



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

Monday, May 1, 2023 – 5:30 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

Meeting Link: <https://zoom.us/j/92275379112>

1. CALL TO ORDER

A. Roll Call: Olson, Wiesenfeld, Butterfield, Weiss, Swanson, Pearce, Neil

2. CONSENT AGENDA: *All matters listed under Item 2, Consent Agenda, are considered routine in nature and will be enacted by one motion. Individual discussion of these items is not planned. A member, however, may remove any item to discuss as an item for separate consideration under New Business.*

A. Agenda Approval or Modifications

B. Approval of Meeting Minutes for March 6, 2023

C. Approval of Meeting Minutes for April 3, 2023

D. Review of March 13, 2023 Planning Commission Meeting Minutes

E. Review of Development Review Reports

3. CITIZEN COMMENT PERIOD: *Reserved for the public to comment on items not on the agenda. The Board may invite additional public comment on agenda items noted for discussion later in the meeting.*

4. OLD BUSINESS

A. Edgewood Community Picnic Update and Flyers

5. NEW BUSINESS

A. None

6. OPEN DISCUSSION *This agenda item is to allow for open discussion and collaboration between members and staff. No action can be taken under this agenda item, but discussion may lead to future items for regular business and deliberations.*

7. STAFF COMMENTS

A. New Board Member: David "Dave" Olson, Position No.1

B. Board Member Terms Ending June 30, 2023: Positions 2 and 3

C. "Disclosure of Contacts" to be added to the beginning of future meeting agendas

8. BOARD MEMBER UPDATES

9. ADJOURN



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

Monday, March 6, 2023 – 6:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1 CALL TO ORDER

Michael Pearce called the meeting to order at 6:08pm

Board Members Present: Michael Pearce, Andrew Wiesenfeld, Steven Weiss

A.

- i. Position 1: VACANT
- ii. Position 2: Andrew Wiesenfeld
- iii. Position 3: Lora Butterfield
- iv. Position 4: Steve Weiss
- v. Position 5: Angel Swanson
- vi. Position 6: Michael Pearce
- vii. Position 7: Jason Neil

2 CONSENT AGENDA:

- A.** Agenda Approval or Modifications
- B.** Approval of Meeting Minutes for February 6, 2023
- C.** Review of February 13, 2023 Planning Commission Meeting Minutes
- D.** Review of January Development Review Reports

3 CITIZEN COMMENT PERIOD:

4 OLD BUSINESS

- A.** 2023 EDAB Meeting Calendar
- B.** 2024 Comprehensive Plan Update

5 NEW BUSINESS

- A.** 2023 Work Plan Program and Prioritization

6 STAFF COMMENTS

- A.** Meeting Facilitation Training Videos:
Robert's Rules of Order - Mastering the 3 Most Important Motions
https://www.youtube.com/watch?v=eYwKX_P8YkU
Robert's Rules of Order QuickStart
https://www.youtube.com/watch?v=fm4hxxh3_19o

7 BOARD MEMBER UPDATES

8 ADJOURN

There was no quorum, and the meeting was adjourned at 6:08pm.



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

Monday, April 3, 2023 – 5:30 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1 CALL TO ORDER

A.

- i. Position 1: VACANT
- ii. Position 2: Andrew Wiesenfeld
- iii. Position 3: Lora Butterfield
- iv. Position 4: Steve Weiss
- v. Position 5: Angel Swanson
- vi. Position 6: Michael Pearce
- vii. Position 7: Jason Neil

Vice Chair Pierce called the meeting to order and called the roll. **Absent: Angel Swanson**

2 CONSENT AGENDA:

A. Agenda Approval or Modifications

B. Approval of Meeting Minutes for February 6, 2023

C. Review of February 13, 2023 Planning Commission Meeting Minutes

D. Review of Development Review Reports

Motion: As read **Action:** Approved **Moved by:** Steve Weiss **Seconded by:** Jason Neil **Motion Passed**

3 CITIZEN COMMENT PERIOD:

There were no citizen comments.

