow, multi-story houses attached to one or more similar houses by shared walls, typically three stories or more



Multiple units on Spruce Street

Townhouses in Fircrest



137/141 Wild Rose Street

Parking

Parking is a major consideration for any development in the region. With additional units per lot come increased parking demand.

Seen are a few examples of how Fircrest's existing middle housing shields its parking from the roadway.

Parking in rear

Parking in rear

Recessed garage

Parking in rear

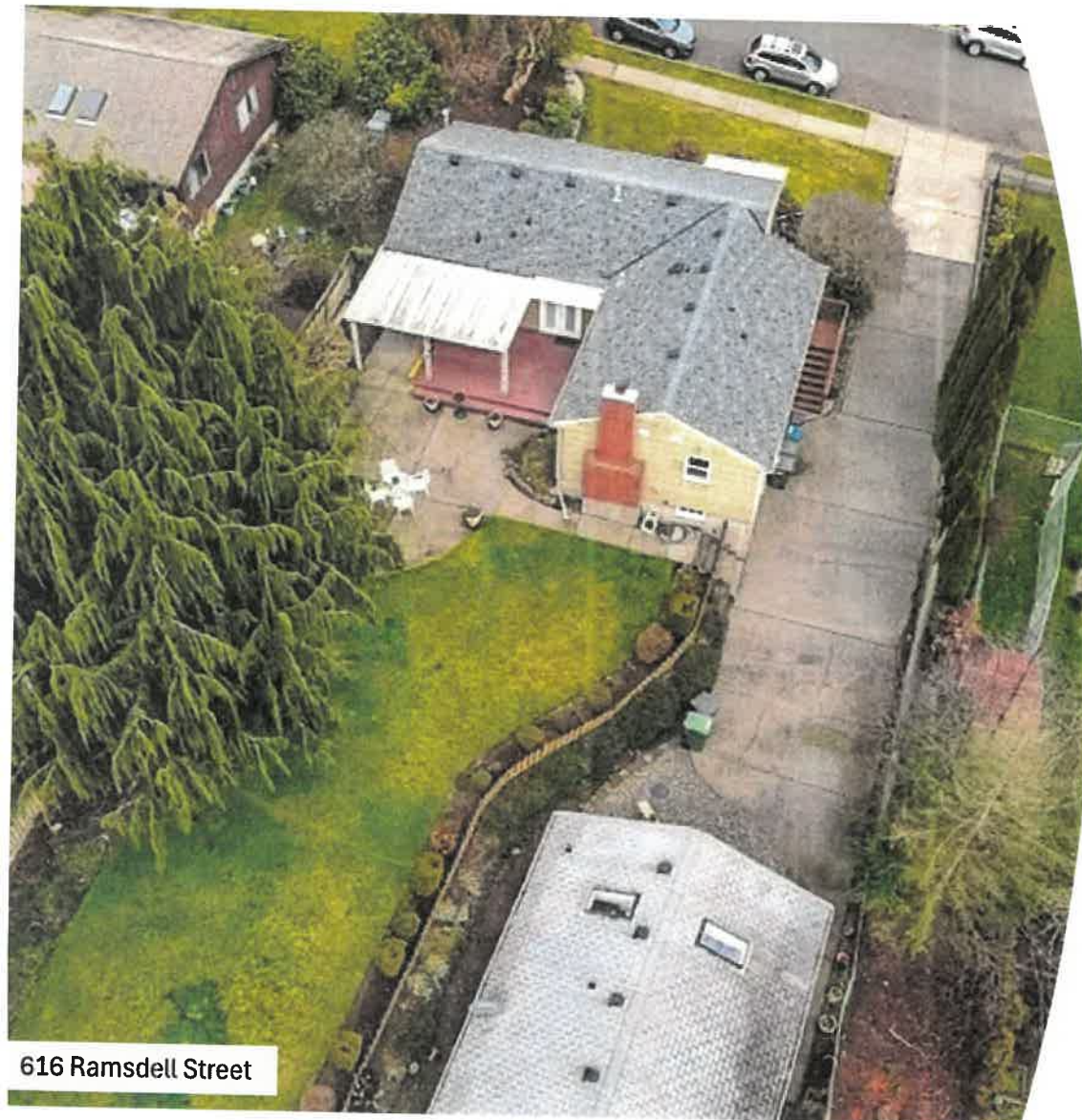


616 Ramsdell Street

Does Fircrest's Middle Housing receive more complaints than its Single-Family Housing?

No.

The data shows that over a four-year period and 278 submissions, Planning and Building received only 5 compliance complaints about residences that were middle-housing units.



616 Ramsdell Street

Next Steps

Please look out for a middle housing survey that will be mailed out to all Fircrest households this Fall 2024.

Survey responses will be reviewed and analyzed by our Middle Housing consultant and City staff which will then be incorporated into draft development regulations. These regulations will be presented during public hearings in 2025.

[Click Here to Subscribe to Middle Housing Updates](#)

Exhibit #2:

Fw: A citizens comment on HB 1110

From Frank Ladenburg <frank@ladenburglaw.com>

Date Wed 1/22/2025 5:03 PM

To jim blackrockllc.net <jim@blackrockllc.net>

FYI

Get [Outlook for iOS](#)

From: frank@ladenburglaw.com <frank@ladenburglaw.com>

Sent: Wednesday, January 22, 2025 4:31 PM

To: David Viafore <dviafore@cityoffircrest.net>

Subject: Re: A citizens comment on HB 1110

David, Impressive and on point. I would like to meet him. Frank

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From: David Viafore <dviafore@cityoffircrest.net>

Sent: Wednesday, January 22, 2025 4:20:23 PM

To: Frank Ladenburg <frank@ladenburglaw.com>

Subject: A citizens comment on HB 1110

Frank.....great e mail I received this week....DMV

Dear Councilmembers,

I first want to take a moment to offer you all richly deserved praise and gratitude for the work you have done for Fircrest. My family and I moved here from a nearby neighborhood in Tacoma in March 2024, and my wife and I are reminded almost daily of how lucky we were to make the decision to live here. The events you plan and sense of community your leadership fosters make Fircrest one of the safest and happiest places to raise children I've ever seen, and I look forward to watching my children grow here over the coming years.

That very character of Fircrest is my purpose in writing to you. I recently completed the survey you sent out regarding planning changes for Middle Housing within Fircrest in response to HB 1110 requirements. Having reviewed HB 1110 and Chapter 4 of the Fircrest Comprehensive Plan, I feel it important to write to you about concerns that do not appear considered either at the State or local level.

As I write, Los Angeles continues to fight raging wildfires that destroyed broad swaths of communities. This disaster comes more than two years after the Lahaina Fire in Hawaii, where many homes still have not been rebuilt. Notably, 2024 was the first year in Washington history in which there were more

wildfires west of the Cascades than east of them. Western Washington continues to experience drought conditions during the summer. It is also remarkable that, at present, geologists estimate a 37% chance that the Cascadia Subduction Zone will generate an earthquake of magnitude 6.5 or higher in the next 50 years. The 1949 quake which destroyed Lowell Elementary registered a 6.7.

I don't mean to fear-monger and I hope that you don't think of me as a chicken little. Rather, my intent is to point out a peculiar dichotomy in the rationale driving HB 1110. This is a state known for its level-headedness and reliance on science. Climate change is real, you can't nuke hurricanes, and vaccines work. But if that is who we are, I have deep reservations about legislation and outside pressures that emphasize increased housing density and population growth devoid of any considerations of the world as it is, as it will be in fifty years, or how our decisions today will influence it.

As HB 1110 and Vision 2040 make apparent, the primary concern of government right now is to accommodate smaller affordable homes. This appears to be a knee-jerk reaction to the problem-of-the-moment without due consideration given to what problems today's solutions will create tomorrow. There seems to be a similar disconnect in genuine planning demonstrated in the state department of commerce's estimates that Fircrest's population will increase by 7% and that Fircrest should create homes to accommodate it. These issues beg profound questions:

- How exactly does the state expect the population to grow within Fircrest if Fircrest doesn't have the capacity to hold it?
- If cities and counties are required by the state to build greater population capacity, has the state developed a plan to help cities and counties expand public utilities, emergency services, and civic resources for the increased population?
- Has the state considered the increased likelihood of fire or other man-made disaster that results from increased population density, and has it accounted for the exacerbating effects higher population density have on the delivery of emergency services during disaster situations?

I'm not an economist or demographer, but I am an engineer and former Army Officer who has worked for the Seattle District of the Army Corps of Engineers, which is to say I don't feel completely out of my element when talking about long-term plans, civic infrastructure, or science.

I apologize for the length of this letter as it is, so I will close in saying that I believe the issues I've raised are of extreme importance to the long-term health and safety of Fircrest and the state at large now and in the future. I urge you as representatives of Fircrest to raise these issues with County and state representatives and demand answers. If we must comply with these edicts, the state owes us a plan to guarantee the enduring tranquility and domestic welfare that is our right.

Thank you for taking the time to read and I hope to join you for the next council meeting at the end of the month.

Regards,
Jim Gourley
429 Golden Gate Avenue

CAUTION: This email was sent by an external sender. Do not open attachments or click on links if you do not recognize the sender.

Exhibit #3: Town Topics

Serving the Community Since 1925

Public Works:



Fall and winter have arrived here in the PNW and the Fircrest Public Works team works diligently to keep the storm systems clear. Our street sweeper is out, following the posted schedule Street Sweeping Map, to combat the "fall" debris. Public Works staff encourage residents to not blow leaves and other yard debris into the streets, as plugged storm drains are the leading contributor to flooding streets in the City. Residents along with Public Works share the responsibility to keep storm drains clear. It takes all of us working together to keep our streets free of debris and safe for all.

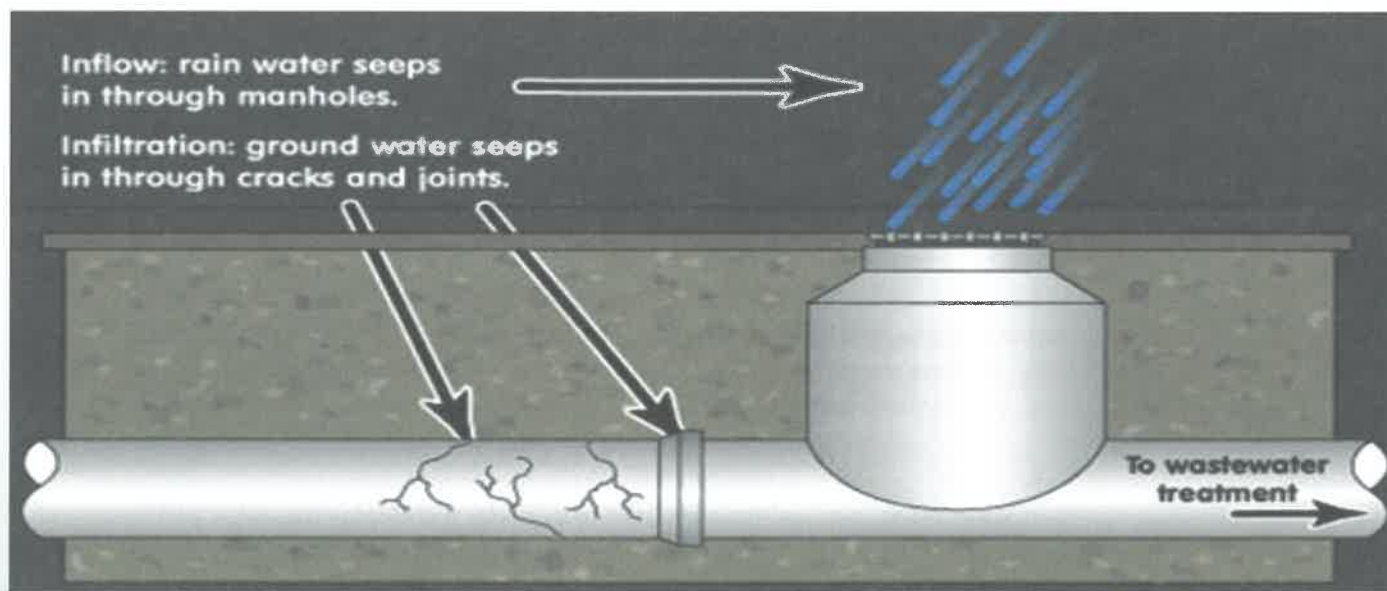
As temperatures drop, we may see snow and ice impact our city streets. Public Works staff can proactively apply salt brine to pretreat roads and/or reactively fight compact snow and ice along with use of our two plow trucks. Snow and Ice removal schedules will be followed as in years past.

The City of Fircrest (COF) owns and operates its wastewater conveyance system. All wastewater is pumped to the City of Tacoma for treatment. The City maintains a positive partnership with Tacoma Environmental Services, and as part of this partnership, Fircrest is committed to an ongoing Inflow and Infiltration (I&I) reduction program.

A sewer system is one of the most valuable assets in an urban area. After years of operating, these infrastructures need to be repaired or replaced. Inflow and infiltration (I&I) are two major problems in a separate sewer system (which is designed to convey household wastewater to the Wastewater Treatment Plant). Inflow represents the precipitation entering sewers from illicit connections of roof downspouts and yard drains. Apart from household connections, leaky manhole covers and misconnections of storm drains and local creeks may contribute to a high proportion of rainwater inflow. Infiltration represents the water intruding sewers through pipe cracks or loose joints.

I&I causes different types of problems, including decreasing available hydraulic capacity of sewers, urban flooding and consequent public health hazards, high pumping costs and energy usage, and accelerating structural deterioration.

It is not permissible to connect roof downspouts to side sewer, sewer main, or stormwater mains. Connections to stormwater mains or catch basins can impact the structural integrity of those systems. The City does allow for downspout splash pads and/or daylighting roof downspouts at the gutter line of the road. In some scenarios a drywell (underground injection control system) may be permissible.



The Fircrest Municipal Code (FMC) states in chapter 20.04.160 Violations of plumbing or sewage standards.
<https://www.codepublishing.com/WA/Fircrest/#!/Fircrest20/Fircrest2004.html#20.04.160>

If you have questions, please call Public Works at (253) 564-8900 or email at publicworks@cityoffircrest.net

Join us! City Council Meetings are held the 2nd & 4th Tuesdays of the month at 7:00 p.m. Council Study Sessions are the 3rd Monday of the month at 6:00 p.m. & Planning Commission Meetings are the 1st Tuesday of the month at 6:00 p.m.

Exhibit #4: City Code

2/10/2025

City of Fircrest

Mark Newman

Accessory Dwelling Units are Allowed in the Following Residential Zones:

22.32 Residential-4 District (R-4)

22.34 Residential-4-Conservation District (R-4-C)

22.36 Residential-6 District (R-6)

22.38 Residential-8 District (R-8)

22.40 Residential-10-Traditional Community Design District (R-10-TCD)

22.42 Residential-20 District (R-20)

22.43 Residential-30 District (R-30)

Exhibit #5: 2022 Zoning Map

2022 Zoning Map

Legend:

Color	Code	Effective Date
Light Blue	R-4	10/13/2015
Light Green	R-10	11/1/2000
Light Yellow	R-20	7/17/2002
Light Orange	R-30	3/27/2007
Light Purple	R-8	10/2/2013
Dark Blue	MUN	
Dark Green	GC	
Dark Orange	PROS	
Dark Purple	MUU	
Dark Yellow	NO	

Map Labels:

Streets: S. 19th St, Columbia Ave, Yale St, Dartmouth St, Alameda Ave, Princeton St, Garden Circle, Mildred St, Stanford St, Harvard Ave, Golden Gate Ave, Summit Ave, Farallone Ave, Eldorado Ave, Del Monte Ave, Regent's Blvd, Vassar St, Contra Costa Ave, Berkeley Ave, Buena Vista Ave, Fairway Dr, Electron Way, Greenway Ave, Monterey Ln, Maywood Ln, Fir Park Ln, Haven Ct, Daniels Dr, Rosewood Ln, Crestwood Ln, Corona Dr, Alameda Ave, Manor Dr, Paradise Ln, Drake St, Del Monte Ave, Eldorado Ave, Orchard St W, Aspen St, Birch St, Maple St, Spruce St, Edwards Ave, Estate Pl, Emerson St, Rainier Ct, Rainier Dr, Evergreen Pl, Evergreen Dr, West Mount Dr, Mar Vista Dr, Panorama Dr, 67th Ave W, Coral Dr, Palm Dr, Magnolia Dr, Weatherlane Dr, Weatherlane Ct, Woodside Dr, Fordham St, Fordham St.

