



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING MINUTES

Monday, April 11, 2022 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E

Meeting Held Virtually via Zoom

1. **CALL TO ORDER:** Vice-Chair Pincas called meeting to order at 6:03 PM
 - A. **Commissioners Present:** Guillory (6:17); Greene; Overfield (6:05); Pincas; Ramirez; Slate
 - B. **Commissioners Absent:** Wagner
 - C. **Staff Member(s) Present:** Darren Groth, CED Director
Jeremy Metzler, Public Works Director
Evan Hietpas, Associate Planner
 - D. **Others Present:** Mayor Eidinger
Councilmember Day
Councilmember Tomy
2. **CONSENT AGENDA:** Slate motioned to APPROVE as presented, Greene seconded. Commission voted 4-0 to approve the Consent Agenda, as presented.
3. **CITIZEN COMMENTS:** None
4. **PUBLIC HEARINGS:**
 - A. EMC Title 13: Stormwater Manual Code Updates
 - i. Vice Chair Pincas opened the public hearing at 6:04PM
 - ii. Metzler presented the proposed code updates.
 - iii. No public comment.
 - iv. Chair Overfield closed the public hearing at 6:08.
5. **ACTION ITEMS:**
 - A. EMC Title 13: Stormwater Manual Code Updates
 - i. Commissioner Greene requested one final summary of the code changes.
 - ii. Metzler provided further clarification on the proposed code changes.
 - iii. Chair Overfield requested a motion to approve the EMC amendments presented in the staff report and attachment submitted by Metzler.
 - iv. Pincas moved to approve; Slate seconded. Commission voted 5-0 to approve the amendments.
 - B. Parks, Recreation, Open Space, and Trails (PROST) Plan Update
 - i. Chair Overfield requested a motion to approve the updated PROST Plan presented in the staff report and attachment submitted by Metzler.
 - ii. Ramirez moved to approve; Pincas seconded. Commission voted 4-0 to approve the amendments.



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6. DISCUSSION ITEMS:

A. New Business:

i. Impact Fee Exemptions Code Update

- Metzler opened the discussion.
- The Commission discussed the following key topics:
 - Ensuring that proposed affordable housing developments are rented at affordable rates and sustain that affordability for an extended period of time, avoiding issues like conversion to condominiums.
 - Effectiveness of impact fee exemptions and reductions as incentives for developers to develop affordable housing.
 - Including other development types to qualify for impact fee exemptions under “broad public purposes” (RCW 82.02.060(2)). Examples include senior housing, assisted living facilities, child care centers, and public libraries.
 - Neighboring cities’ impact fee exemptions, specifically those involved in South Sound Housing Affordability Partners (SSHAP).
- The Commission desires to continue their discussion regarding these topics, and requests direction from City Council on how to proceed with the proposed code amendments.

B. Old Business:

i. Town Center (TC)

- Hietpas provided an update on the Town Center Subarea Plan, focusing on the public survey held from February 28th - March 31st and the upcoming May 19th Subarea Plan workshop.
- No further discussion.

ii. 2022 Work Plan

- No discussion held on the 2022 Work Plan.

7. STAFF COMMENTS:

- A.** Groth announced that the City Comprehensive Plan update deadline has been extended from June 30, 2024 to December 31, 2024.

8. COMMISSIONER COMMENTS:

- A.** Overfield expressed excitement about the new Edgewood Community Park opening, and Metzler thanked everyone who attended the opening ceremony.

9. ADJOURN: Chair Overfield adjourned meeting at 6:45 PM.