4 OLD BUSINESS

A. 2023 EDAB Meeting Calendar

Senior Planner Morgan Dorner brought this agenda item back for review and confirmation from the board for their 2023 meeting dates.

Motion: As read **Action:** Approved **Moved by:** Steve Weiss **Seconded by:** Jason Neil **Motion Passed**

B. 2024 Comprehensive Plan Update

Senior Planner Morgan Dorner discussed the Comprehensive Plan Update, and where the city is currently at. Community & Economic Development Director Lauren Balisky confirmed the Council recently approved the scope of work contract with the consultants, and the hope is to schedule the kick-off meeting in the upcoming weeks to begin work on the Comprehensive Plan.

5 NEW BUSINESS

A. 2023 Work Plan Program and Prioritization

Senior Planner Morgan Dorner asked for the board's feedback on specific items related to the work plan.

6 STAFF COMMENTS

- A.** Meeting Facilitation Training Videos:
Robert's Rules of Order - Mastering the 3 Most Important Motions
https://www.youtube.com/watch?v=eYwKX_P8YkU
Robert's Rules of Order QuickStart
https://www.youtube.com/watch?v=fm4hxxh3_19o

- B.** Board Member Terms ending June 30, 2023 - Positions 1, 2, and 3

7 BOARD MEMBER UPDATES

8 ADJOURN

Motion: Adjourn **Action:** Approved **Moved by:** Lora Butterfield **Seconded by:** Jason Neil
Meeting adjourned at 7:20pm.



CITY OF EDGEWOOD PLANNING COMMISSION MEETING MINUTES

Monday, March 13, 2023 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E

Meeting Held Virtually via Zoom

1. **CALL TO ORDER:** Chair Overfield called the meeting to order at 6:01 PM.
 - A. **Commissioners Present:** Guillory; Overfield; Greene; Wagner; Ramirez; Pincas; Slate (*arrived after Consent Agenda voting*)
 - B. **Commissioners Absent:** None
 - C. **Staff Members Present:** Evan Hietpas, Senior Planner
Lauren Balisky, CED Director
Jeremy Metzler, Public Works Director
 - D. **Others Present:** None
2. **CONSENT AGENDA:** Chair Overfield requested a motion to approve the consent agenda. Vice-Chair Pincas motioned to approve as presented, Guillory seconded. Commission voted 6-0 to approve.
3. **CITIZEN COMMENTS:** None
4. **PUBLIC HEARINGS:** None
5. **ACTION ITEMS:** None
6. **DISCUSSION ITEMS:**
 - A. Public Zone and Public Facilities Code Amendments
 - i. Hietpas provided an update on the code amendments that were adopted by City Council under Ordinance No. 23-0644 on February 28, 2023.
 - B. General Sewer Plan
 - i. City staff provided an update on the project timeline and process for the City's General Sewer Plan.



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

Monday, March 13, 2023 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E

Meeting Held Virtually via Zoom

C. Periodic Update

- i. City staff and Commissioners watched a brief recording of a presentation from the Department of Commerce.
- ii. City staff and Commissioners discussed the Periodic Update process, especially the Planning Commission's meeting schedule and public participation schedule.

D. 2023 Work Plan

- i. No discussion held.

7. STAFF COMMENTS:

8. COMMISSIONER COMMENTS:

- A.** Vice-Chair Pincas announced that they will be absent from the May meeting.