Map Notes:

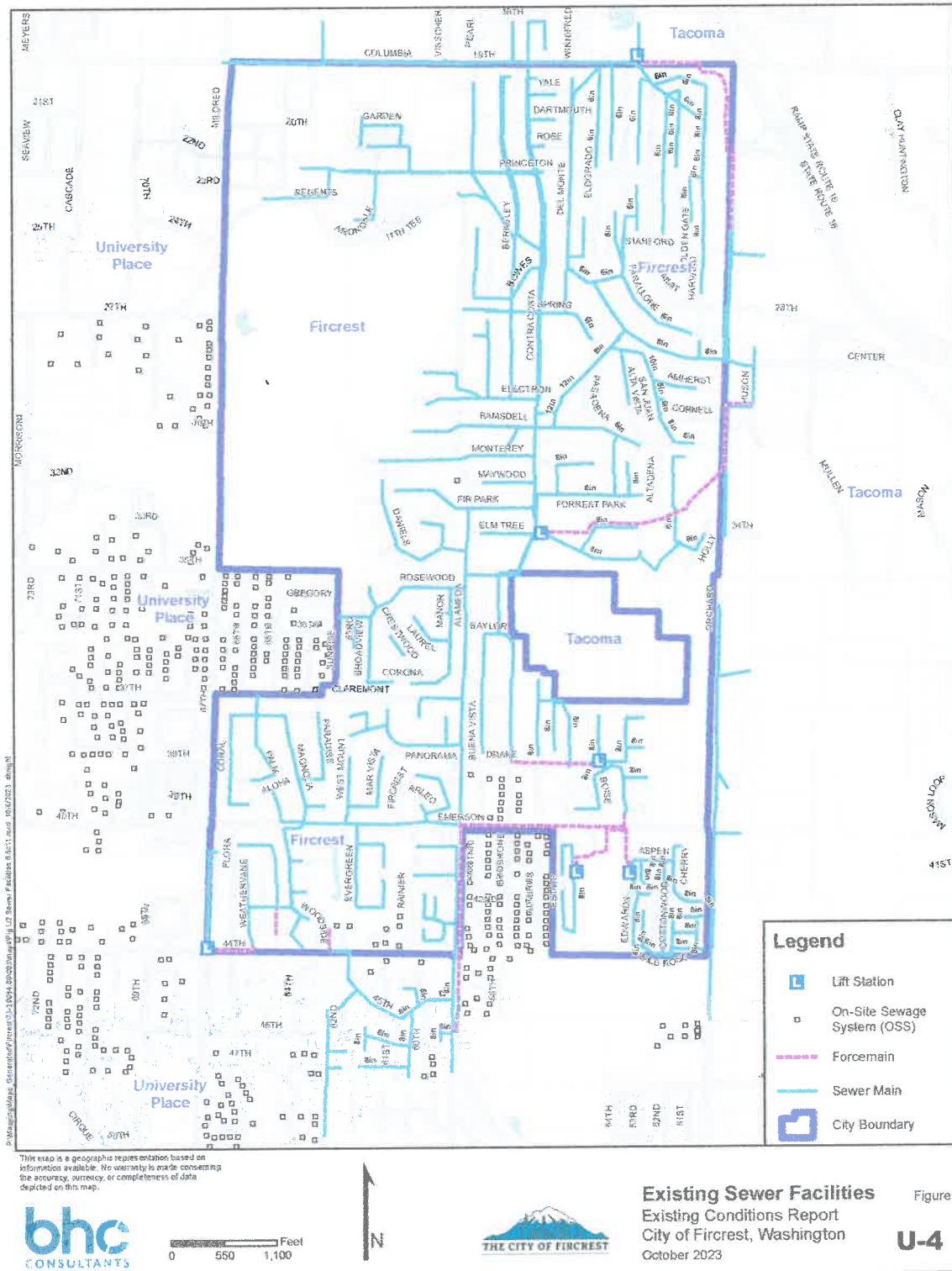
Note: This map is for reference only.

Scale: 1:13,200



Exhibit #6:
Figure 4 Existing Sewer Facilities

Figure 4 Existing Sewer Facilities



SERVICE LEVELS AND STANDARDS

Table 3 summarizes the service levels and standards applicable in Fircrest.

Table 3 Service Levels and Standards

Service Parameter	Service Level
Capacity	220 gallons per day (gpd) per single-family dwelling, which is referred to as a <i>residential equivalent</i> (one RE); service levels for multi-family dwellings, commercial and industrial businesses, public service organizations, etc. are expressed in numbers of REs; for example, multi-family units are expected to produce .83 RE or 183 gpd.
Average daily and peak flows	Average daily flow in 2014: 482,000 gpd Peak flow in 2014: 790,000 gpd
Wastewater quality	Sewage quality must conform to County Sanitary Sewer Utility Administrative Code and county Pretreatment Code requirements.
Design and construction of facilities	Construction of new facilities and rehabilitation of old facilities must conform to the standards of the wastewater treatment service provider.

DEMAND AND ADEQUACY

This section discusses current and future demand for sanitary sewer services and adequacy of facilities to meet demand.

Current demand from Fircrest's service area was studied by a consulting firm under the supervision of the Fircrest Public Works Department. The system is capable of handling current demand and future projected growth demand.

Future demand is based on assumptions of successful reduction of infiltration and inflow and of decreased residential water consumption. Therefore, a standard effluent rate of 220 gallons/RE has been used for computing future demand. Table 4 summarizes future residential demand in Fircrest.

Future demand is based on assumptions of successful reduction of infiltration and inflow and of decreased residential water consumption. Therefore, a standard effluent rate of 220 gallons/RE has been used for computing future demand. The following table summarizes future residential demand in Fircrest.

Table 4 Projected Residential Demand in 2035

Area	Single-family (millions of gallons/day [mgd])	Duplex, Multi-family and ADUs (mgd)	Total (mgd)
Total projected residential demand	0.558 (2,535 units)	0.162 (884 units)	0.720 (3,419 units)

Stormwater Management

Surface water and stormwater in Fircrest originate with precipitation falling in and north, west, and east of Fircrest. Fircrest is located in the approximate center of this drainage area, which is known as the Leach Creek drainage subbasin. The Leach Creek subbasin has a total of 7.18 square miles and is a portion of the larger Chambers Bay drainage basin. This drainage basin is located in the Chambers - Clover Creek Watershed Resource Inventory Area 12 (WRIA 12). A small portion of Fircrest falls within the Tacoma West drainage basin. Figure 5 illustrates those portions of the Chambers Bay and Tacoma West drainage basins located in close proximity to Fircrest.

Stormwater within the Leach Creek subbasin, along with stormwater from the entire Chambers Bay basin, eventually reaches Puget Sound via Chambers Bay. The following section provides a general overview of flows in the Leach Creek subbasin.

SUMMARY OF SERVICES AND FACILITIES

Stormwater flows over the surface into dry wells, swales, ponds, and basins where some of it percolates through the soil into groundwater. The remainder is conveyed to detention facilities via ditches and subsurface storm drainage pipes. Fircrest owns and operates stormwater systems in conjunction with the City of Tacoma. Much of the stormwater originating in the northern portion of the Leach Creek subbasin is collected in the Leach Creek holding basin, which provides sediment removal, infiltration to groundwater, peak discharge control, and outflow to Leach Creek. Subsurface water at Fircrest Park, the former site of Spring Lake, also is intercepted and piped to the holding basin. The remainder flows over the surface into dry wells, swales, ponds, and basins, where it percolates through the soil.

In the southern portion of Fircrest, stormwater is conveyed to a pond within Thelma Gilmur Park. Like the holding basin, this pond provides sediment removal and infiltration with overflow to Leach Creek. Leach Creek flows into Chambers Creek, which flows into Puget Sound via Chambers Bay.

A small amount of stormwater within the western boundary of Fircrest sheds west toward Puget Sound rather than east; this area is part of the Tacoma West drainage basin. The small number of facilities in that area conveys stormwater away from Fircrest and Leach Creek.

Exhibit #7: Town Topics

Serving the Community Since 1925

Planning & Building

We are thrilled to announce that Mark Newman has joined our team as the City's Community Development Director. Mr. Newman is an AICP-certified planner and has served as the Community Development Director and Interim Public Works Director for the City of Pacific.

He has previous planning experience with the cities of Phoenix, Mukilteo, and Sammamish and with Pierce County Sewer. He earned a bachelor's degree from Temple University and a master's degree in urban and regional planning from UC Irvine.

Mr. Newman brings with him a wealth of knowledge and experience in urban planning, community development, and public works. We are confident that his expertise will be invaluable to our team as we continue to work towards our goals.



Please join us in welcoming Mark to our team!

Public Works: CITY OF FIRCREST INFILTRATION AND INFLOW (I&I) REDUCTION PROGRAM

WHAT IS INFILTRATION AND INFLOW (I&I), AND WHY SHOULD I CARE?

Before the 1940s, it was common to have stormwater from roof downspouts connected to side or rear yard sewer lines. Separating Storm Water from Sewage has been required in Fircrest since 1947.

"IT SHALL BE UNLAWFUL FOR ANY PERSON TO DISCHARGE OR CAUSE TO BE DISCHARGED ANY STORM SEWAGE INTO THE SANITARY SEWERS OF THE CITY OF FIRCREST." (Ord. 1280 § 2, 2001 and Ord. 116 § 2, 1947).

Since the early 2000s, the City of Fircrest has actively been working to reduce INFILTRATION whereby groundwater seeps into cracked pipes or joints and where stormwater gets in through leaky utility holes.

Excess I&I increases sewer treatment costs and individual bills and causes environmental pollution.

INFLOW from roof gutters, sump pumps, and other clear water connections into the sanitary sewer system must be reduced and disconnected. Please check your downspouts and, if connected, disconnect and cap the sewer inlet. Use a splash block or otherwise divert downspouts away from your building. For downspouts, consider rain barrels or rain gardens.

Fircrest is required to further reduce its I&I into the Tacoma sewage treatment system. For more information, contact us at publicworks@cityoffircrest.net.

INCORRECT



CORRECT



Join us! City Council Meetings are held the 2nd & 4th Tuesdays of the month at 7:00 p.m. Council Study Sessions are the 3rd Monday of the month at 6:00 p.m. & Planning Commission Meetings are the 1st Tuesday of the month at 6:00 p.m.

Exhibit #8:
Review of Soils Map of Fircrest

Craig A. Peck & Associates

12737 Olalla Valley Road SE
Olalla, Washington 98359

technical assistance
253-229-0923
peckassoc@gmail.com



TO: Fircrest Middle Housing Ad Hoc Committee
DATE: March 24, 2025
RE: Review of Soils Map of Fircrest

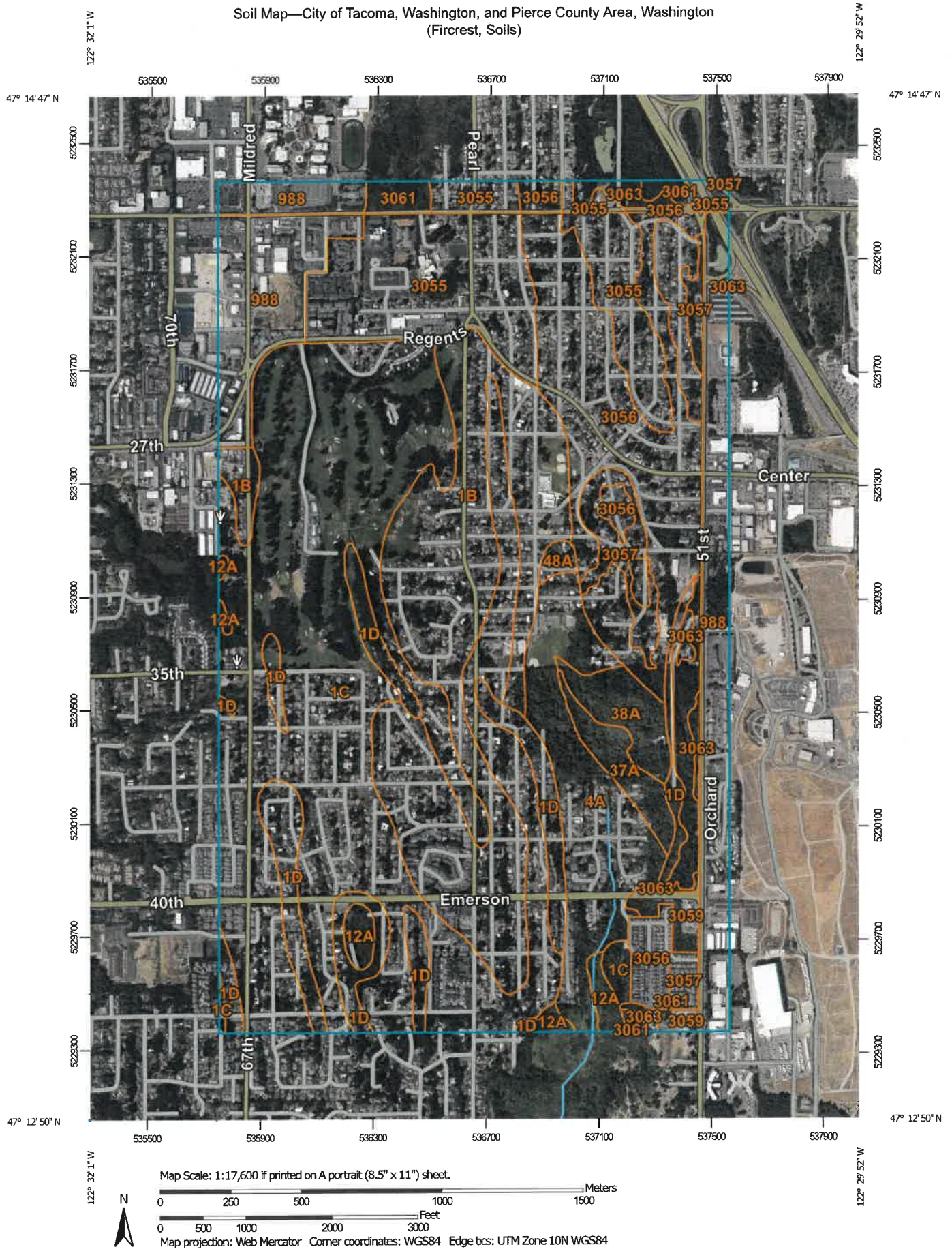
I completed a brief review of USDA Natural Resources Conservation Service, Web Soil Survey, National Cooperative Soil Survey Map of Fircrest. That map presents generalized locations of typical soils found in Fircrest. I reviewed the most common soil types and presented their characteristics including wet weather depths to groundwater and prepared a table of those depths.

My conclusion is that the depth to groundwater in these common areas of Fircrest is not adequate to meet requirements for infiltration facilities as defined by the Stormwater Management Manual for Western Washington, Washington State Department of Ecology.

My review documents are attached.

FIRCREST SOIL TYPES AND WATER TABLE

Soil Map—City of Tacoma, Washington, and Pierce County Area, Washington
(Fircrest, Soils)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

2/7/2025
Page 1 of 4

SOIL TYPES IN FIRCREST

	Depth to Water Table (Inches)
Alderwood gravelly sandy loam 0 to 8 percent slopes	18 to 37 (1.5'to 3'-1" Inadequate for infiltration)
Alderwood gravelly sandy loam 8 to 15 percent slopes	18 to 37
Alderwood gravelly sandy loam 15 to 30 percent slopes	18 to 37
Bellingham silty clay loam	0 to 12
Dupont muck	0
Semiahmoo muck	0 to 12
Shalcar muck	0

Pierce County Area, Washington

1B—Alderwood gravelly sandy loam, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2t625
Elevation: 50 to 800 feet
Mean annual precipitation: 25 to 60 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 160 to 240 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Alderwood and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Alderwood

Setting

Landform: Hills, ridges
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest, talf
Down-slope shape: Convex, linear
Across-slope shape: Convex
Parent material: Glacial drift and/or glacial outwash over dense glaciomarine deposits

Typical profile

A - 0 to 7 inches: gravelly sandy loam
Bw1 - 7 to 21 inches: very gravelly sandy loam
Bw2 - 21 to 30 inches: very gravelly sandy loam
Bg - 30 to 35 inches: very gravelly sandy loam
2Cd1 - 35 to 43 inches: very gravelly sandy loam
2Cd2 - 43 to 59 inches: very gravelly sandy loam

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: 20 to 39 inches to densic material
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 18 to 37 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: B

Pierce County Area, Washington

1C—Alderwood gravelly sandy loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2t626
Elevation: 50 to 800 feet
Mean annual precipitation: 20 to 60 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 160 to 240 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Alderwood and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Alderwood

Setting

Landform: Hills, ridges
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Nose slope, talf
Down-slope shape: Convex, linear
Across-slope shape: Convex
Parent material: Glacial drift and/or glacial outwash over dense glaciomarine deposits

Typical profile

A - 0 to 7 inches: gravelly sandy loam
Bw1 - 7 to 21 inches: very gravelly sandy loam
Bw2 - 21 to 30 inches: very gravelly sandy loam
Bg - 30 to 35 inches: very gravelly sandy loam
2Cd1 - 35 to 43 inches: very gravelly sandy loam
2Cd2 - 43 to 59 inches: very gravelly sandy loam

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 20 to 39 inches to densic material
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 18 to 37 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: B

Pierce County Area, Washington

1D—Alderwood gravelly sandy loam, 15 to 30 percent slopes

Map Unit Setting

National map unit symbol: 2t627

Elevation: 0 to 1,000 feet

Mean annual precipitation: 25 to 60 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 160 to 240 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Alderwood and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Alderwood

Setting

Landform: Hills, ridges

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Nose slope, side slope, talf

Down-slope shape: Convex, linear

Across-slope shape: Convex

Parent material: Glacial drift and/or glacial outwash over dense glaciomarine deposits

Typical profile

A - 0 to 7 inches: gravelly sandy loam

Bw1 - 7 to 21 inches: very gravelly sandy loam

Bw2 - 21 to 30 inches: very gravelly sandy loam

Bg - 30 to 35 inches: very gravelly sandy loam

2Cd1 - 35 to 43 inches: very gravelly sandy loam

2Cd2 - 43 to 59 inches: very gravelly sandy loam

Properties and qualities

Slope: 15 to 30 percent

Depth to restrictive feature: 20 to 39 inches to densic material

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 18 to 37 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: B

Pierce County Area, Washington

4A—Bellingham silty clay loam

Map Unit Setting

National map unit symbol: 2hr7
Elevation: 0 to 820 feet
Mean annual precipitation: 35 to 60 inches
Mean annual air temperature: 50 degrees F
Frost-free period: 150 to 210 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Bellingham and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bellingham

Setting

Landform: Till plains
Parent material: Alluvium

Typical profile

H1 - 0 to 4 inches: silty clay loam
H2 - 4 to 60 inches: clay

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: High (about 11.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: C/D
Ecological site: F002XA007WA - Puget Lowlands Wet Forest
Forage suitability group: Wet Soils (G002XN102WA)
Other vegetative classification: Wet Soils (G002XN102WA)

Pierce County Area, Washington

12A—Dupont muck

Map Unit Setting

National map unit symbol: 2hp3

Elevation: 150 to 1,000 feet

Mean annual precipitation: 30 to 70 inches

Mean annual air temperature: 46 to 48 degrees F

Frost-free period: 150 to 250 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Dupont and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dupont

Setting

Landform: Till plains

Parent material: Organic material and diatomaceous earth

Typical profile

H1 - 0 to 13 inches: muck

H2 - 13 to 16 inches: diatomaceous earth

H3 - 16 to 60 inches: muck

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Very poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Available water supply, 0 to 60 inches: Very high (about 26.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 5w

Hydrologic Soil Group: D

Ecological site: R002XA003WA - Puget Lowlands Bogs and Fens

Forage suitability group: Wet Soils (G002XF103WA)

Other vegetative classification: Wet Soils (G002XF103WA)

Hydric soil rating: Yes

Pierce County Area, Washington

37A—Semiahmoo muck

Map Unit Setting

National map unit symbol: 2hqm

Elevation: 10 to 1,300 feet

Mean annual precipitation: 35 to 70 inches

Mean annual air temperature: 46 to 50 degrees F

Frost-free period: 125 to 250 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Semiahmoo, drained, and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Semiahmoo, Drained

Setting

Landform: Flood plains

Parent material: Herbaceous organic material

Typical profile

H1 - 0 to 12 inches: muck

H2 - 12 to 53 inches: muck

H3 - 53 to 60 inches: silty clay

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Very poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 0 to 12 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Available water supply, 0 to 60 inches: Very high (about 26.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 5w

Hydrologic Soil Group: D

Ecological site: R002XA003WA - Puget Lowlands Bogs and Fens

Forage suitability group: Wet Soils (G002XN102WA)

Other vegetative classification: Wet Soils (G002XN102WA)

Hydric soil rating: Yes

Pierce County Area, Washington

38A—Shalcar muck

Map Unit Setting

National map unit symbol: 2hqn
Elevation: 50 to 700 feet
Mean annual precipitation: 35 to 55 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 150 to 190 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Shalcar and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Shalcar

Setting

Landform: Flood plains
Parent material: Organic material over alluvium

Typical profile

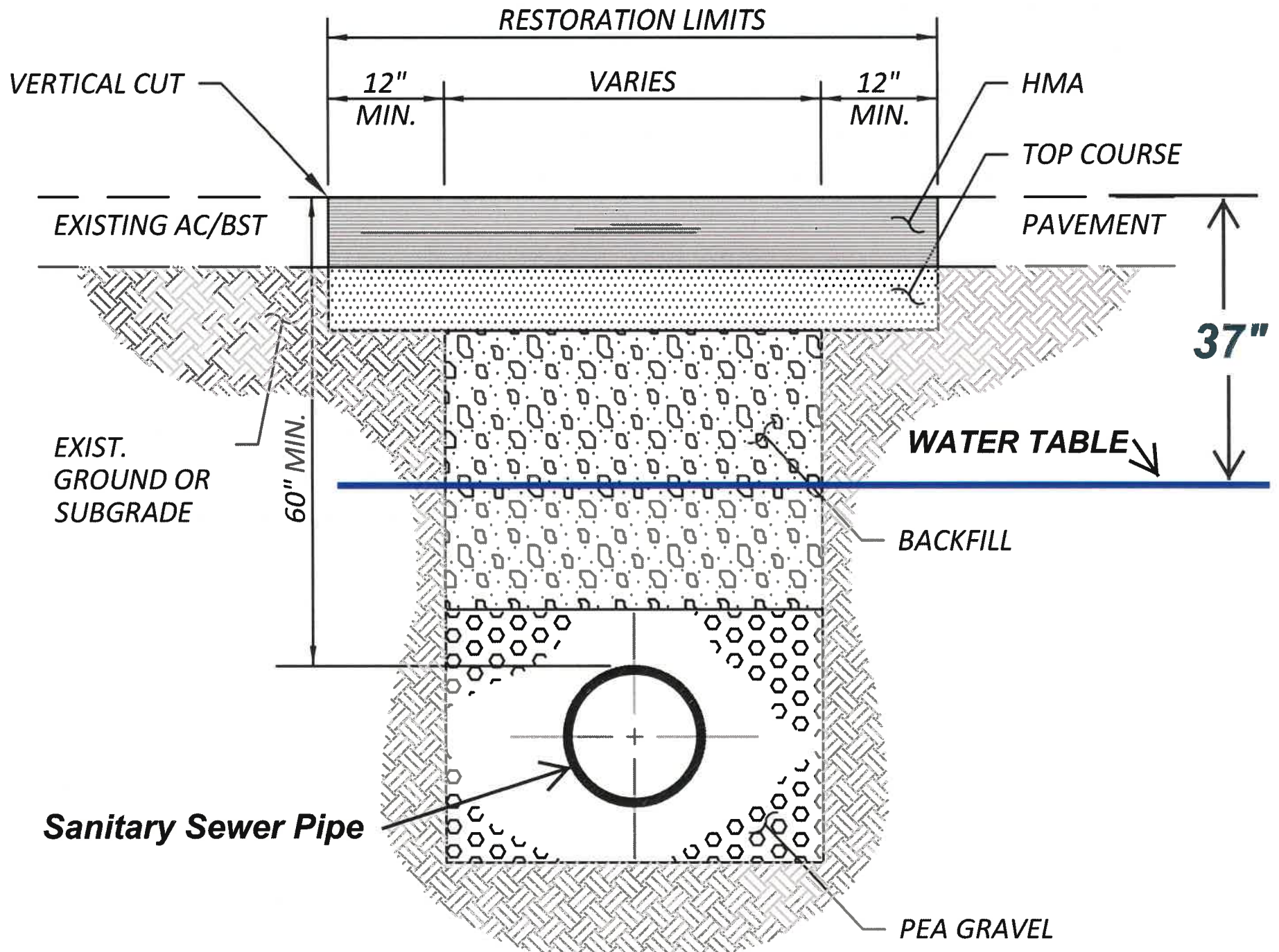
H1 - 0 to 12 inches: muck
H2 - 12 to 27 inches: mucky peat
H3 - 27 to 46 inches: silty clay
H4 - 46 to 60 inches: fine sandy loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: Very high (about 21.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: D
Ecological site: R002XA003WA - Puget Lowlands Bogs and Fens
Forage suitability group: Wet Soils (G002XS101WA)
Other vegetative classification: Wet Soils (G002XS101WA)
Hydric soil rating: Yes



Water Table Depth in Fircrest Soils

Exhibit #9:
Letter from Steve Cox
Hydrologist

April 10, 2025

MEMORANDUM

To: City of Fircrest Middle Housing Committee

Date: April 8, 2025

Re: Hydrologic Issues Regarding Addition of Middle Housing

From: Stephen Cox, PHg

314 Contra Costa, Fircrest WA

Hydrologist, U.S. Geological Survey (1988-2024, retired)

Bachelor of Science –University of Puget Sound-Environmental Science

Registered Professional Hydrogeologist– Washington (2138) 2001-2021

Thank you for the opportunity to provide hydrologic insights pertinent to the development of additional ‘Middle Housing’ within Fircrest. As noted in the Ad Hoc Committee’s draft Notice of Intent letter of 1/21/2025, there are several hydrologic issues that pertain to the construction of additional dwelling units in Fircrest, including the lack of additional capacity of the existing sewer and stormwater infrastructure. Of particular concern are sewer flows that are pumped from Fircrest to the City of Tacoma’s Wastewater Treatment plant. During the rainy winter and spring months the daily volume of pumped sewer flows from Fircrest often exceeds the agreed pumpage volumes.

Precipitation is the dominant source of surface water runoff and groundwater recharge within the City of Fircrest. Largescale construction of Middle Housing will likely alter the surface hydrology of Fircrest resulting from increased land area covered by impervious surfaces, reduced canopy coverage of large conifer trees (which will increase the amount of rainfall reaching ground level), and focus of groundwater recharge to locations where rainwater detention structures are built. Areas of impermeable surfaces as well as canopy coverage of large evergreen trees are two factors that have been shown to have a significant impact on the generation of surface runoff and groundwater recharge in a hydrologically similar area of Kitsap County, (see Bidlake and Payne, 2001). Groundwater flooding can occur in the glacial terrain of Southern Puget Sound at times when several years of above average precipitation raise regional ambient groundwater levels, see Jones and others, (2000).

Surface water runoff and the movement of groundwater are processes that are largely controlled by the underlying geological framework of the area. Fircrest lies within a glaciated area of Southern Puget Sound that is covered by a thick sequence of accumulated glacial sediments. Recent groundwater modeling in the Chambers Creek watershed (Savoca and others, 2010), show that surficial sediments in some parts of Fircrest consist of highly permeable sediment that when saturated with water would be considered an aquifer. Where present within Fircrest, the thickness of these sediments ranges from 0 to 35 feet. Underlying these localized sediments is an aerially

extensive low permeable layer of glacial till which averages about 60 feet in thickness. Permeability of the glacial till sediment is much lower and inhibits the movement of groundwater.

Soil in much of the Fircrest area was classified within the Alderwood soil series by Zulauf, (1979). The permeability rate of Alderwood soils generally exceeds precipitation rates experienced in Fircrest; thus, surficial ponding is not widespread. However, continued downward percolation of rainfall within the sediments will be inhibited by the underlying glacial till. The resulting accumulation of percolating rainwater will raise the water-table elevation and in some areas create temporary, or perched water table conditions as noted by Zulauf, (1979). Similarly, basement flooding has often been reported in Fircrest during rainy periods of the year.

Before modification of zoning ordinances in Fircrest are promulgated as a result of HB 1110 it would be prudent for the City of Fircrest to request additional time to evaluate the conditions that generate the excess sewer flows that are pumped to the City of Tacoma. The seasonal rise in water table elevation in Fircrest is likely related to the excess sewer flows that have been reported. Coordination and integration of management plans for both sewer flows and stormwater runoff are needed so that water quality issues are not transferred from one water source to another.

Information on the seasonal variation in the elevation of the water table within the shallow surficial sediment in areas near existing sewer lines should be collected; particularly from the areas where construction of additional middle housing is proposed. Identification of unregulated input of stormwater to sanitary sewers needs to be identified and eliminated where possible. Identification and repair of leaky portions of sewer pipe where excessive infiltration of groundwater occurs. Also, it would be prudent to identify areas where stormwater retention and storage structures could be built which would have only limited impact on infiltration to sewer flows. Specifically, will the construction of rain-infiltration basin along street parking exacerbate stormwater infiltration to sewer lines. The management of stormwater runoff is an additional hydrologic factor that should be integrated when planning development of additional middle housing construction.

References:

Bidlake, W.R., and Payne, K.L., 2001, Estimating recharge to ground water from precipitation at Naval Submarine Base Bangor and Vicinity, Kitsap County, Washington: U.S. Geological Survey Water- Resources Investigations Report 01-4110, 33 p.

Jones, M.A., Jones, J.L., and Olsen, T.D., 2000, Ground-Water Flooding in Glacial Terrain of Southern Puget Sound, Washington: U.S. Geological Survey Fact Sheet 111-00

Savoca, M.E., Welch, W.B., Johnson, K.H., Lane, R.C., Clothier, B.G., and Fasser, E.T., 2010, Hydrogeologic framework, groundwater movement, and water budget in the Chambers-Clover Creek Watershed and vicinity, Pierce County, Washington: U.S. Geological Survey Scientific Investigations Report 2010-5055, 46 p.

Zulauf, A.S., 1979, Soil Survey of Pierce County Area, Washington: U.S. Department of Agriculture, Soil Conservation Service, 130 p.

Exhibit #10:
Review of Sanitary Sewer Flow Data
from Fircrest

Craig A. Peck & Associates

12737 Olalla Valley Road SE
Olalla, Washington 98359

technical assistance
253-229-0923
peckassoc@gmail.com



TO: Fircrest Middle Housing Ad Hoc Committee
DATE: March 24, 2025
RE: Review of Sanitary Sewer Flow Data from Fircrest

I reviewed the Tacoma-Fircrest Agreement dated June 24, 2014 for the treatment of sewage and an unexecuted Memorandum of Understanding dated May 31, 2023, between Tacoma and Fircrest. I also reviewed sewer pump data for Fircrest for the periods of October 1, 2021 to May 31, 2022 and October 31, 2022 and to November 31, 2022. The raw data and the graphical presentation of that data prepared by the City of Tacoma clearly indicate that the flows to Tacoma exceed the instantaneous rate of 2.25 Million Gallons per Day (MGD) specified in their agreement on a regular basis. Those flows frequently exceed 2.25 MGD by more than 15 percent.

The City sewer system experiences Infiltration and Inflow (I and I) conditions. Infiltration is caused by deterioration of pipe materials and failing pipe joints. Inflow is caused by stormwater runoff entering the sanitary sewer by way of direct illegal connects of roof or area drains or overflows of stormwater facilities. I and I is a common condition allowable in small volumes as noted in the "Criteria for Sewage Works Design", Washington State Department of Ecology. However, larger quantities of I and I are not. Fircrest, like many other communities like Tacoma, are making efforts to reduce I and I by replacing sewer piping and eliminating stormwater connections. In Fircrest, high wet weather groundwater conditions in most soils in the area aggregate or intensify infiltration of stormwater.

My conclusion is that the pumping rate from the Fircrest pump stations to the Tacoma sewer collection system regularly exceeds the terms in their agreement.

My review documents are attached.

SANITARY SEWER CAPACITY

TACOMA-FIRCREST SEWER AGREEMENT

This Agreement is made and entered into as of the day of 24 day of June, 2014, by and between the CITY OF TACOMA, WASHINGTON (hereinafter referred to as "Tacoma") and the City of FIRCREST, WASHINGTON (hereinafter referred to as "Fircrest").

WHEREAS, Tacoma presently owns and operates a sewage system consisting in part of lateral sewers, trunk sewers, and sewage treatment and disposal facilities for the benefit of the citizens of Tacoma; and

WHEREAS, Fircrest presently owns and operates a system of lateral and trunk sewers for the benefit of its citizens, but does not own or operate any sewage treatment or disposal facilities; and

WHEREAS, Tacoma and Fircrest have previously executed a Sewer Service Agreement dated July 11, 1947, renewed January 1, 1967, and amended on March 28, 1979 for the joint use of their respective sewer systems; and

WHEREAS, it has been determined desirous by both parties to this Agreement and in the best interest of the public health, safety and welfare of the territory served by both parties, that this Agreement be entered into;

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained and for other good and valuable consideration, it is hereby agreed as follows:

1. AUTHORITY FOR CONTRACT- COMPLETENESS -TERM.

This Agreement is made and entered into pursuant to the authority vested in Tacoma and Fircrest by the provisions of RCW 35.67.300 and Chapter 39.34 RCW. This Agreement, except where otherwise provided, shall be complete within itself and shall remain in effect for a period of thirty-five (35) years from the effective date hereof, or as may be amended as contained herein.

This Agreement may be renewed at the end of the present term and each subsequent term for additional thirty-five (35) year periods by mutual agreement of both parties.

2. PERMISSION TO DISCHARGE.

Tacoma hereby grants Fircrest permission to discharge sanitary sewage from the Fircrest Sewer System into the Tacoma Sewer System at the intersection of South 30th Street and Huson Street, the intersection of Orchard Street and Princeton Street, the intersection of Bennett Street and W. 19th Street, and at other locations as may be determined by mutual agreement in the future. Any additional consent to discharge granted by either party shall be memorialized in a mutually executed amendment hereto.

11. FIRCREST CAPACITY RIGHTS IN TACOMA SEWER SYSTEM.

In consideration of mutual promises and covenants Tacoma has previously granted Fircrest certain capacity rights in the Tacoma Sewer System. These capacity rights are herein

defined at 0.75 million gallons per day (MGD) average dry weather flow and 2.25 MGD peak hydraulic flow.

Criteria for Sewage Works Design

WA Department of Ecology - 2008

The hydraulic capacity of the treatment works should be based on the maximum expected flow. The process design of treatment units should be based on either the average design flow or the peak design flow, whichever is controlling. The following items should be determined from the observed rate of flow during the significant period of discharge. Items to be considered in determining design flows are as follows:

- Peak flow rates continuing over a length of time sufficient to adversely affect the detention time of treatment units or the flow characteristics in conduits.
- Applicable data from similar municipalities.
- Wet weather flows.
- Recirculation and inplant recycle flows.

The design organic loading should be computed in the same manner used in determining design flow.

G2-1.2.3 Existing Systems

Treatment plants designed to serve existing sewerage systems should be designed on the basis of characteristics of sewage obtained from the operating records of the treatment works.

The design engineer or owner shall provide a plan acceptable to Ecology for eliminating or handling excessive inflow/infiltration (I/I) so that there will be no discharge of inadequately treated wastewaters or impairment of the treatment process.

G2-1.2.4 New Systems

Sewage treatment plants to serve new sewerage systems should be designed on the basis of information in Table G2- 2. Numbers of persons per dwelling should be based on planning projections derived from an official source. Any deviations should be based on sound engineering judgment substantiated in the engineering report.