9. ADJOURN: Chair Overfield adjourned meeting at 7:09 PM.

Pending Projects - Planning and Engineering Permits

44 Permits

Exported: 04/01/2023

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
ADMIN USE PERMIT (AUP)								
22-1614	ARCO AMPM ADMINISTRATIVE USE	XXX 11TH ST E	420037064	PLANNING	ADMIN USE PERMIT (AUP)	WAITING ON REVISIONS	12/02/2022	03/31/2023
23-1054	VERIZON WIRELESS FACILITY REAUTHORIZATION AUP	10223 29TH ST E	3625000371	PLANNING	ADMIN USE PERMIT (AUP)	UNDER REVIEW	02/03/2023	03/30/2023
BLA								
23-1143	PASQUIER BLA	12513 44TH STREET CT E	6755000040	PLANNING	BLA	PENDING PAYMENT	03/18/2023	03/31/2023
CLEAR AND GRADE								
21-1298	PROLOGIS PARK PHASE I CLEAR AND GRADE	3926 90TH AVE E	420163076	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	06/29/2021	09/08/2022
22-1101	DEROSS CLEAR AND GRADE	1105 108TH AVE E	420037014	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	03/24/2022	03/24/2023
23-1056	VANENGELBURG CLEAR AND GRADE	12105 53RD STREET CT E	420232197	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	02/04/2023	02/07/2023
23-1083	NORTHWOOD ESTATES WEST CLEAR AND GRADE	9623 24TH ST E	420091103	ENGINEERING	CLEAR AND GRADE	UNDER REVIEW	02/16/2023	03/30/2023
23-1084	SIDHU CLEAR AND GRADE	2004 WEST VALLEY HWY E	4495400980	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	02/16/2023	02/17/2023
CODE UPDATES AND CHANGES								
22-1064	TOWN CENTER SUBAREA PLAN	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	02/09/2022	12/06/2022
22-007CODE	GENERAL SEWER PLAN (GSP) UPDATE	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	11/22/2022	03/07/2023
22-008CODE	GREEN BELT APARTMENTS COMPREHENSIVE PLAN AMENDMENT AND REZONE	9917 24TH ST E	420091014	PLANNING	CODE UPDATES AND CHANGES	UNDER REVIEW	12/21/2022	03/28/2023
CRITICAL AREAS								
22-1580	SANDU SFR - CRITICAL AREAS	3822 108TH AVE E	420152028	PLANNING	CRITICAL AREAS	INCOMPLETE	11/04/2022	02/13/2023
DESIGN STAND REVIEW								
20-1348	DHALIWAL TC LANDING DESIGN STANDARDS REVIEW	1914 MERIDIAN AV E	420091158	PLANNING	DESIGN STAND REVIEW	UNDER REVIEW	07/13/2020	02/23/2023
POST REVISION - ENG								
19-1413 PR1	WOLF POINTE SITE DEVELOPMENT POST REVISION	9810 36TH ST E	420165030	ENGINEERING	POST REVISION - ENG	WAITING ON REVISIONS	03/10/2022	09/08/2022
21-1017 PR1	THE LEARNING EXPERIENCE SITE DEVELOPMENT POST REVISION	527 MERIDIAN AVE E	420036070	ENGINEERING	POST REVISION - ENG	WAITING ON REVISIONS	03/01/2023	03/20/2023
PRE APP								
22-1638	SANDHU REZONE PRE-APPLICATION	830 WEST VALLEY HWY E	420024003	PLANNING	PRE APP	INCOMPLETE	12/16/2022	03/06/2023
23-1078	PETTIT SHORT PLAT PRE APPLICATION	4218 108TH AV E	420153184	PLANNING	PRE APP	PENDING PAYMENT	02/15/2023	03/10/2023
23-1077	MAVIN SHORT PLAT PRE APPLICATION	3816 122ND AVE E	420142128	PLANNING	PRE APP	UNDER REVIEW	02/15/2023	03/29/2023
23-1104	HOMESTRETCH PRELIMINARY PLAT PRE APPLICATION	2120 116TH AVE E	420101036	PLANNING	PRE APP	UNDER REVIEW	02/28/2023	03/30/2023
23-1108	WHEELER OFFICE BUILDING PRE APPLICATION	917 MERIDIAN AVE E	420033098	PLANNING	PRE APP	UNDER REVIEW	03/01/2023	03/30/2023
23-1128	ARKIPCHUCK CONCEPTUAL SHORT PLAT PRE APPLICATION	2105 112TH AVE E	9770000090	PLANNING	PRE APP	PENDING PAYMENT	03/13/2023	03/30/2023

Pending Projects - Planning and Engineering Permits

44 Permits

Exported: 04/01/2023

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
23-1139	NORTHWOOD ESTATES WEST PHASE II SUBDIVISION PRE APPLICATION	9609 24TH ST E	420091136	PLANNING	PRE APP	PENDING SCHEDULING	03/15/2023	03/31/2023
REASONABLE USE EXCEPTION								
23-1046	DE ROSS ACCESS DRIVEWAY REASONABLE USE EXCEPTION	1105 108TH AVE E	420037014	PLANNING	REASONABLE USE EXCEPTION	WAITING ON REVISIONS	01/26/2023	03/27/2023
SEPA								
22-1574	SEPA for PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	420163076	PLANNING	SEPA	APPLICATION	10/28/2022	10/28/2022
22-1574	SEPA for PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	420163076	PLANNING	SEPA	APPLICATION	10/28/2022	10/28/2022
22-1580 SEPA	SANDU SFR - SEPA	3822 108TH AVE E	420152028	PLANNING	SEPA	APPLICATION	11/04/2022	02/09/2023
SHORT PLAT - PRELIMINARY								
22-1385	AFICHUK PRELIMINARY SHORT PLAT	1625 112TH AVE E	9770000011	PLANNING	SHORT PLAT - PRELIMINARY	WAITING ON REVISIONS	07/15/2022	02/14/2023
22-1479	JONES PRELIMINARY SHORT PLAT	11517 34TH ST E	420151002	PLANNING	SHORT PLAT - PRELIMINARY	UNDER REVIEW	09/16/2022	03/29/2023
23-1144	CONNOLLY PRELIMINARY SHORT PLAT	1711 122ND AVE E	420112155	PLANNING	SHORT PLAT - PRELIMINARY	INCOMPLETE	03/20/2023	03/30/2023
23-1153	WEBSTER SHORT PLAT ALTERATION	11203 16TH ST E	420038028	PLANNING	SHORT PLAT - PRELIMINARY	INCOMPLETE	03/23/2023	03/30/2023
SITE DEVELOPMENT								
19-1401	BEREZNYOV SHORT PLAT SITE DEVELOPMENT	8904 20TH ST E	420096012	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	08/16/2019	10/25/2022
20-1624	DHALIWAL TC LANDING SITE DEVELOPMENT	1914 MERIDIAN AV E	420091158	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	11/30/2020	03/31/2023
21-1430	WINDMILL PARK TOWNHOMES SITE DEVELOPMENT	3117 MERIDIAN AVE E	420103072	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	09/24/2021	09/23/2022
22-1397	VIEW POINTE RV SITE DEVELOPMENT	10315 12TH STREET CT E	420037059	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	07/26/2022	03/13/2023
23-1131	Kot Site Development	1513 105TH AVENUE CT E	420037028	ENGINEERING	SITE DEVELOPMENT	INCOMPLETE	03/13/2023	03/20/2023
SITE PLAN DESIGN REVIEW								
21-1031	PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	420163076	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	01/22/2021	03/22/2023
22-1505	2513 MERIDIAN MIXED-USE SITE PLAN REVIEW	XXX MERIDIAN AVE E	420103027	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	09/29/2022	02/23/2023
22-1615	ARCO AMPM SITE PLAN DESIGN REVIEW	XXX 11TH ST E	420037064	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	12/02/2022	03/06/2023
23-1072	EDGEWOOD HEIGHTS PHASE II TOT LOT COVER AND RAMP 1 SITE PLAN REVISION (5212)	1909 104TH AVE E	420106035	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	02/13/2023	03/31/2023
23-1126	SPRAGUE SITE PLAN REVIEW	1104 122ND AVE E	420023073	PLANNING	SITE PLAN DESIGN REVIEW	INCOMPLETE	03/13/2023	03/30/2023
STREET USE								
22-031	DUNCAN STREET USE	113 MERIDIAN AVE E	420032021	ENGINEERING	STREET USE	UNDER REVIEW	06/09/2022	07/15/2022
SUBDIVISION - PRELIMINARY PLAT								
21-1282	WINDMILL PARK TOWNHOMES SUBDIVISION PRELIMINARY PLAT	3117 MERIDIAN AVE E	420103072	PLANNING	SUBDIVISION - PRELIMINARY PLAT	UNDER REVIEW	06/17/2021	03/13/2023