Table G2- 2. Design Basis for New Sewage Works

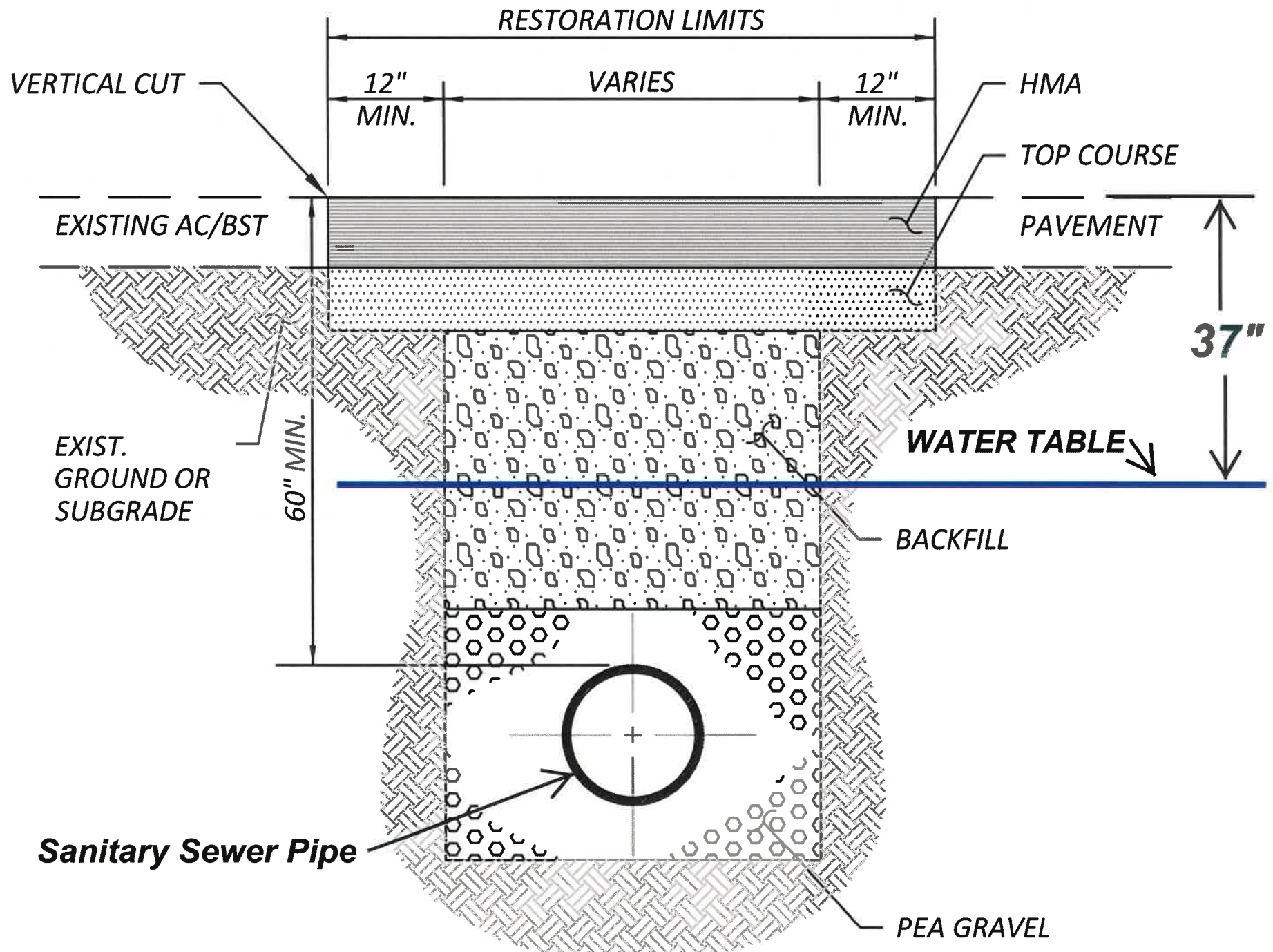
Discharge Facility	Design Units	Flow* (gpd)	BOD (lb/day)	SS (lb/day)	Flow Duration (hr)
Dwellings	per person	100	0.2	0.2	24
Schools with showers and cafeteria	per person	16	.04	.04	8
Schools without showers and with cafeteria	per person	10	.025	.025	8
Boarding schools	per person	75	0.2	0.2	16
Motels at 65 gal/person (rooms only)	per room	130	0.26	0.26	24
Trailer courts at 3 persons/trailer	per trailer	300	0.6	0.6	24
Restaurants	per seat	50	0.2	0.2	16

Discharge Facility	Design Units	Flow* (gpd)	BOD (lb/day)	SS (lb/day)	Flow Duration (hr)
Interstate or through-highway restaurants	per seat	180	0.7	0.7	16
Interstate rest areas	per person	5	0.01	0.01	24
Service stations	per vehicle serviced	10	0.01	0.01	16
Factories	per person per 8-hr shift	15-35	0.03-0.07	0.03-0.07	Operating period
Shopping centers	per 1,000 sq ft of ultimate floor space	200-300	0.01	0.01	12
Hospitals	per bed	300	0.6	0.6	24
Nursing homes	per bed	200	0.3	0.3	24
Homes for the aged	per bed	100	0.2	0.2	24
Doctor's office in medical center	per 1,000 sq ft	500	0.1	0.1	12
Laundromats, 9 to 12 machines	per machine	500	0.3	0.3	16
Community colleges	per student and faculty	15	0.03	0.03	12
Swimming pools	per swimmer	10	0.001	0.001	12
Theaters, drive-in type	per car	5	0.01	0.01	4
Theaters, auditorium type	per seat	5	0.01	0.01	12
Picnic areas	per person	5	0.01	0.01	12
Resort camps, day and night, with limited plumbing	per campsite	50	0.05	0.05	24
Luxury camps with flush toilets	per campsite	100	0.1	0.1	24

*Includes normal infiltration

Based on approximate Fircrest residential population only:

**(7500 residents)(100 gals/person/day) = 750,000 gallons/day
= 0.75 Million Gallons per Day (MGD)**



Water Table Depth in Fircrest Soils

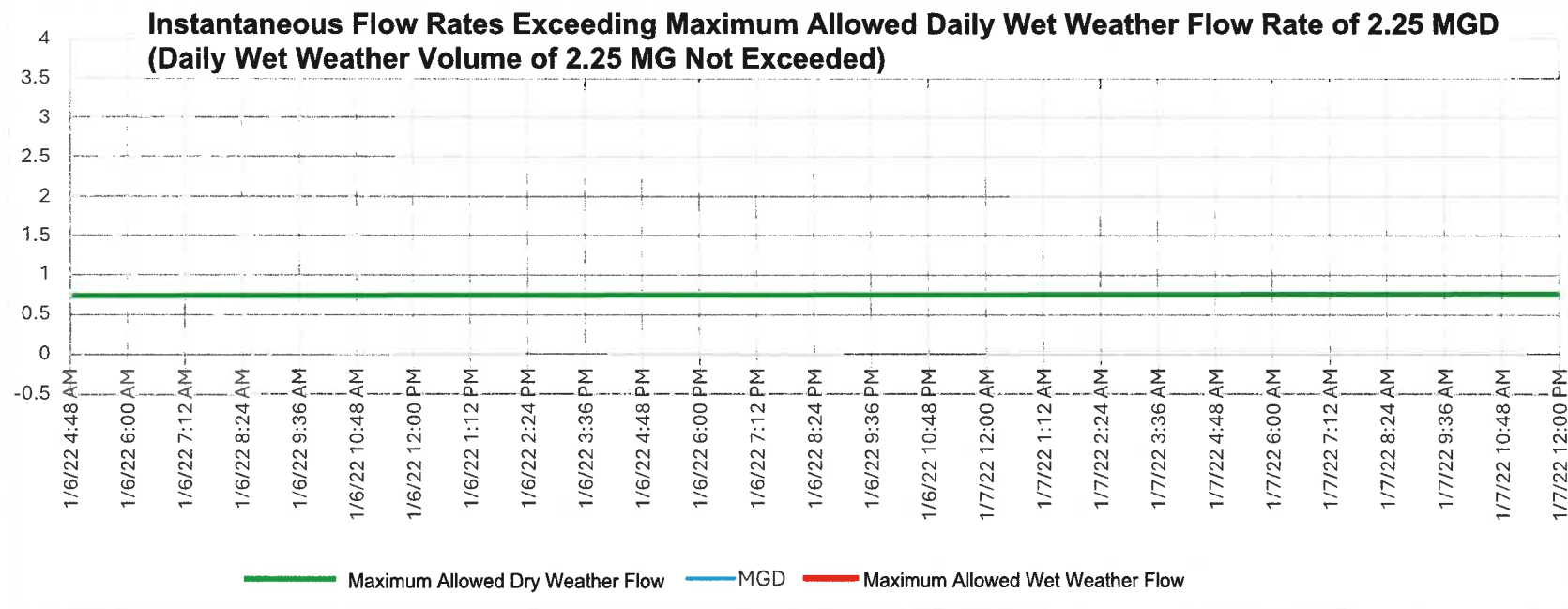


Exhibit #11:

Stormwater Requirements Review

Craig A. Peck & Associates

12737 Olalla Valley Road SE
Olalla, Washington 98359

technical assistance
253-229-0923
peckassoc@gmail.com



TO: Fircrest Ad Hoc Committee
DATE: March 24, 2025
RE: Stormwater Requirements Review

I completed a brief review of current Western Washington Stormwater regulations and its effects on placing multiple residential units on lots currently zoned for one residential unit. Those regulations encourage the use of infiltration for treatment of runoff from impervious and pervious surfaces. The location of those infiltration facilities requires setbacks from structures as well as from property lines. My review included current setbacks for structures in Fircrest residential zones R-4 and R-6.

My conclusion is that there is not adequate space to add another structure to the existing lots and meet the setback requirements for infiltration facilities in most cases.

My review documents are attached.

STORMWATER RUNOFF REQUIREMENTS FOR NEW CONSTRUCTION

All new construction must comply with current stormwater runoff regulations from all impervious surfaces including roofs, sidewalks, decks, patios, and driveways.

Figure I-3.1: Flow Chart for Determining Requirements for New Development

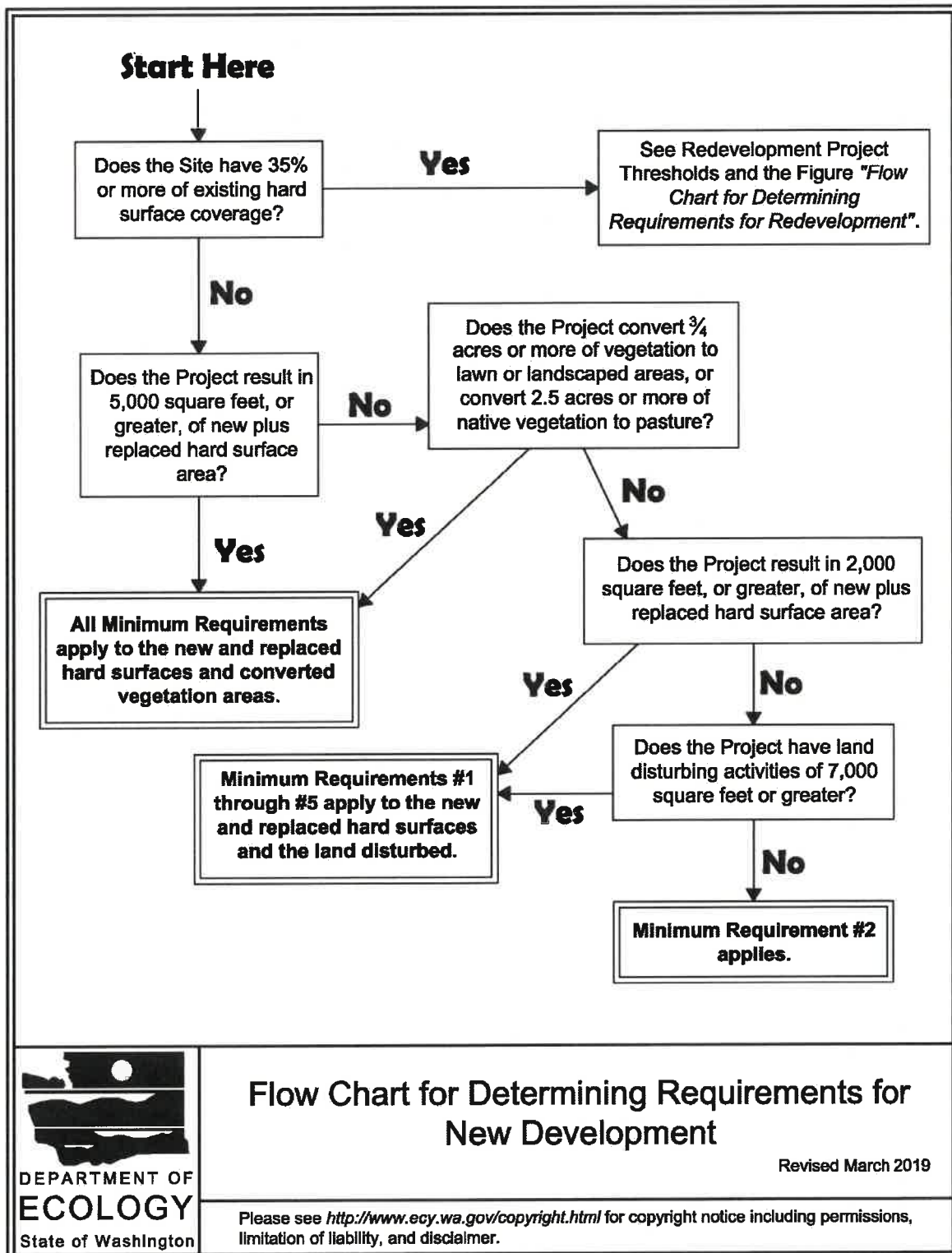


Figure I-3.2: Flow Chart for Determining Requirements for Redevelopment

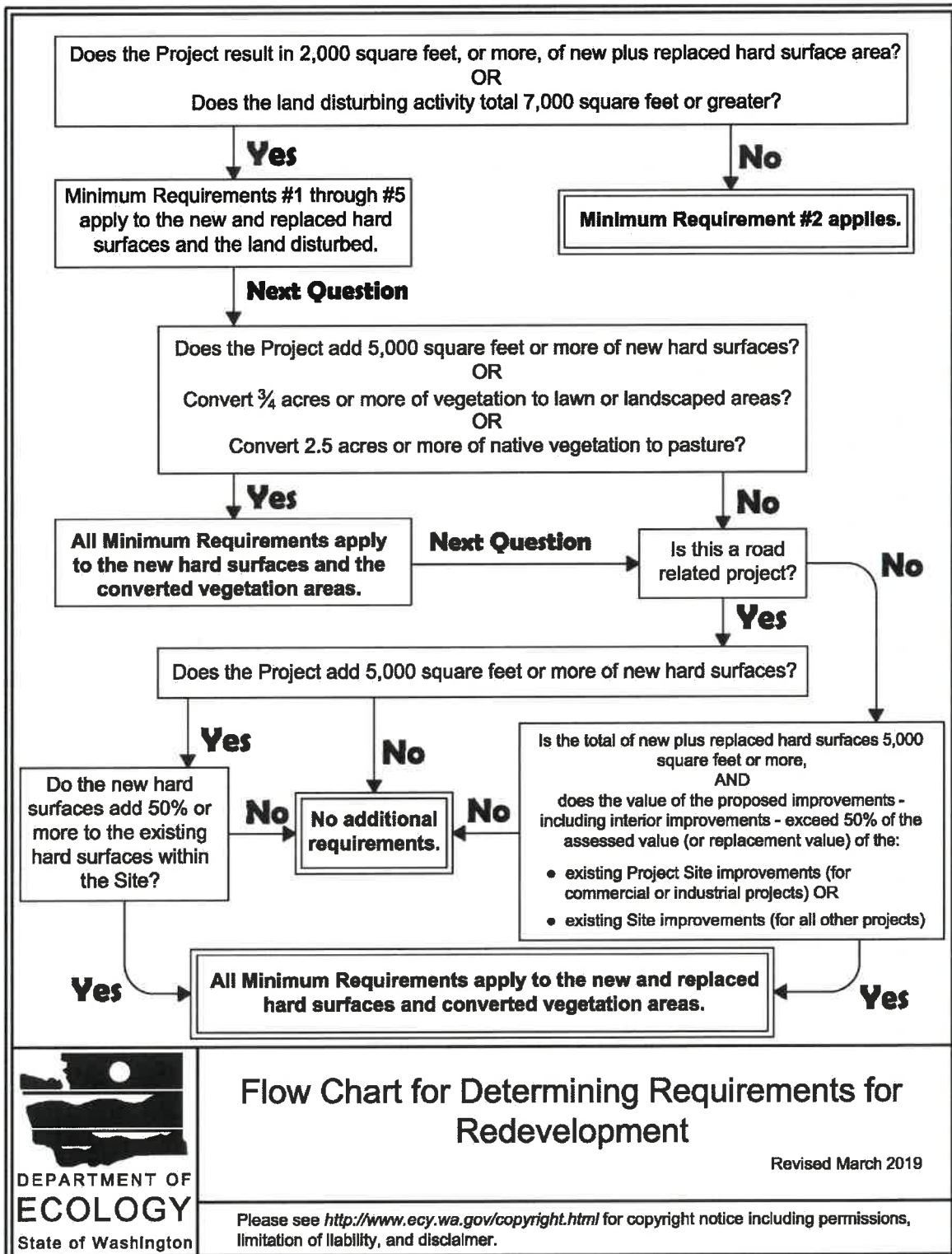


Table I-3.2: The List Approach for MR5 Compliance

List #1 (For MR #1 - #5 Projects That Are Not Flow Control Exempt)	List #2 (For MR #1 - #9 Projects That Are Not Flow Control Exempt)	List #3 (For Flow Control Exempt Pro- jects)
Surface Type: Lawn and Landscaped Areas		
BMP T5.13: Post-Construction Soil Quality and Depth	BMP T5.13: Post-Construction Soil Quality and Depth	BMP T5.13: Post-Construction Soil Quality and Depth
Surface Type: Roofs		
1. BMP T5.30: Full Dis- persion or BMP T5.10A: Downspout Full Infiltration	1. BMP T5.30: Full Dis- persion or BMP T5.10A: Downspout Full Infiltration	1. BMP T5.10A: Downspout Full Infiltration
2. BMP T5.14: Rain Gardens or BMP T7.30: Bioretention	2. BMP T7.30: Bioretention	2. BMP T5.10B: Downspout Dispersion Systems
3. BMP T5.10B: Downspout Dispersion Systems	3. BMP T5.10B: Downspout Dispersion Systems	3. BMP T5.10C: Perforated Stub-out Connections
4. BMP T5.10C: Perforated Stub-out Connections	4. BMP T5.10C: Perforated Stub-out Connections	
Surface Type: Other Hard Surfaces		
1. BMP T5.30: Full Dis- persion	1. BMP T5.30: Full Dis- persion	BMP T5.12: Sheet Flow Dis- persion or BMP T5.11: Concentrated Flow Dispersion
2. BMP T5.15: Permeable Pavements or BMP T5.14: Rain Gardens or BMP T7.30: Bioretention	2. BMP T5.15: Permeable Pavements	
3. BMP T5.12: Sheet Flow Dispersion or BMP T5.11: Concentrated Flow Dispersion	3. BMP T7.30: Bioretention	
	4. BMP T5.12: Sheet Flow Dispersion or BMP T5.11: Concentrated Flow Dispersion	
Notes for using the List Approach:		
1. Size BMP T5.14: Rain Gardens and BMP T7.30: Bioretention used in the List Approach to have a minimum horizontal projected surface area below the overflow which is at least 5% of the area drain-		

Procedure for Evaluating Feasibility

1. Have one of the following prepare a soils report to determine if soils suitable for infiltration are present on the site:
 - A professional soil scientist certified by the Soil Science Society of America (or an equivalent national program)
 - A locally licensed on-site sewage designer
 - A suitably trained person working under the supervision of a professional engineer, geologist, hydrogeologist, or engineering geologist registered in the State of Washington.

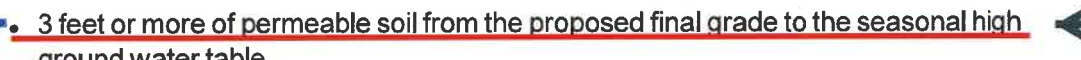
The report shall reference a sufficient number of soils logs to establish the type and limits of soils on the project site. The report should at a minimum identify the limits of any outwash type soils (i.e., those meeting USDA soil texture classes ranging from coarse sand and cobbles to medium sand) versus other soil types and include an inventory of topsoil depth.

2. Complete additional site-specific testing on lots or sites containing outwash (coarse sand and cobbles to medium sand) and loam type soils.

Individual lot or site tests must consist of at least one soils log at the location of the infiltration system, a minimum of 4 feet in depth from the proposed grade and at least 1 foot below the expected bottom elevation of the infiltration trench or dry well.

Identify the NRCS series of the soil and the USDA textural class of the soil horizon through the depth of the log, and note any evidence of high ground water level, such as mottling.

3. Downspout full infiltration is considered feasible on lots or sites that meet all of the following:

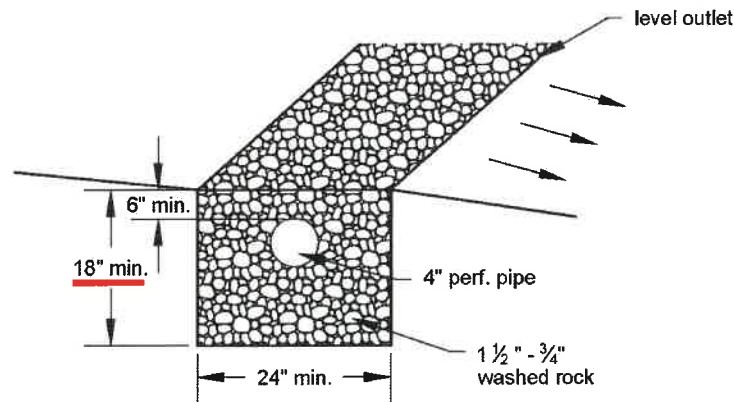
- 
- 3 feet or more of permeable soil from the proposed final grade to the seasonal high ground water table.
 - At least 1-foot of clearance from the expected bottom elevation of the infiltration trench or dry well to the seasonal high ground water table.
 - The downspout full infiltration system can be designed to meet the minimum design criteria specified below.

Setbacks

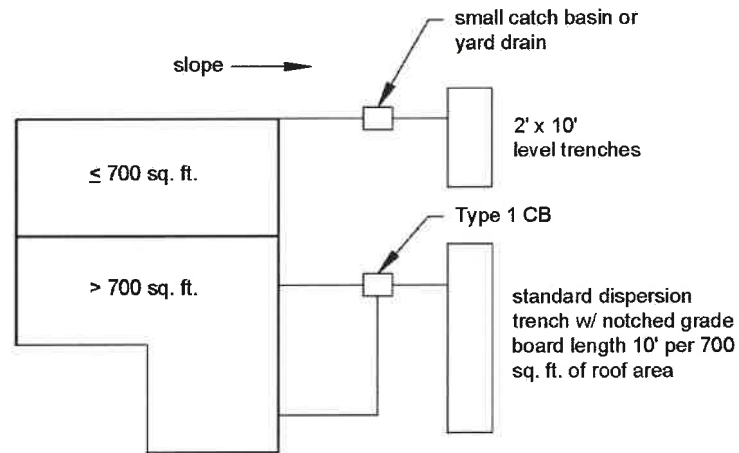
Local governments may require specific setbacks in sites with slopes over 40%, land slide areas, open water features, springs, wells, and septic tank drain fields. Adequate room for maintenance access and equipment should also be considered. Examples of setbacks commonly used include the following:

1. All infiltration systems should be at least 10 feet from any structure, property line, or sensitive area (except slopes over 40%).
2. All infiltration systems must be at least 50 feet from the top of any slope over 40%. This setback may be reduced to 15 feet based on a geotechnical evaluation, but in no instances may it

Figure V-4.4: Typical Downspout Dispersion Trench



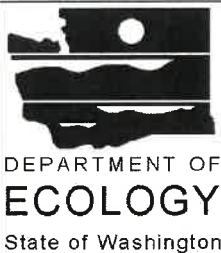
Trench X-Section



Plan View of Roof

Source: King County Department of Natural Resources, 1998

NOT TO SCALE

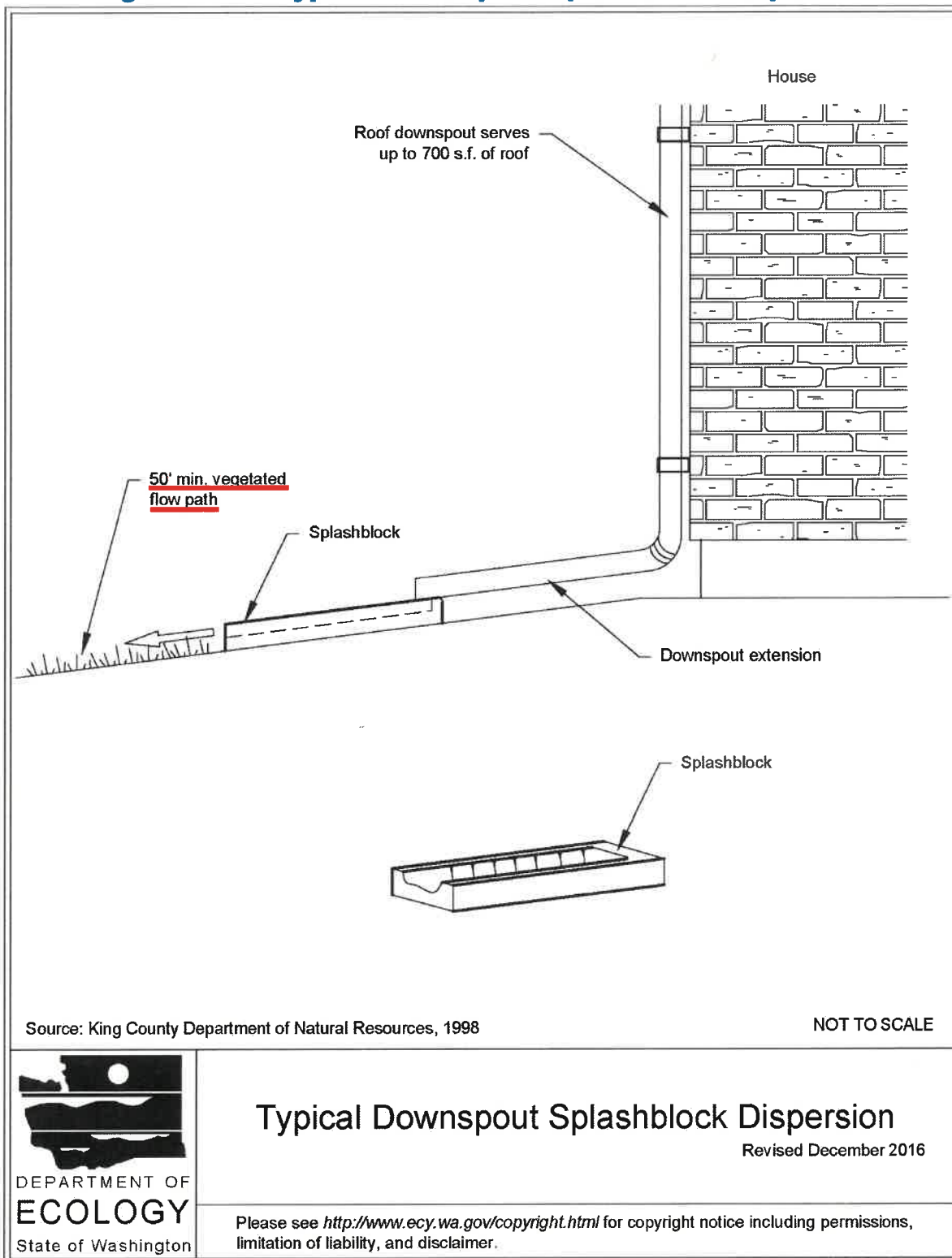


Typical Downspout Dispersion Trench

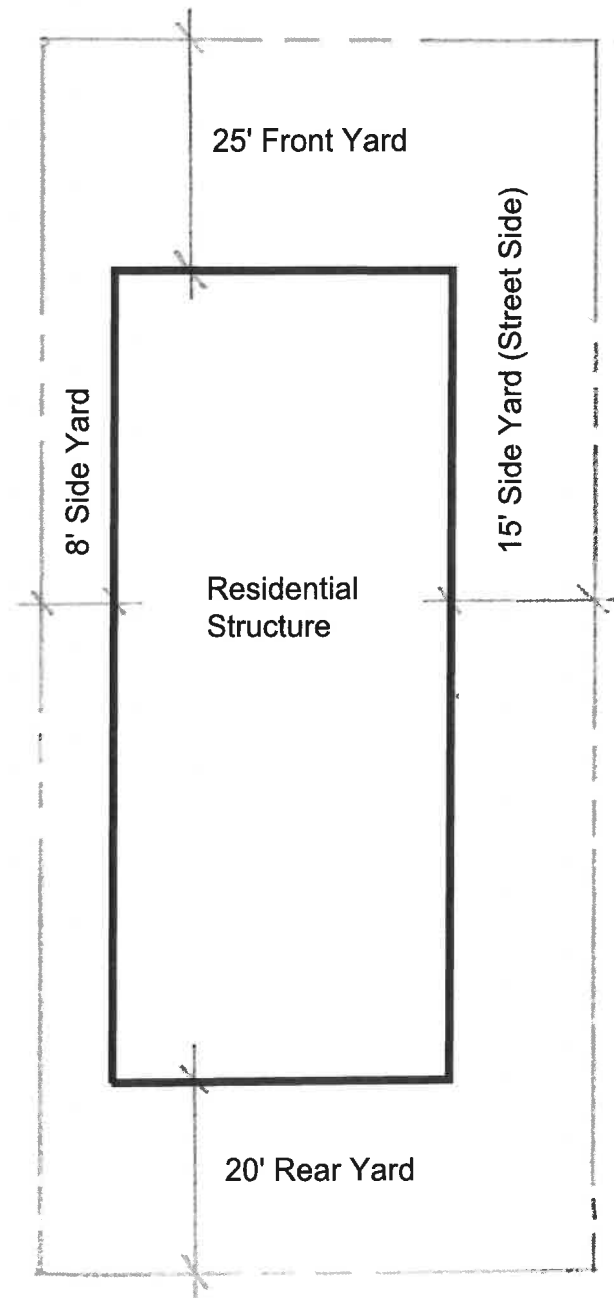
Revised December 2016

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Figure V-4.6: Typical Downspout Splashblock Dispersion



Stormwater standards require 10' minimum setbacks on each side of an Infiltration Facility - therefore there is may be no available location other than the front yard.



Chapter 22.32

RESIDENTIAL-4 DISTRICT (R-4)

Sections:

22.32.001 Purpose.

22.32.002 Permitted uses.

22.32.003 Accessory uses.

22.32.004 Conditional uses.

22.32.005 Development standards.

22.32.001 Purpose.

The R-4 zoning district is intended to implement the comprehensive plan's low density residential land use designation. The district standards aim to preserve and enhance the character of neighborhoods that have a well-established suburban development pattern. The predominant land uses in these neighborhoods are detached single-family dwellings located on 8,000- to 12,000-square-foot lots. New construction must fit within this context. (Ord. 1246 § 2, 2000).

22.32.002 Permitted uses.

Uses permitted subject to administrative design review approval, when applicable, in accordance with Chapter [22.66](#) FMC:

- (a) Single-family dwelling.
- (b) Family group home, including adult family home.
- (c) Nonmotorized recreational trail or passive recreational park with no permanent on-site staff.
- (d) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter [22.62](#) FMC). Excludes substation. (Ord. 1562 § 5, 2015; Ord. 1246 § 2, 2000).

22.32.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC [22.32.002](#):

- (a) Accessory dwelling unit (subject to compliance with FMC [22.58.012](#)).

22.32.005 Development standards.

<u>Maximum density</u>	4 dwelling units per gross acre.
<u>Minimum lot area</u>	8,000 square feet.
Maximum height	30 feet. See FMC 22.58.007 for exceptions.
<u>Maximum floor area ratio</u>	0.35. See FMC 22.58.026 for FAR standards.
<u>Minimum front yard setback</u>	25 feet. See FMC 22.58.002 for setback reduction and allowable encroachments.
<u>Minimum interior side yard setback</u>	8 feet. See FMC 22.58.002 for allowable encroachments.
<u>Minimum side street side yard setback</u>	15 feet. See FMC 22.58.002 for allowable encroachments.
<u>Minimum rear yard setback</u>	20 feet. See FMC 22.58.002 for allowable encroachments.

**INFILTRATION
FACILITIES
REQUIRE GREATER
SETBACKS**

Chapter 22.36

RESIDENTIAL-6 DISTRICT (R-6)

Sections:

22.36.001 Purpose.

22.36.002 Permitted uses.

22.36.003 Accessory uses.

22.36.004 Conditional uses.

22.36.005 Development standards.

22.36.001 Purpose.

The R-6 zoning district is intended to implement the comprehensive plan's low density residential land use designation. The district standards aim to preserve the historic development pattern established in the city's original residential neighborhoods (the circa 1907 Regents Park I and II plats). These neighborhoods include an eclectic mix of architecture within a pedestrian-oriented urban grid development pattern. The predominant land uses are detached modestly-scaled single-family dwellings located on 5,000- to 8,000-square-foot lots. New construction must fit within this context. (Ord. 1246 § 4, 2000).

22.36.002 Permitted uses.

Uses permitted subject to administrative design review approval, when applicable, in accordance with Chapter [22.66](#) FMC:

- (a) Single-family dwelling.
- (b) Family group home, including adult family home.
- (c) Nonmotorized recreational trail or passive recreational park with no permanent on-site staff.
- (d) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter [22.62](#) FMC). Excludes substation. (Ord. 1562 § 9, 2015; Ord. 1246 § 4, 2000).

22.36.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC [22.36.002](#):

(a) Accessory dwelling unit (subject to compliance with FMC [22.58.012](#)).

22.36.005 Development standards.

<u>Maximum density</u>	<u>6 dwelling units per gross acre.</u>
<u>Minimum lot area</u>	<u>5,000 square feet.</u>
<u>Maximum height</u>	27 feet (where minimum roof slope of 6:12 for all parts of the roof above 18 feet is provided). Otherwise, 18 feet. See FMC 22.58.007 for exceptions.
<u>Maximum floor area ratio</u>	<u>0.35.</u> See FMC 22.58.026 for FAR standards.
<u>Minimum front yard setback</u>	<u>20 feet.</u> See FMC 22.58.002 for setback reduction and allowable encroachments.

<u>Minimum interior yard setback</u>	<u>5 feet for first story. 8 feet for side second story.</u> See FMC 22.58.002 for allowable encroachments.
<u>Minimum side street side yard setback</u>	<u>15 feet.</u> See FMC 22.58.002 for allowable encroachments.

INFILTRATION
FACILITIES REQUIRE
GREATER SETBACKS

Exhibit #12:
City of Tacoma Contract Information

Company/ Municipality	City of Tacoma		
Start Date	6/24/14		
End Date	6/24/49		
Service	Sewer agreement		
Department	Public Works		
Resolution No.	1332	Date	6/24/14
Notification Cancel	to one year notification		

[illegible]

TACOMA-FIRCREST SEWER AGREEMENT

This Agreement is made and entered into as of the day of 24 day of June, 2014, by and between the CITY OF TACOMA, WASHINGTON (hereinafter referred to as "Tacoma") and the City of FIRCREST, WASHINGTON (hereinafter referred to as "Fircrest").

WHEREAS, Tacoma presently owns and operates a sewage system consisting in part of lateral sewers, trunk sewers, and sewage treatment and disposal facilities for the benefit of the citizens of Tacoma; and

WHEREAS, Fircrest presently owns and operates a system of lateral and trunk sewers for the benefit of its citizens, but does not own or operate any sewage treatment or disposal facilities; and

WHEREAS, Tacoma and Fircrest have previously executed a Sewer Service Agreement dated July 11, 1947, renewed January 1, 1967, and amended on March 28, 1979 for the joint use of their respective sewer systems; and

WHEREAS, it has been determined desirous by both parties to this Agreement and in the best interest of the public health, safety and welfare of the territory served by both parties, that this Agreement be entered into;

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained and for other good and valuable consideration, it is hereby agreed as follows:

1. AUTHORITY FOR CONTRACT- COMPLETENESS -TERM.

This Agreement is made and entered into pursuant to the authority vested in Tacoma and Fircrest by the provisions of RCW 35.67.300 and Chapter 39.34 RCW. This Agreement, except where otherwise provided, shall be complete within itself and shall remain in effect for a period of thirty-five (35) years from the effective date hereof, or as may be amended as contained herein.

This Agreement may be renewed at the end of the present term and each subsequent term for additional thirty-five (35) year periods by mutual agreement of both parties.

2. PERMISSION TO DISCHARGE.

Tacoma hereby grants Fircrest permission to discharge sanitary sewage from the Fircrest Sewer System into the Tacoma Sewer System at the intersection of South 30th Street and Huson Street, the intersection of Orchard Street and Princeton Street, the intersection of Bennett Street and W. 19th Street, and at other locations as may be determined by mutual agreement in the future. Any additional consent to discharge granted by either party shall be memorialized in a mutually executed amendment hereto.

3. QUALITY OF SEWAGE.

All sewage discharged into the system shall conform to the requirements set forth by the then prevailing regulations applicable to Tacoma sewage.

There shall be reserved to Tacoma the right to inspect all sewer facilities of Fircrest included within this Agreement in order to enable Tacoma to comply with any and all conditions of its current or any future National Pollutant Discharge Elimination System (NPDES) Waste Discharge Permits, including, but not limited to, the monitoring of wastes and necessary construction of monitoring station facilities.

If, in order for Tacoma to meet Federal and/or State Laws, Rules, and Regulations, it is necessary to monitor any Fircrest sewer customer, Fircrest shall be responsible for assuring that its customer complies with all reasonable conditions to meet those monitoring requirements.