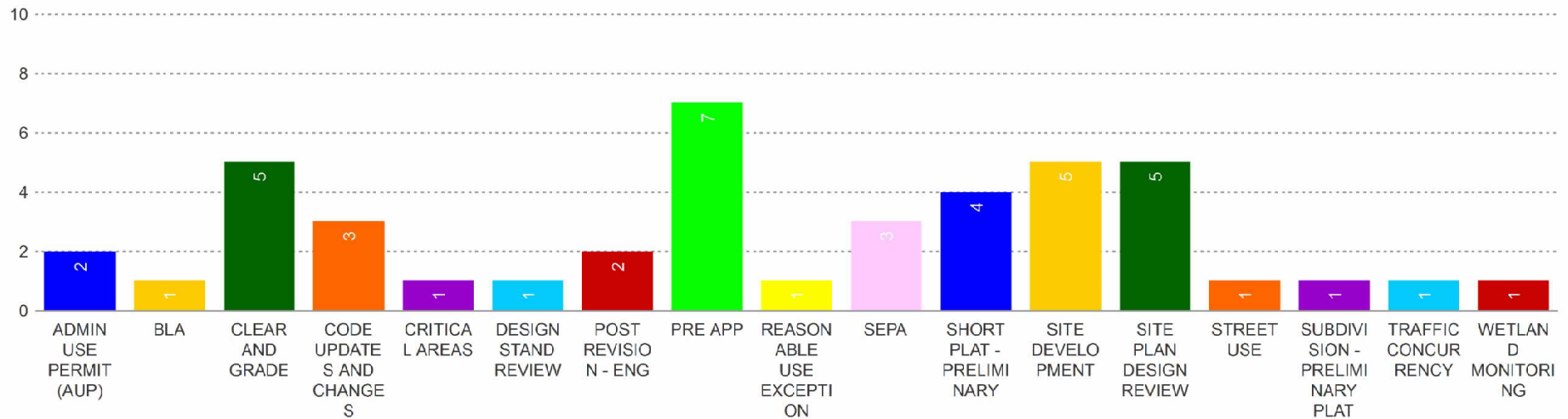
Pending Projects - Planning and Engineering Permits

44 Permits

Exported: 04/01/2023

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
TRAFFIC CONCURRENCY								
23-1133	TYEE RANCH TRAFFIC CONCURRENCY	11617 15TH ST E	420034702	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	03/14/2023	03/15/2023
WETLAND MONITORING								
22-1570WM	JENNA ACRES WETLAND MONITORING	1419 114TH AVE E	420034061	PLANNING	WETLAND MONITORING	APPLICATION	11/28/2022	12/03/2022