4. DESIGN AND CONSTRUCTION STANDARDS.

Design and construction standards and methods for all sewage facilities covered by this Agreement shall conform to the prevailing written specifications, codes, methods, and standards equal to or better than those used by Tacoma, or as mutually agreed upon at the time of construction. Each party reserves the right to make any check of construction plans or inspection of construction in this Agreement area (upstream from the terminus of the 14- inch diameter pressure line deemed necessary to uphold this requirement and reject any such plans or work not conforming to Tacoma's then prevailing specifications, codes, methods, and standards, or as mutually agreed upon.

5. CONTRA COSTA PUMP STATION PRESSURE LINE.

Title to the portion of the existing 14-inch diameter pressure line from the Contra Costa pump Station to the east City Limits of Fircrest at approximately South 32nd Street and Orchard Street shall vest in Fircrest and the portion of said pressure line from the above point on the west City Limits of Tacoma to its terminus in the intersection of South 30th Street and Huson Street shall vest in Tacoma. Fircrest shall maintain and repair and pay the total cost of all maintenance and repairs of that portion of said pressure lines of which ownership is vested in Fircrest, and Tacoma shall maintain and repair and pay the total cost of all maintenance and repairs of that portion of said pressure lines of which ownership is vested in Tacoma

6. SEWER SYSTEM MAINTENANCE.

Should either of the parties hereto fail to properly maintain or repair any of its sewers through which sewage of the other party flows, or shall permit said sewers to become stopped, and fails to correct said condition after notice and reasonable time to correct the same, the other party is hereby permitted and authorized to do the necessary work to correct such condition and to collect the reasonable cost of such work from the party owning said sewers. Each of the parties hereto shall save the other harmless from any damages to property of the other or claims from third parties caused by the negligence of said party, its agents, or employees.

Fircrest shall notify Tacoma in the event of any sanitary sewer overflows occurring at the Contra Costa Pump Station.

City7. ENLARGEMENTS - TACOMA SEWER SYSTEM.

In the event that any Tacoma treatment and/or trunkage facilities need enlarging, and which Fircrest did not participate in the construction of, but that Fircrest discharges sewage to, Fircrest and Tacoma agree to negotiate a fair and equitable cost for Fircrest's share of such enlargement.

8. UPGRADING - TACOMA SEWAGE TREATMENT FACILITIES.

In the event that treatment processes need to be upgraded, the costs shall be shared between Fircrest and Tacoma on a ratio of average dry weather capacity or peak flow capacity (whichever is the controlling factor in causing the upgrade to be made) required by or granted to each party. Total capacity shall be the amount contributed by each party at the time of the upgrading plus the amount required by either party for future anticipated flows.

9. ENLARGEMENT AND UPGRADING COST OBLIGATIONS.

Wherever in this Agreement Fircrest is obligated to pay to Tacoma all or any portion of the cost of any improvements, enlargements, or additions to any part of the sewer system involved in this Agreement, or to the treatment plant, the term "cost" shall mean the actual sum paid or to be paid by Tacoma out of its normal revenues, or funds borrowed by it by the sale of bonds or otherwise, which it is obligated to repay, but shall not include any sums received and paid from any Federal, State, or other outside aid or source of revenue.

10. FIRCREST SEWER SYSTEM AREA - DEFINED.

It is mutually agreed that the sewer service area for Fircrest, under this Agreement, shall not, without the prior written agreement of Tacoma, extend beyond the following limits:

On the North: 19th Street
On the South: 48th Street
On the East: Orchard Street
On the West: Mildred Street north of Regents Boulevard and Anderson-Pierce Road (67th Avenue West) south of Regents Boulevard

No assignment of capacity rights within the above described areas shall be made to any sewer district without the written mutual consent of both parties hereto.

11. FIRCREST CAPACITY RIGHTS IN TACOMA SEWER SYSTEM.

In consideration of mutual promises and covenants Tacoma has previously granted Fircrest certain capacity rights in the Tacoma Sewer System. These capacity rights are herein

defined at 0.75 million gallons per day (MGD) average dry weather flow and 2.25 MGD peak hydraulic flow.

Nothing in this Section 11 shall prevent Fircrest from acquiring and Tacoma from relinquishing to Fircrest additional capacity rights in any existing facilities of the Tacoma Sewer System.

12. SEWERAGE SERVICE RATES AND CHARGES.

A. DETERMINATION OF RATE.

For sewerage service provided to Fircrest by Tacoma, Fircrest shall pay Tacoma an annual sewerage service charge. This charge shall be based on the metered flows from Fircrest into the Tacoma sewerage system. Flows will be measured at the Contra Costa, China Lake and Princeton pump stations. Composite rates will be developed using the constituent concentration rates put forth in TMC 12.08.390 on the measured constituent strengths and characteristics which will include Biological Oxygen Demand, Total Suspended Solids, and Flow of the waste waters discharged from the three pump stations. A composite rate will be calculated for discharges from each pump station. The composite rate will be multiplied by the flow from each pump station resulting in a charge for the discharge from each pump station. The charges from each pump station will be summed and this number shall be the Fircrest sewerage service Rate. The Fircrest sewer charge shall be calculated as follows:

China Lake Flow from Fircrest Discharge Point X China Lake Constituent Rate
Plus
Contra Costa Flow X Contra Costa Constituent Rate
Plus
Princeton Flow X Princeton Constituent Rate

= Fircrest Sewerage Rate

Fircrest Sewerage Rate X Ratio of Applicability = Fircrest Sewerage Charge

The ratio of applicability is the Fircrest sewerage expense divided by the total sewerage service expense.

B. DEFINITIONS.

I. "ccf"

"ccf" shall mean one hundred (100) cubic feet.

II. "Fircrest Capacity"

The "Fircrest Capacity" shall be determined by the flow of sewage originating from within the boundaries of the Fircrest Sewer System described in Section 11, or as may hereafter be amended.

III. "Residential Equivalent"

A "Residential Equivalent" is a unit of service being a single-family residence or living unit.

IV. "Sewage"

Sewage" shall mean sanitary sewage only, consisting of domestic, commercial, and industrial waste material.

V. Sewerage Service Expense.

a. "Total Sewerage Service Expense"

The "Total Sewerage Service Expense" shall be the total of the following items as listed in the annual Summary of Expenditures in the current Statistical and Cost Data Report for the Sewer Utility Division:

(1) Direct Operation and Maintenance.

(2) General Expense.

(3) Taxes.

(4) Engineering.

(5) Capital Improvements.

(6) Debt Service except on bonds issued by the City of Tacoma to finance further enlargements and treatment plant upgrading in those situations where Fircrest's share is contributed directly.

It is understood that the above items are account titles currently being used by the City in its Statistical and Cost Data Report. The City agrees that composition and maintenance of these accounts shall be the same in substance throughout the duration of this Agreement.

b. "Fircrest Sewerage Service Expense"

The "Fircrest Sewerage Service Expense shall include only the total cost for treatment in the Tacoma Sewer System as listed in Tacoma's current Statistical and Cost Data Report with Customer Billing and Customer Service as listed in Tacoma's current Statistical and Cost Data Report deleted from the total cost thereof.

C. PAYMENT OF SEWERAGE SERVICE CHARGE.

Tacoma shall bill Fircrest for sewerage service charges on a quarterly basis. Sewerage service charges shall be based on the actual metered flows discharged from the Fircrest system to the Tacoma system.

Fircrest shall submit to the City all information necessary to compile sewer service charges quarterly for the billing periods on or before the fifteenth (15th) day of January, April, July, and October of each year. The City shall compute the charges and submit the bill to Fircrest on or about the fifteenth (15th) day of February, May, August, and November.

All Fircrest sewerage service charges shall be due and payable to Tacoma within thirty (30) days of receipt by Fircrest of the Tacoma Sewer Utility invoice.

The amount shown on the invoice shall be considered correct unless the City is notified to the contrary within twenty (20) days. If corrections are necessary, the thirty (30) days shall begin upon receipt by Fircrest of the corrected invoice.

Any charges, credit, or portion thereof not paid within the thirty (30) days shall begin accruing interest at the rate of eight percent (8%) per annum beginning with the thirty-first (31st) day.

D. FEDERAL AND STATE REGULATIONS.

Tacoma and Fircrest agree to abide with all Federal and State Laws, Rules and Regulations regarding user charges and industrial cost recovery charges.

E. EFFECTIVE DATE FOR SERVICE RATES AND CHARGES.

The effective date for implementation of this Section 14 shall be June 1, 2014.

13. INSURANCE- LIABILITY.

Fircrest shall secure and maintain with responsible insurers all such insurance as is customarily maintained with respect to sewage systems of like character against loss of or damage to the sewage facilities operated and maintained by Fircrest and against public and other liability to the extent that such insurance can be secured and maintained at reasonable cost. Any liability incurred by Tacoma solely as a result of the operation of its treatment facility and not caused or occasioned by any act of Fircrest or any of its customers, or resulting from the connection to Fircrest facilities, shall be the sole liability of Tacoma.

14. DISPUTES.

In the event of any dispute or disagreement arising under this Agreement, the City's Director of Environmental Services and the Fircrest Director of Public Works shall agree on and appoint a third person. These three individuals shall comprise an arbitration committee which shall be charged with the function of resolving any disputes or disagreement arising under this Agreement to the extent permitted by law. The expenses of the third person shall be shared equally by the City and Fircrest.

15. AGREEMENT RELEASE.

In the event Fircrest determines it to be necessary or practical to construct its own sewage disposal system, or to join with the County or others in another and different system of sewage disposal, Fircrest shall be released from further obligations under this Agreement upon the following terms and conditions:

A. Fircrest shall give Tacoma not less than one year advance notice of its desire to connect to another sewage disposal system, with the estimated or actual date of such connection.

B. Fircrest shall remain liable to Tacoma for its share of the cost of any improvements, additions, or enlargements undertaken by mutual agreement by Tacoma and/or Fircrest under the terms of this Agreement prior to receipt of such notice by Tacoma.

16. REVIEW.

The terms of this Agreement shall be reviewed at five (5) year intervals or at such time as may be mutually agreed upon by both parties.

Notwithstanding any such termination as provided under Section 15, each party shall remain liable to the other for its proportionate share of the cost of any improvements, enlargements, or additions authorized herein; provided, however, no such improvements, enlargements, or additions shall be undertaken by either party during the period, where notice of termination has been given, without the written approval and agreement concerning the sharing of costs, if any, of both parties hereto.

17. INSPECTIONS - VIOLATIONS.

Both parties hereto shall have the right when they deem it necessary and appropriate to cause inspections to be made of sewer installations within the boundaries of the other city or within any area connected to said sewer lines for the purpose of determining whether or not the plumbing installations in questions conform to the requirements of the governing sewer ordinances of Tacoma and Fircrest. In connection with the right to make said inspections, both the parties hereto shall have the right to conduct such tests as may be appropriate in order to further the purposes of said inspection. All tests and inspections made pursuant to the provisions of this Section shall be at the sole expense of the party making said inspection or test.

In the event that either party hereto shall find existing a violation of a sewer ordinance, it shall promptly advise the other party thereof and both parties hereto agree and warrant that upon receipt of such notice they will undertake to have the necessary corrections made so that all sewage collected in said system shall conform to the requirements set forth in Section 3 hereof. In the event that either party hereto shall be unable to compel the property owner to change his plumbing fixtures or apparatus so as to conform with the provisions of the governing ordinances, then and in that event said property owner shall not be entitled to further sewer service until such correction has been made, and both the City of Tacoma and the City of Fircrest hereby represent and warrant that they will undertake to remove said violator from the sewer system.

18. DESIGNATED REPRESENTATIVES.

For purposes of this Agreement, the parties designated representatives are as follows:

18.1 Tacoma Representative: T.C. Broadnax, City Manager
747 Market Street
Tacoma, WA 98402

18.2 Fircrest Representative: Rick Rosenblatt, City Manager
115 Ramsdell Street
Fircrest, WA 98466

Phn. (253) 564-8901
e-mail: rosenblatt@cityoffircrest.net

19. NO SEPARATE ENTITY CREATED.

This Agreement does not create any separate or administrative entity. This Agreement shall be administered by the parties' representatives defined in Section 18.1 and 18.2 above.

20. MODIFICATION OF AGREEMENT.

This Agreement may be amended at any time in writing, upon approval of each parties' respective legislative body, or as their internal processes may otherwise dictate.

21 . NOTIFICATION

Any notice required or permitted to be given pursuant to this Agreement shall be in writing, and shall be sent postage prepaid by U.S. Mail, return receipt requested, to the following addresses or be electronic mail to the parties' representatives defined in subsections 18.1 and 18.2 herein, unless otherwise indicated by the parties to this Agreement.

22. VENUE

This Agreement shall be deemed to be made in the County of Pierce, State of Washington, and the legal rights and obligations of Tacoma and Fircrest shall be determined in accordance with the laws of the state of Washington. All legal actions in connection with this Agreement shall be brought in the County of Pierce, State of Washington.

23. NO THIRD PARTY BENEFICIARIES

This Agreement is entered into solely for the mutual benefit of the parties. This Agreement is not entered into with the intent that it shall benefit any other person or entity and no other such person or entity shall be treated as a third-party beneficiary of this Agreement.

24. SEVERABILITY


The provisions of this Agreement are hereby declared to be separate and severable, and the invalidity of any clause, sentence, paragraph, section, subsection, or portion of this Agreement or the invalidity of its application to any person or circumstance shall not affect the validity of its application to other persons and circumstances.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their proper officers on this 24 day of June, 2014

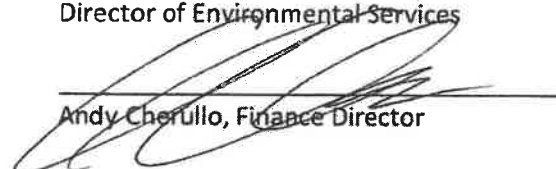
CITY OF TACOMA:



T.C. Broadnax, City Manager



Michael P. Slevin III, P.E.
Director of Environmental Services




Andy Cherullo, Finance Director

ATTEST:



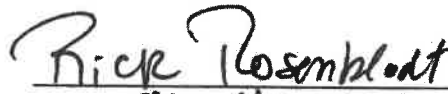
Doris Sorum, City Clerk

APPROVED AS TO FORM:



Deputy City Attorney

CITY OF FIRCREST;



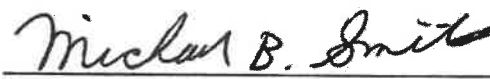
~~Mayor~~ City Manager

ATTEST:



City Clerk

APPROVED:



~~Deputy~~ City Attorney

**CITY OF FIRCREST
RESOLUTION NO. 1332**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF FIRCREST, WASHINGTON, AUTHORIZING THE
CITY MANAGER TO EXECUTE THE TACOMA-
FIRCREST SEWER AGREEMENT BETWEEN THE CITY
OF TACOMA AND THE CITY OF FIRCREST.**

WHEREAS, Tacoma presently owns and operates a sewage system consisting in part of lateral sewers, trunk sewers, and sewage treatment and disposal facilities for the benefit of the citizens of Tacoma; and

WHEREAS, Fircrest presently owns and operates a system of lateral and trunk sewers for the benefit of its citizens, but does not own or operate any sewage treatment or disposal facilities; and

WHEREAS, Tacoma and Fircrest have previously executed a Sewer Service Agreement dated July 11, 1947, renewed January 1, 1967, and amended on March 28, 1979 for the joint use of their respective sewer systems; and

WHEREAS, it has been determined desirous by both parties to this Agreement and in the best interest of the public health, safety and welfare of the territory served by both parties, that this Agreement be entered into; Now, Therefore:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FIRCREST:

Section 1. The City Manager is hereby authorized and directed to execute the Tacoma-Fircrest Sewer Agreement between the City of Tacoma and the City of Fircrest.

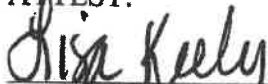
APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FIRCREST, WASHINGTON, at a regular meeting thereof this 24th day of June 2014.

APPROVED:



David M. Viafore, Mayor

ATTEST:



Lisa Keely, City Clerk

APPROVED AS TO FORM:



Michael B. Smith, City Attorney

Exhibit #13:

Sanitary Sewer Project List

Table 5 Sanitary Sewer Project List

Year	Project Type	Lineal Feet	Pipe Diameter	Project Name
2000	Dig In	450	8" SDR 35	Harvard - Regents/Farollone
2001	Lift Station			44th St/67th Ave W - Upgrade
2003	Dig In	900	8" SDR 35	500 Block Berkeley Ave
2003	Dig In	1680	8" SDR 35	100-300 Block Berkeley Ave
2003	Dig In	240	8" SDR 35	600 Block Regents
2005	Dig In	260	8" SDR 35	700 Block Fir Park Lane - Sewer Rebuild / Redirected Service Line
2005	Dig In	200	8" SDR 35	400 Block Del Monte
2005	Dig In	1670	8" SDR 35	Princeton St from Arondale to Contra Costa
2006	Dig In	900	8" SDR 35	Ramsdell from Contra Costa to Alameda
2007	Dig In	460	8" SDR 35	Dartmouth from Del Monte to Contra Costa
2007	Dig In	235	8" SDR 35	1200 Block Berkeley - Claremont to 1209 Berkeley Ave
2007	Dig In	350	8" SDR 35	Electron from Tennis Courts to Pasadena
2007	Dig In	700	8" SDR 35	San Juan Ave 660ft from Ramsdell to Cornell Manhole to Amherst St
2008	Lift Station			Contra Costa Improvement - Rebuild
2011	Dig In	360	8" SDR 35	400/500 Block Columbia - New Main Connecting to China Lake Lift Station
2012	Pipe Burst	1000	8" HDPE	400 Block Alameda/Buena Vista
2013	Lift Station			Princeton St - New
2013	Dig In	1080	8" SDR 35	100/200 Blocks Del Monte
2013	Dig In	400	8" SDR 35	700 Block Regents
2013	Dig In	520	8" SDR 35	Alameda from Baylor to Rosewood Lane - Replaced 12"-15" Main
2014	Dig In	710	8" SDR 35	100 Block Harvard



Year	Project Type	Lineal Feet	Pipe Diameter	Project Name
2014	Dig In	1070	8" SDR 35	300 Block Farollone / El Dorado
2016	Pipe Burst	1300	8" HDPE	100-300 Block Summit / Golden Gate
2016	Pipe Burst	840	8" HDPE	300 Block Del Monte / El Dorado
2016	Pipe Burst	1030	8" HDPE	100-200 Block Summit / Farallone
2018	Dig In	600	8" SDR 35	100 Block Golden Gate / Harvard
2018	Lift Station			Alameda - Rebuild
2019	Lift Station			Drake St - Rebuild
2019	Pipe Burst	200	6" SDR 35	100 Block Farollone between 114-116
2021	Lift Station			The Commons - Upgrade
2021	Pipe Burst	530	8" HDPE	Between Cornell and Amherst from San Juan to Orchard
2021	Pipe Burst	260	8" HDPE	900 Block between Daniels and Alameda
2022	Lift Station			Estate Place - Upgrade
2022	Pipe Burst	395	6" HDPE	Annapolis between Alameda and Paradise Lane
2023	Pipe Burst	375	6" HDPE	100 El Dorado and Farollone
2024	Lift Station			44th St/67th Ave W - Upgrade
2024	Pipe Burst		8" HDPE	900 block from Linwood between Sunrise and Crestwood (300ft)
2025	Pipe Burst		8" HDPE	1200 block from Drake between Contra Costa and Del Monte (1000ft)
2026	Pipe Burst		8" HDPE	1000 block from Linwood between Sunrise and Broadview (1300ft)
2027	Dig In		8" SDR 35	100 and 200 blocks of El Dorado (750ft)
2028	Dig In		8" SDR 35	300 block from Princeton to Regents (3000ft)
2029	Pipe Burst		8" HDPE	1000 block between Crestwood and Laurel Ct (700ft)
Total Main Replaced		18715		

Table 6 Water Capital Project List

Water Department Capital Project List					
Year	Lineal Feet	Pipe Diameter	Location	From	To
1995	1700	12"	Electron Way	Regents Blvd	Buena Vista Ave
	280	8"	Electron Way	Buena Vista Ave	Alameda Ave
1995	725	12"	Arondale Dr	Regents Blvd	FGCC Maint Shop
	430	8"	Flora Dr	67th Ave W	Cul De Sac
1996	1000	16"	FGCC Reservoir	FGCC Reservoir	9th Fairway T
	400	12"	9th Fairway	9th Fairway T	Clubhouse
	500	12"	Regents Blvd	Costless Driveway (west)	Columbia Bank

Exhibit #14:
DRAFT
Memorandum of Understanding by
and Between The City of Fircrest and
The City of Tacoma

**MEMORANDUM OF UNDERSTANDING
BY AND BETWEEN
THE CITY OF FIRCREST
AND
THE CITY OF TACOMA**

(Peak Hydraulic Flow Capacity)

This Memorandum of Understanding (MOU) is executed this **31st day of May, 2023** by and between the City of Fircrest, by and through its Interim City Manager, and the City of Tacoma, by and through the Director of Environmental Services, for the purposes set forth herein.

WHEREAS the City of Fircrest (**Fircrest**) and the City of Tacoma (**Tacoma**) have entered into a wastewater service agreement dated the 24th day of June, 2014 (the “**2014 Wastewater Agreement**”), and

WHEREAS Tacoma has agreed to accept wastewater generated in Fircrest for treatment and disposal in accordance with the terms and conditions of the 2014 Wastewater Agreement, and

WHEREAS the 2014 Wastewater Agreement limits the amount of wastewater discharged by Fircrest to the Tacoma Publicly Owned Treatment Works (POTW) to 0.75 million gallons per (MGD) average dry weather flow and 2.25 MGD peak hydraulic flow, and

WHEREAS based upon data provided by Fircrest, Tacoma has calculated the current average dry weather flow discharged by Fircrest to the POTW and determined that the current average dry weather flow is 0.51 MGD leaving an estimated available contract dry weather flow capacity of 0.24 MGD, and

WHEREAS based upon flow data provided by Fircrest, Tacoma has calculated the current peak hydraulic flows discharged by Fircrest to the POTW and determined that peak hydraulic flows exceed the 2.25 MGD capacity limit as set forth in **Exhibit A** attached hereto, and

WHEREAS Fircrest and Tacoma desire to enter into an amendment to the 2014 Wastewater Agreement to implement a sanitary sewer inflow and infiltration reduction program and compliance schedule to reduce the peak hydraulic flows to maintain compliance with the current peak hydraulic flow capacity limit, and

WHEREAS the purpose of this memorandum of understanding is to set forth the understanding of Fircrest and Tacoma with respect to the purpose and scope of the proposed amendment to the 2014 Wastewater Agreement,

NOW THEREFORE, Fircrest and Tacoma by and through this MOU set forth their mutual understanding regarding the proposed amendment to the 2014 Wastewater Agreement as more specifically described herein,

1. Purpose. The purpose of this MOU is set forth in the above-stated recitals.
2. Capacity Calculation. The graphs set forth in Exhibit A attached hereto represent peak hydraulic flows based upon calculations using flow data provided by Fircrest for the time-period of October 1, 2021 through May 31, 2022. Based on the flow data received, the peak hydraulic limit of 2.25 MGD was exceeded by:
 - more than 10% of the day, 144 days out of the 242 days
 - more than 15% of the day, 23 days out of the 242 days
 - more than 20% of the day, 12 days out of the 242 days
3. Capacity limit. Fircrest and Tacoma acknowledge and agree that the flow data indicates that during periods wet weather, storm water and ground water and inflowing and infiltrating the Fircrest sanitary sewer system in quantities that cause Fircrest wastewater discharges to the POTW to exceed the peak hydraulic flow capacity limit set forth in the 2014 Wastewater Agreement.
4. Amendment of 2014 Wastewater Agreement. Fircrest and Tacoma agree that Fircrest must reduce its peak hydraulic flows to levels that are compliant with the capacity limit and that achieving compliance can be accomplished through a mutually agreeable amendment (**Amendment**) to the 2014 Wastewater Agreement. Fircrest and Tacoma further agree that the Amendment will establish an inflow and infiltration program in Fircrest to reduce peak hydraulic flows in accordance with a compliance schedule to meet the capacity limit set forth in the 2014 Wastewater Agreement (**I&I Program**). The I&I Program may include, (1) updating the Fircrest I&I Study and identifying priority targets, (2) developing and commencing an inspection/disconnect program for stormwater connections to private side sewer lines, ~~and~~ (3) continuing a pipebursting program and other repairs in the older sections of Fircrest, and (4) other programs to reduce I&I. The Amendment will also include provisions to verify and ensure compliance with the compliance schedule and may include other amendments to ensure that the 2014 Wastewater Agreement complies with Tacoma's obligations under the federal Clean Water Act and Tacoma NPDES permits.
5. Schedule. Upon execution of this MOU, Fircrest and Tacoma intend to assign representatives to develop a meeting schedule, and in accordance with that meeting schedule, commence meeting to develop a mutually agreeable Amendment consistent with this MOU for consideration and action by the respective governing bodies of Fircrest and Tacoma by a date no later than December 31, 2023.

Fircrest and Tacoma, by and through their representatives, set forth their mutual understanding as set forth herein on this 31st day of May, 2023.

CITY OF TACOMA

Approved by:

Michael P. Slevin, III, P.E.
Environmental Services Director

Kurt Fremont,
Division Manager, Business Services
Environmental Services Department

CITY OF FIRCREST

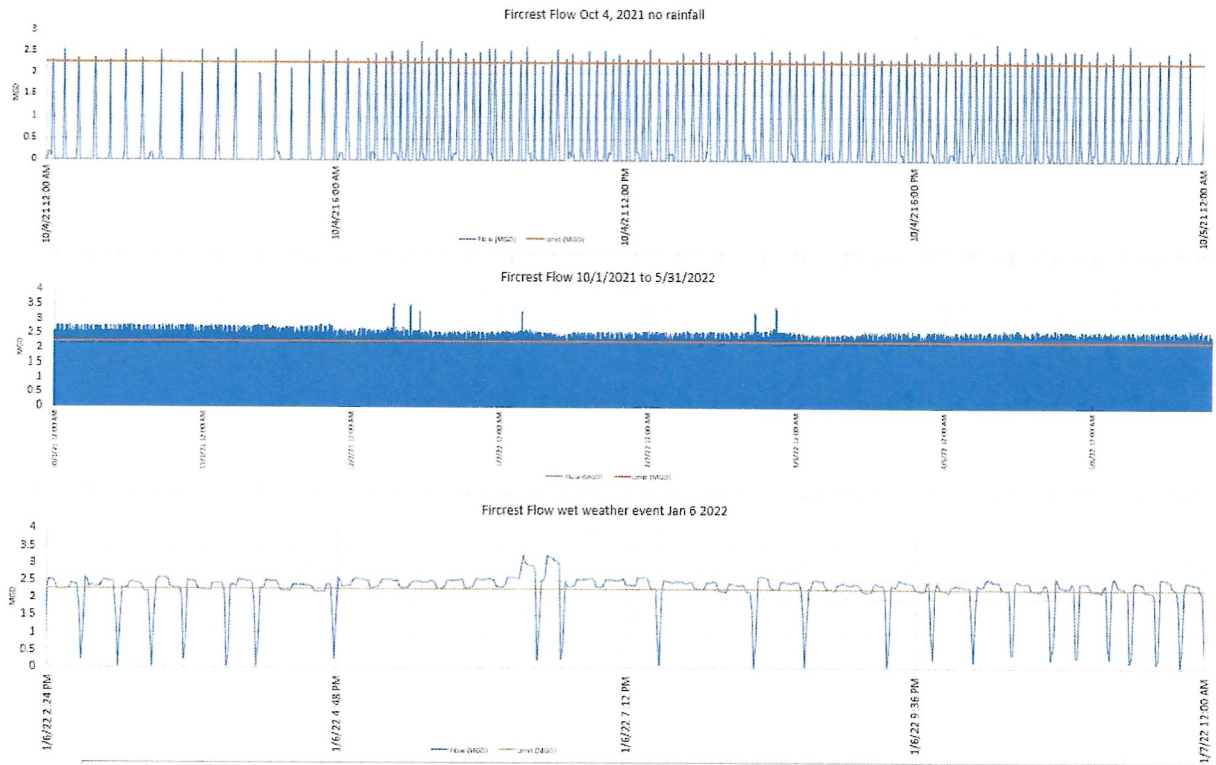
Approved By:

Bob Jean
Acting City Manager

EXHIBIT A

(Peak Hydraulic Flows)

The orange line is the peak hydraulic limit.



**Instantaneous Flow Rates Exceeding Maximum Allowed Daily Wet Weather Flow Rate of 2.25 MGD
(Daily Wet Weather Volume of 2.25 MG Not Exceeded)**

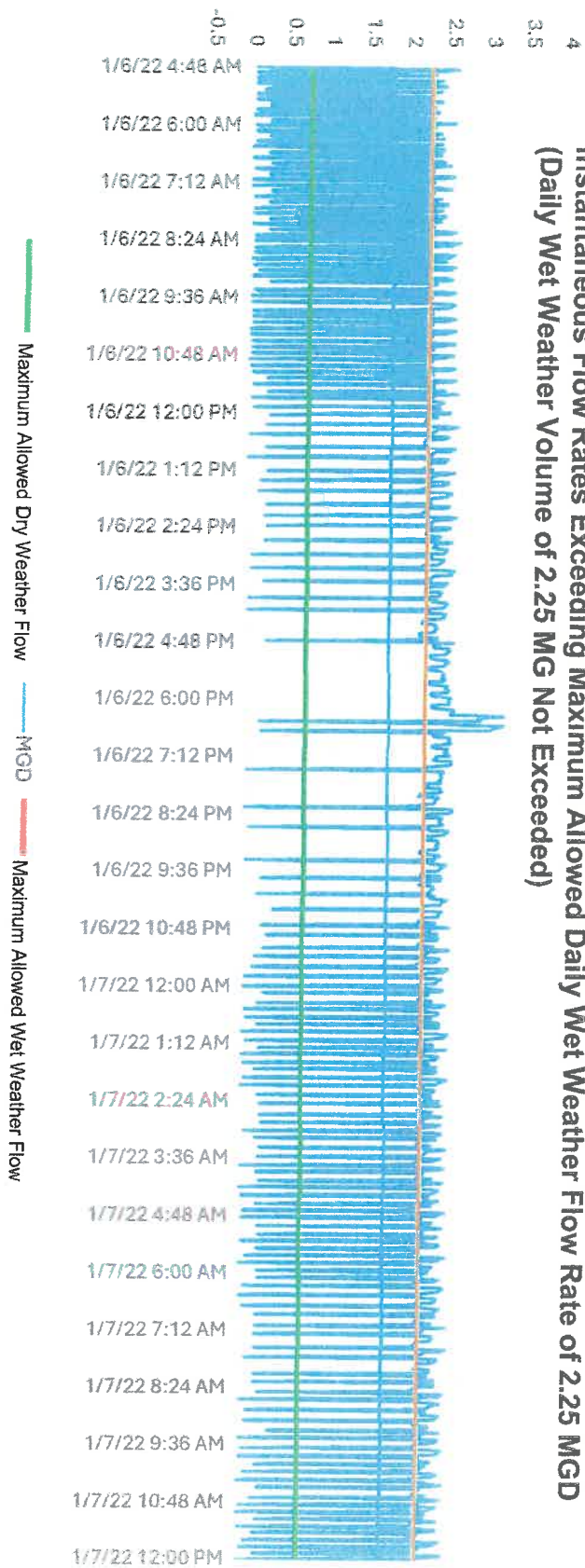


Exhibit #15:
H.E. Report on Alliance Project

H.E. report on Alliance project

DATED this 14th day of March 2023. City of Fircrest Hearing Examiner

Pierce County Public Works submitted a letter, Ex. 23, identifying that the project area is located within its sewer service area. It's letter further asserted that the application materials erroneously identified the City of Fircrest as the sewer provider. The exhibits in admitted into the record do not identify who will be providing sewer to the project. The conditions of approval require that this issue be resolved prior to administrative site plan approval.

DECISION The preliminary major site plan application approved subject to the following conditions: 1. The proposal shall comply with the mitigation measures adopted in the January 30, 2023 MDNS for the project. 2. The issue of who will provide sewer service to the project site shall be resolved prior to administrative site plan approval. 3. The proposal shall comply with the proposed design and all the recommendations in Exhibits 1-16, to the extent applicable to the proposed final site design. 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 4. The Applicant shall provide the City with additional detailed plans and supporting documentation to demonstrate code compliance as outlined in the staff report discussions with respect to: • FMC 22.26 Sign Regulations. • FMC 22.57 Form-Based Code. • FMC 22.58.008 Performance Standards. • FMC 22.58.018 Outdoor lighting. • FMC 22.60 Parking and Circulation. • FMC 22.62 Landscaping Regulations. • FMC 22.64 Design Guidelines. DATED this 14th day of March 2023. City of Fircrest Hearing Examin

Exhibit #16:

Preannexation Agreement

PREANNEXATION AGREEMENT

This agreement is entered into this 20~~th~~ day of May, 1996, by and between the City of Fircrest, Washington, hereinafter referred to as the "City", and Robert M. Freeman, M.D. and Douglas W. Brown, President, Pace Industries, Puget Division, Inc., hereinafter collectively referred to as the "Owners".

WHEREAS, the Owners have real property located in Pierce County, Washington, within a proposed annexation area commonly known as the "Mildred-19th Street Area", the legal description of which is set forth in Exhibit "A" to this agreement, attached hereto and incorporated herein by this reference as if set forth in full; and

WHEREAS, the Owners have committed to signing petitions to annex their properties to the City upon reaching agreement on the issues listed below; and

WHEREAS, both the City and the Owners have agreed to the following conditions, which they believe are in the best interests of all parties to the agreement;


NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL BENEFITS and conditions hereafter contained, the parties hereby agree as follows:

1. Zoning. Zoning for the properties shall remain Manufacturing (M-1), Commercial (C), or a comparable designation allowing a mix of commercial and industrial uses, unless an alternative designation is mutually agreed to by the City and Owners.
2. Building Construction. Construction of buildings comparable in construction type and materials to those on the properties at the time of this agreement, as well as other construction types such as concrete block and concrete tilt-up, shall be permitted subject to compliance with all applicable codes. One and two story buildings and parking garages shall be permitted subject to compliance with all applicable codes.
3. Utility Services. Recognizing that at the time of this agreement, the properties are served by a variety of utility service providers in addition to the City of Fircrest, property owners/occupants shall retain the right, in perpetuity, to maintain and obtain services from utility service providers which are able to best meet the needs of the Owners and City, based on availability, existing infrastructure located on site, cost of service, or future demand for service.
4. Street Widening. With respect to any future widening of 67th Avenue West (Mildred Street), the City shall actively assist the Owners in any attempt to ensure that said property owners are treated equitably relative to owners of property located west of the street and are not required to bear a disproportionate burden in terms of providing the land necessary for such a project.
5. Exemption of Bonded Indebtedness. All properties shall be exempt from City of Fircrest bonded indebtedness existing at the time of this agreement.

6. Non-Waiver - Extensions. Failure of the City to insist on the strict performance of any of the terms, agreements, and conditions herein contained shall not constitute or be construed as a waiver or relinquishment of the City's right thereafter to strictly enforce any such term, agreement, or condition, but the same shall continue in full force and effect.
7. Binding Effect. This Agreement shall be binding upon the respective heirs, legal representatives, assignees, transferees and successors of each of the parties hereto, and the burdens and obligations of this Agreement shall run with the land described on Exhibit "A" to this Agreement.
8. Recording. This Agreement shall be recorded with the Pierce County Auditor and the cost of said recordation shall be paid by the Owners.

DATED this 20 day of May, 1996.


CITY OF FIRCREST

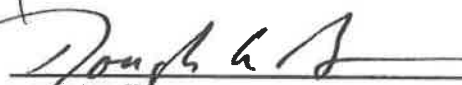

Dennis Richards, City Manager

ATTEST/AUTHENTICATED:


Susan Clough, City Clerk

OWNERS


Robert M. Freeman, M.D.