Permits by Type

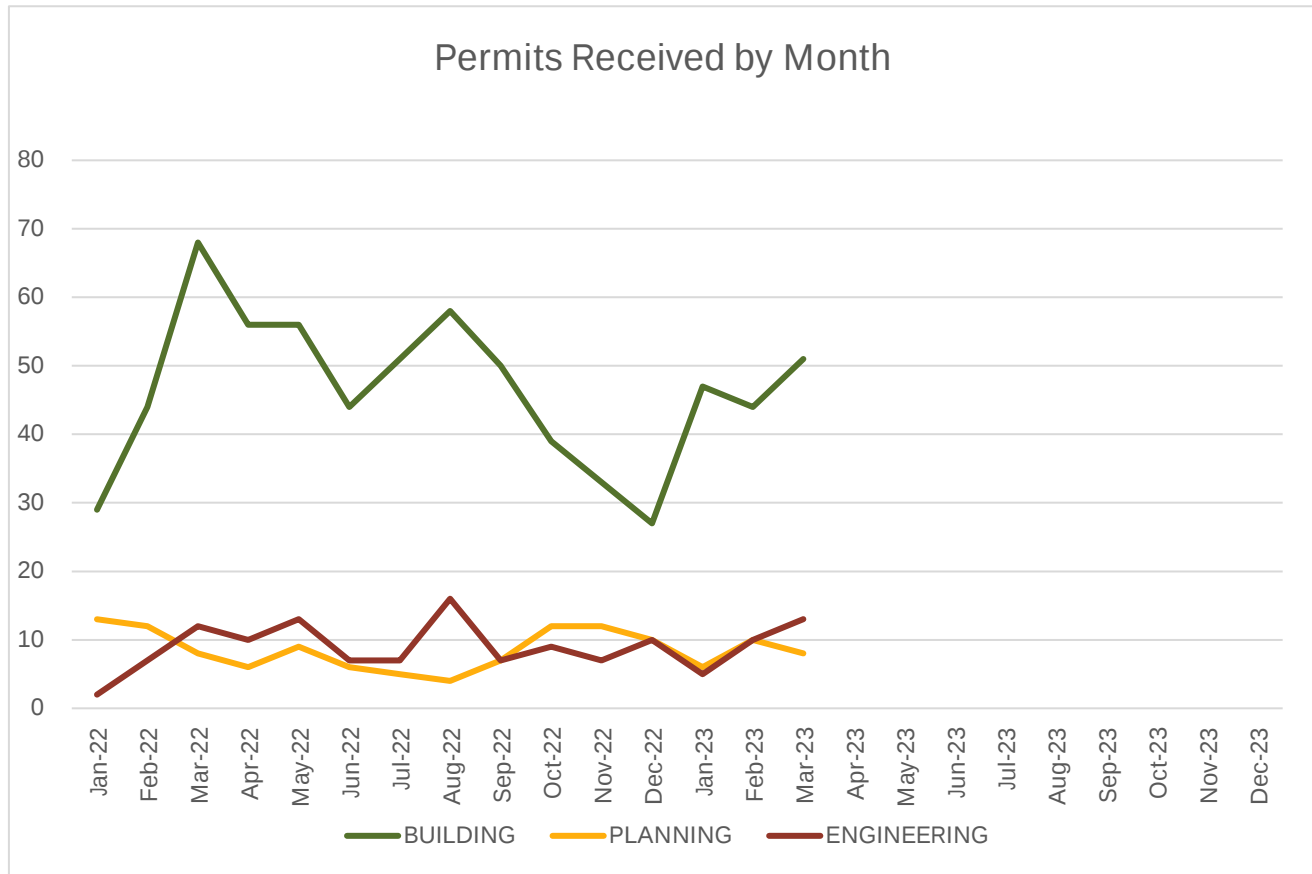


Plat Construction Tracking Report- March 2023

Preliminary Plat						Site Development	Final Plat		Buildout	
Submitted	Project	Address	Total Lots	Status	Approved	Status	Status	Lots Recorded	Completed Homes #	Completion Date
2022	JONES SHORT PLAT	11517 34TH ST E	3	APPLICATION						
	AFICHUK SHORT PLAT	1625 112TH AVE E	2	APPLICATION						
2021	WINDMILL PARK TOWNHOMES	3117 MERIDIAN AVE E	45	APPLICATION		APPLICATION				
	BREYER SHORT PLAT	2114 95TH AVCT E	5	APPROVED	9/20/2021	FINALED				
2020	TEBALDI SHORT PLAT	4625 126TH AV E	2	APPROVED	11/12/2020	N/A	APPROVED	2	1	50%
	PADEN SHORT PLAT	1302 114TH ST E	2	APPROVED	2/1/2021					
	HARRISON SHORT PLAT	12121 42ND ST E	2	APPROVED	2/1/2021	FINALED	APPROVED	2	1	50%
	PHILLIPS RIDGE SUBDIVISION	XXX 86TH AVCT E	14	APPROVED	12/29/2020	FINALED	APPROVED	14	7	50%
	DODDS SHORT PLAT	4902 EDGEWOOD DR E	2	APPROVED	9/3/2020	N/A	APPROVED	2	1	50%
2019	BJERK SHORT PLAT	9815 31ST ST E	2	APPROVED	1/14/2020	N/A	APPROVED	2	1	50%
	ESTATES ON CALDWELL SUBDIVISION	XXX CALDWELL RD E	6	APPROVED	5/5/2020	FINALED	APPROVED	6	1	17%
	JENNA ACRES SHORT PLAT	1419 114TH AV E	4	APPROVED	9/14/2020	FINALED	APPROVED	4	1	25%
	SELLERS SHORT PLAT	11215 13TH ST E	2	APPROVED	9/27/2019					
	BECKER SHORT PLAT	4122 CALDWELL RD E	2	APPROVED	7/1/2019	ISSUED	APPROVED	2	1	50%
2018	BARTH SUBDIVISION (FALCON RIDGE)	XXX 96TH AV E	37	APPROVED	6/4/2020	ISSUED	APPROVED	35	0	
	GRUBB SHORT PLAT	12325 48TH ST E	3	APPROVED	12/29/2020					
	CHUMAKIN SHORT PLAT	2005 112TH AV E	4	APPROVED	6/22/2018	FINALED	APPROVED	4	2	50%
	BEREZNYOV SHORT PLAT	8904 20TH ST E	4	APPROVED	1/10/2019	APPLICATION				
	ABEL SHORT PLAT	12321 16TH ST E	6	APPROVED	9/13/2018	ISSUED	APPROVED	6	2	33%
2017	WOLF POINT SUBDIVISION	XXX MERIDIAN AV E	56	APPROVED	3/20/2019	ISSUED				
2016	VOLENTE SUBDIVISION	8626 33RD ST E	15	APPROVED	6/6/2017	ISSUED	APPROVED	15	0	
	DOMUS TOWNHOMES PRD (THE WOODLANDS)	10525 11TH ST E	55	APPROVED	1/11/2017	FINALED	APPROVED	55	17	31%
	GERVAIS SHORT PLAT	1607 112TH AVE E	3	APPROVED	12/22/2016	ISSUED	APPROVED	3	1	33%
	PASCOLO ESTATES SUBDIVISION	2806 117TH AVE CT E	19	APPROVED	3/21/2017	FINALED	APPROVED	19	14	74%
2015	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT E	38	APPROVED	12/15/2016	FINALED	APPROVED	38	31	82%
	CALIBER SHORT PLAT	3312 106TH AVE E	6	APPROVED	9/8/2016	FINALED	APPROVED	6	5	83%
	EDGEWOOD ESTATES SUBDIVISION	12220 12TH ST E	14	APPROVED	9/29/2016	ISSUED	APPROVED	14	13	93%
	VIEW POINTE SUBDIVISION	10413 13TH ST E	44	APPROVED	4/29/2016	FINALED	APPROVED	44	43	98%
	CURRAN ESTATES SUBDIVISION	412 114TH AVE E	9	APPROVED	12/30/2015	FINALED	APPROVED	9	7	78%
2014	LISITSYN SHORT PLAT	11120 COUNTY LINE RD E	6	APPROVED	7/15/2014	FINALED	APPROVED	6	3	50%
2013	WESTRIDGE SUBDIVISION	FREEMAN RD	290	APPROVED	9/4/2014	FINALED	APPROVED	284	280	98%