Douglas W. Brown, President
Pace Industries Puget Division, Inc.

APPROVED AS TO FORM:

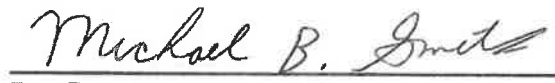

Pat Comfort, City Attorney
BY: MICHAEL B. SMITH
ASSISTANT CITY ATTORNEY

Exhibit #17:
City of Fircrest
Resolution No. 1925

**CITY OF FIRCREST
RESOLUTION NO. 1925**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
FIRCREST, WASHINGTON, AUTHORIZING THE CITY
MANAGER TO EXECUTE A PUBLIC WORKS CONTRACT WITH
PACIFIC TRENCHLESS INC. / BUDGET SEWER FOR THE PIPE
BURSTING UPGRADE PROJECT ON THE 500 BLOCK OF BUENA
VISTA AVENUE.**

WHEREAS, the City of Fircrest owns, operates, and maintains its sewer conveyance system; and

WHEREAS, funding for the Sewer Main Pipe Bursting Project is included in the Sewer Capital Fund in the 2024 Adopted Budget; and

WHEREAS, Pacific Trenchless Inc. / Budget Sewer was the lowest responsible bidder for this project; and

WHEREAS, the City desires to enter into a Public Works contract with Pacific Trenchless Inc. / Budget Sewer to perform the construction work necessary to complete the pipe bursting upgrade project.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF FIRCREST:**

Section 1. The City Manager is hereby authorized and directed to execute a Public Works contract with Pacific Trenchless Inc. / Budget Sewer for the pipe bursting upgrade project on the 500 block of Buena Vista Avenue in the amount of \$132,360.00, including tax.

Section 2. This Resolution shall become effective upon adoption.

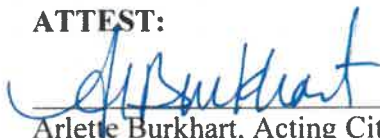
**APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
FIRCREST, WASHINGTON**, at a regular meeting thereof this 10th day of September 2024.

APPROVED:



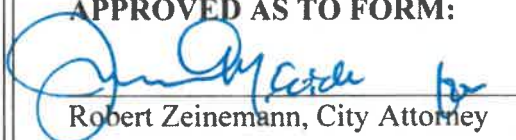
Shannon Reynolds, Mayor

ATTEST:



Arlette Burkhardt, Acting City Clerk

APPROVED AS TO FORM:



Robert Zeinemann, City Attorney

Exhibit #18:

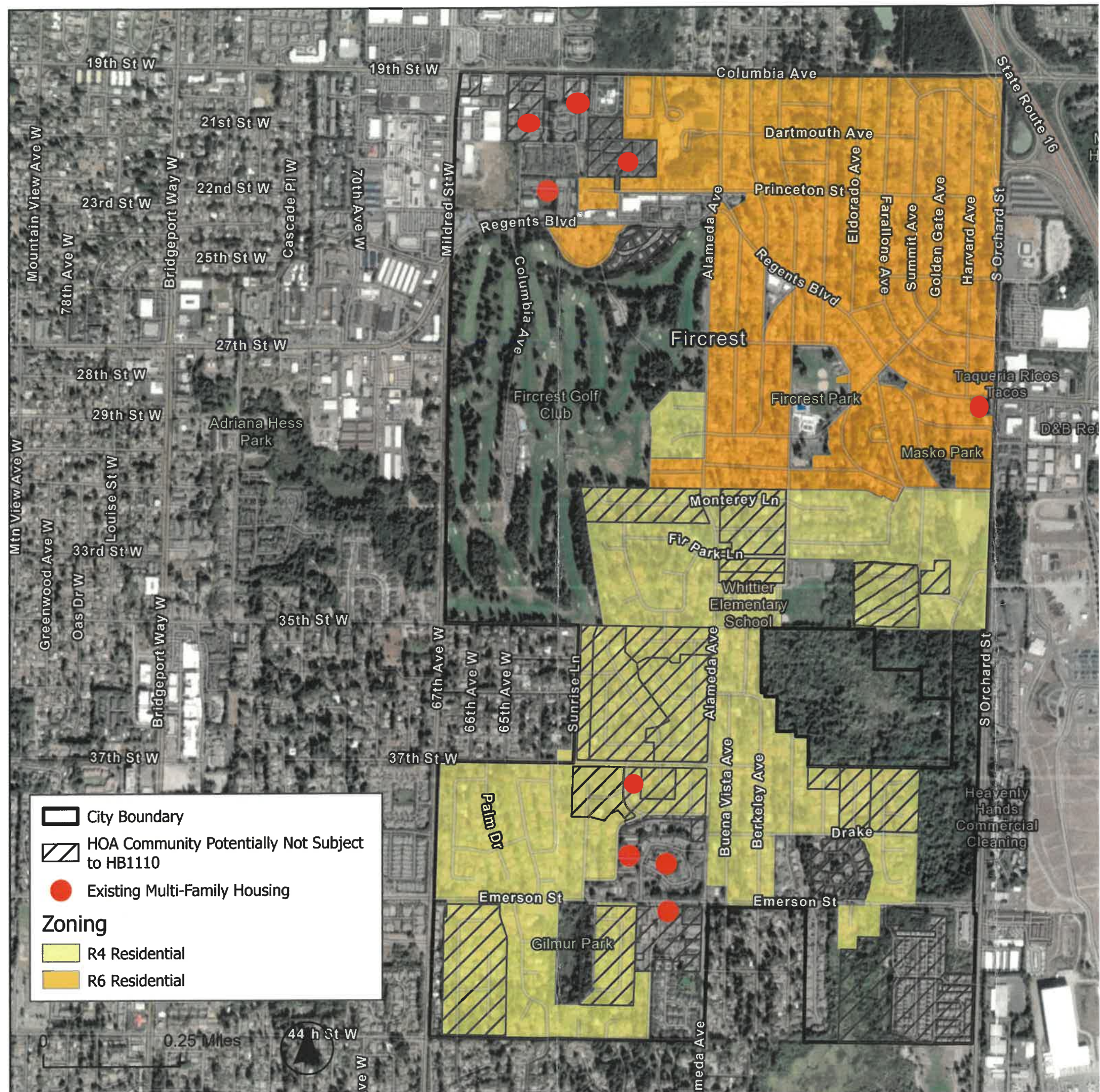


Exhibit #19:
Middle Income Housing Addressed in
Fircrest
Historic Overview



March 18, 2025

Middle Housing Addressed in Fircrest

Regents Park (City of Fircrest) was the first pre-planned community in Washington State (1907-1910). All of the zoning, platting, dedicated parks, streets, sidewalks, and utility infrastructures were built before a house was even erected. A state legislated overlay of the zoning and platting would adversely impact the original concepts used in the planning of a strong community. The city has shown crime statistics far lower of any surrounding city approaching our population density. The city was pre-planned purposefully to do just that, *through design build a strong community*.

The current density on the City of Fircrest is the highest in Pierce County, with a population of nearly 7000 residents in a 1.58 square mile footprint. With annexations the city has recognized the need for "Middle" housing and adapted its inclusion into our city zoning and forward-thinking comprehensive planning.

Examples include Princeton place condominiums and The Valley Firs, and the Commons that are options for our aged populations. Rather than move to a retirement community Fircrest created a place where lifetime Fircrest residence needing to downsize, could remain a viable and important segment of our city's populations.

Whereas most cities would charge an additional utility service charges and fees for extended family housing, as in having an aging parent live in a downstairs apartment. Fircrest thought that families should be rewarded not penalized for taking in and accommodating family members. The double charging of utility costs would not be based on if a range or stove was present. We felt strongly that our community should do whatever possible to strengthen the Fircrest family unit.

In our small city, we have zoned numerous apartment complexes: The Lofts, the Wellington Fircrest, Rainier Court Apartments, Regents Apartments, Alameda West, 13 Colonies, Fircrest Manor Apartments, and Haddow Properties, and many more. Even with so many apartments in a 1.5 square mile area, there is over 1000-1500 more apartment units being built or slated to be built in the next few years across the street and within 2 blocks of our city's borders, impacting

our cities storm water, traffic and cities public, (i.e. groceries stores, police and fire support services, street maintenance, mass transit, etc ...).

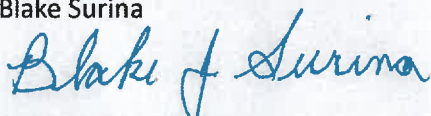
The County Comprehensive plan for 2020 Fircrest looking forward including planning for high density housing, and commissioned a citizens committee that recommended the new Fircrest Commons development of 8 units per acre, but the city council overturned the recommendation to 12 units per acre instead. Also, a park on 44th and Alameda was sold to a developer to provide a large housing complex to be built because of the Cities growing population.

Since 2020 the Fircrest population has dropped over 1% per year, and the planning accommodated seems to have peaked with the population saturation of the city of Fircrest's developable lands.

For future planning Fircrest has passed ordinances recognizing various forms of ADU's that are conducive to strengthening our community values and financial viability. Examples include one of the largest undeveloped tracts of land on Mildred between Regents and 19th. The designated area has had numerous opportunities for citizens input, and developer and landscaping designs suggested. Among these are 1.5 floors of retail space, and with apartment above. The previous height requirements were lifted considerably by council, and extended to accommodate more living units. This has worked in earlier models of zoning as in the downstairs retail spaces in the Reesman's building on the 600 block of Regents, and the Quarrels property on the 1200 block on Regents.

Fircrest strongly believes we have met and dramatically exceeded the intent of the state legislative mandate for "middle housing". We have managed our population growth while keeping the community strong and viable. This is the city of Fircrest's 100-year birthday in 2025. Be a shame to alter what has worked for over 100 years with legislation that has not given us adequate time to study the impact it would have on our cities next 100 years.

Blake Surina



Exercise Science Center

1101 Regents Blvd

Fircrest, WA. 98466

Town Historian and former City Councilmember

Exhibit #19A:
RCW 58.17.215

RCW 58.17.215

Alteration of subdivision—Procedure.

When any person is interested in the alteration of any subdivision or the altering of any portion thereof, except as provided in RCW 58.17.040(6), that person shall submit an application to request the alteration to the legislative authority of the city, town, or county where the subdivision is located. The application shall contain the signatures of the majority of those persons having an ownership interest in lots, tracts, parcels, sites, or divisions in the subject subdivision or portion to be altered. If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the application for alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration of the subdivision or portion thereof.

Upon receipt of an application for alteration, the legislative body shall provide notice of the application to all owners of property within the subdivision, and as provided for in RCW 58.17.080 and 58.17.090. The notice shall either establish a date for a public hearing or provide that a hearing may be requested by a person receiving notice within fourteen days of receipt of the notice.

The legislative body shall determine the public use and interest in the proposed alteration and may deny or approve the application for alteration. If any land within the alteration is part of an assessment district, any outstanding assessments shall be equitably divided and levied against the remaining lots, parcels, or tracts, or be levied equitably on the lots resulting from the alteration. If any land within the alteration contains a dedication to the general use of persons residing within the subdivision, such land may be altered and divided equitably between the adjacent properties.

After approval of the alteration, the legislative body shall order the applicant to produce a revised drawing of the approved alteration of the final plat or short plat, which after signature of the legislative authority, shall be filed with the county auditor to become the lawful plat of the property.

This section shall not be construed as applying to the alteration or replatting of any plat of state-granted tide or shore lands.

[1987 c 354 s 4.]

Exhibit #20: Consultants Conclusions

Craig A. Peck & Associates

12737 Olalla Valley Road SE
Olalla, Washington 98359

technical assistance
253-229-0923
peckassoc@gmail.com



TO: Fircrest Middle Housing Ad Hoc Committee
DATE: April 4, 2025
RE: Areas of Concern Regarding Addition of Middle Housing to the City

Craig A. Peck, P.E. Civil Engineer

Bachelor of Science – Civil Engineering – University of Washington, 1968
Registered Professional Engineer – Washington current - formerly Oregon, and California

Craig Peck has more than 57 years of experience in Civil Engineering design and project management. The experience of Mr. Peck includes planning, research, analysis, project team building, grant writing, agency coordination, infrastructure design, administration, and construction management. Projects have included stormwater runoff analysis, collection system design, treatment, storage, and discharge; sanitary sewer facilities planning/feasibility studies, collection system design, pump stations, treatment plants and discharges; water supply, storage, and distribution; roadway design; residential developments including single family and multifamily projects; golf courses; commercial/retail center developments; and marina permitting and development. Mr. Peck assists his clients with the selection of appropriate team members to successfully complete their projects.

Altogether, I estimate I have spent approximately 45 hours in meetings, reviewing documents for Fircrest sewer, soils, zoning code relative to property line setbacks, and stormwater runoff design criteria; and preparing graphics. I completed reviews of three areas of concern regarding the addition of middle housing to the City of Fircrest. Those areas are:

- **Stormwater Runoff**
- **Sanitary Sewers**
- **Soils**

The review documents I prepared are attached.

Stormwater Runoff

Current Western Washington Stormwater regulations effects placement of multiple residential units on lots currently zoned for one residential unit. Those regulations encourage the use of infiltration for treatment of runoff from impervious and pervious surfaces. The location of those infiltration facilities requires setbacks from structures as well as from property lines. My review included current setbacks for structures in Fircrest residential zones R-4 and R-6.

Sanitary Sewers

Tacoma-Fircrest Agreement dated June 24, 2014 for the treatment of sewage and an unexecuted Memorandum of Understanding dated May 31, 2023, between Tacoma and Fircrest restrict the discharge of sewage from Fircrest to Tacoma. Following review of sewer pumps raw data for Fircrest for the periods of:

October 1, 2021 to May 31, 2022 and
October 31, 2022 and to November 31, 2022

and the graphical presentation of that data prepared by the City of Tacoma clearly indicate that the pumped flows to Tacoma exceed the instantaneous rate of 2.25 Million Gallons per Day (MGD) specified in their agreement on a regular basis. Those flows frequently exceed 2.25 MGD by more than 15 percent.

The City sewer system experiences Infiltration and Inflow (I & I) conditions. Infiltration is caused by deterioration of pipe materials and failing pipe joints. Inflow is caused by stormwater runoff entering the sanitary sewer by way of direct illegal connects of roof or area drains or overflows of stormwater facilities. I & I is a common condition allowable in small volumes as noted in the “Criteria for Sewage Works Design”, Washington State Department of Ecology. However, larger quantities of I & I are not. Fircrest, like many other communities like Tacoma, are making efforts to reduce I & I by replacing sewer piping and eliminating stormwater connections. In Fircrest, high wet weather groundwater conditions in most soils in the area aggregate or intensify infiltration of stormwater.

Soils

I reviewed the USDA Natural Resources Conservation Service, Web Soil Survey, National Cooperative Soil Survey Map of Fircrest. That map presents generalized locations of typical soils found in Fircrest. The most common soil types are presented with their characteristics including wet weather depths to groundwater in a table with those depths.

Conclusions:

I believe that there is not adequate space remaining in the community to add another residential structure to the existing developed lots and meet the setback requirements for infiltration

facilities in most cases. The resulting increase in impervious surfaces of roofs, driveways, patios, and sidewalks would increase runoff and decrease the area of pervious surfaces to absorb the runoff, resulting higher demand on the storm drainage infrastructure in Fircrest. The sewage pumping rates from the Fircrest pump stations to the Tacoma sewer collection system regularly exceed the terms in their agreement. Adding more residential units will increase the frequency of periods that pumping exceeds the Tacoma agreement.

The depth to seasonally high groundwater levels in the soils in many areas of Fircrest is not adequate to meet requirements for infiltration facilities as defined by the Stormwater Management Manual for Western Washington, Washington State Department of Ecology. The higher groundwater levels increase the infiltration into the sanitary sewer collection system which also increases the frequency of periods of pumping that exceed the agreed capacity.

House Bill 1110 provides a means whereby a City can request an initial 5-year extension to implement the zoning requirements of the bill based upon infrastructure deficiencies and incapacities. My professional opinion is that Fircrest needs and qualifies for such an extension. Implementing new zoning laws now and allowing for duplexes on single family residential zoned properties does not make sense given Fircrest's current significant infrastructure incapacities. In fact, implementation of HB 1110 at this time would only add to and exacerbate the current Fircrest sanitary sewer and stormwater challenges and insufficiencies, making it more difficult for Fircrest to succeed in improving its systems. Fircrest needs and requires adequate time to amend the 2014 Wastewater Agreement with Tacoma and to establish a program to reduce peak hydraulic flows, to implement I & I priority targets, to augment and improve an inspection and disconnect program for illicit connections and to continue with and improve a pipe bursting program schedule as set forth in the Fircrest Capital Improvement Program.

Information needed to identify locations for middle housing development in Fircrest.

Identification of areas where seasonal high-water tables increase stormwater infiltration into sewer flows.

1. Collect monthly water-level data from 15-25 wells located within affected areas of Fircrest on the seasonal variation in the elevation of shallow groundwater occurring within 10 to 20 feet of existing land surface in low lying areas of Fircrest where seasonal shallow ground water contributes to excess sewer flows during the rainy winter and spring months. Data collection should minimally be once a month for cover from 18 to 24 months.
 - a. Search government records (WA Ecology well log files) of existing resource protection wells to identify existing wells where shallow water table data might be collected. (Estimated cost, \$15,000)
 - b. Utilize same record for descriptions of shallow soils and glacial sediment to facilitate mapping of low permeability sediments. (cost included in a.)
 - c. Drill and install shallow monitoring wells (5-10) in areas where no wells are available. Estimated cost, \$30,000 to \$40,000.
2. Refine existing soils maps of Fircrest area to identify low permeable zones.
 - a. Determine if historical predevelopment data is available from Soil Conservation Service.
 - b. Conduct soil percolation test at locations where rainwater detention storage and infiltration basins are planned. (Estimated cost, \$15,000-20,000.)
3. Identify sewer lines heavily affect by stormwater infiltration and unregulated inflows to identify areas where sewer inflow and infiltration need to be reduced.
 - a. Conduct tracer-dilution test along sewer line during time periods identified as having high potential for developing excess sewer flows pumped to City of Tacoma. Compare results to similar test during times periods without significant precipitation. (Estimated cost, \$30,000 to \$60,000)