Mar 2023

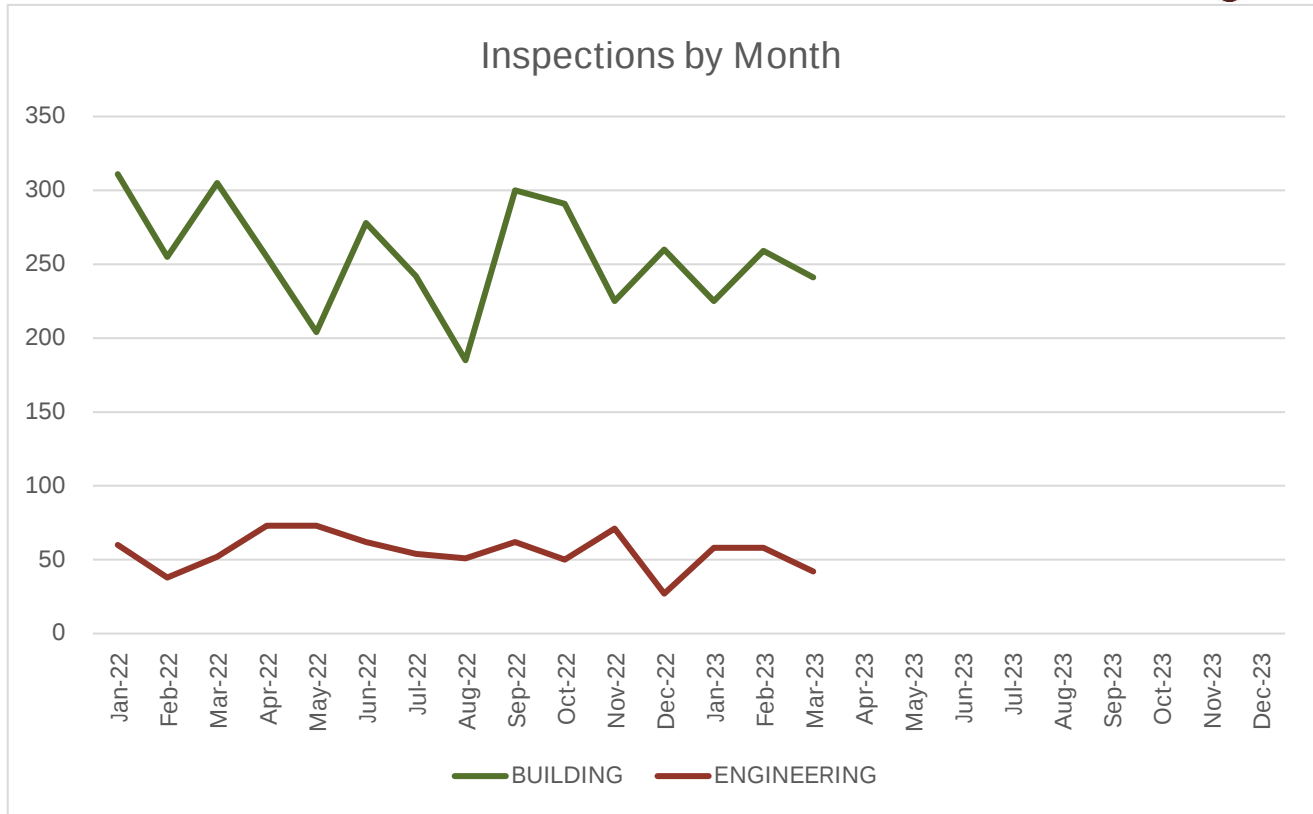
Monthly Development Report



Permits	Building		Planning		Engineering	
	Received	Approved	Received	Approved	Received	Approved
Mar 2023	51	23	8	3	13	11
Mar 2022	68	34	8	6	12	6
Roll Avg 2023	47	33	8	6	9	8
Roll Avg 2022	47	27	11	6	7	5
YTD 2023	142	99	24	18	28	23
YTD 2022	141	81	33	19	21	16
	Building		Planning		Engineering	
	Month	Received	Month	Received	Month	Received
Highest Month 2023	Jan	51	Jan	10	Jan	13
Highest Month 2022	Mar	68	Jan	13	Aug	16

Mar 2023

Monthly Development Report



<i>Inspections</i>	Building		Engineering	
Mar 2023	241		42	
Mar 2022	305		52	
Roll Avg 2023	242		53	
Roll Avg 2022	290		50	
YTD 2023	725		158	
YTD 2022	871		150	
	Building		Engineering	
	Month	Insp.	Month	Insp.
Highest Month 2023	Jan	259	Jan	58
Highest Month 2022	Jan	311	Apr	73