



PLANNING COMMISSION MEETING AGENDA

January 8, 2024, 6:00 p.m. • City Hall, 2224 104th Avenue E Edgewood
(Zoom Meeting ID: 970 6596 9184)

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call
 - i. Position 1: Carly Guillory
 - ii. Position 2: JoAnn Overfield, Chair
 - iii. Position 3: Tom Greene
 - iv. Position 4: Sarah Wagner
 - v. Position 5: Vacant
 - vi. Position 6: Allison Pincas, Vice-Chair
 - vii. Position 7: Carly Lenoir

2. Consent Agenda: *Items listed under Consent Agenda will be passed by one motion. Individual discussion of these items is not planned. The following items are presented for approval:*

- a. Current Meeting Agenda Approval or Modifications
- b. Planning Commission Meeting Minutes of November 13, 2023

3. Citizen Comment Period: *Reserved for the public to comment on items not on the agenda. The Planning Commission may invite additional public comment on Discussion Items noted below.*

4. Public Hearings: None

5. Action Items:

- a. 2024 Work Plan

6. Discussion Items:

- a. Comprehensive Plan Periodic Update
- b. 2023 Work Plan

7. Additional Informational Items:

- a. December 2023 Development Review Reports

8. Staff Comments

9. Commissioner Comments

10. Adjourn



CITY OF EDGEWOOD PLANNING COMMISSION MEETING MINUTES

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

Hybrid meeting held via Zoom and at City Hall

1. CALL TO ORDER: Chair Overfield called meeting to order at 6:00 PM.
 - A. Commissioners Present: Guillory; Overfield; Wagner; Ramirez; Pincas; Lenoir
 - B. Commissioners Absent: Greene
 - C. Staff Members Present: Evan Hietpas, Senior Planner
Lauren Balisky, CED Director
2. CONSENT AGENDA: Chair Overfield requested a motion to approve the consent agenda. Wagner motioned to approve as presented, Ramirez seconded. Commission voted 6-0 to approve.
3. PUBLIC COMMENTS: None
4. PUBLIC HEARINGS: None
5. ACTION ITEMS: None
6. DISCUSSION ITEMS:
 - A. Middle Housing
 - i. Hietpas presented the User Guide and Model Ordinance published by the Department of Commerce.
 - ii. Discussion ensued.
 - B. Comprehensive Plan 2024 Periodic Update
 - i. Hietpas provided updates on the City's Comprehensive Plan 2024 Periodic Update, primarily focusing on key takeaways from the October public workshop.
 - ii. Discussion ensued.
 - C. 2023 Work Plan
 - i. No discussion on specific work plan items.
7. STAFF COMMENTS:
 - A. Balisky provided updates on code amendments related to the City's Fence regulations and WA State Senate Bill 5290.



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

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

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8. COMMISSIONER COMMENTS:

- A. Commissioner Ramirez thanked the Planning Commissioners for his time spent with them on the Planning Commission, as he will be moving into a City Council position in January 2024.

9. ADJOURN: Chair Overfield adjourned meeting at 7:34 PM.



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: January 8, 2024

Title: 2024 Work Plan

Attachments: 1) Draft Planning Commission Recommendation

Submitted By: Evan Hietpas, Senior Planner

Action:

This action item is intended to allow the Planning Commission to make a recommendation to City Council for setting their Work Plan for 2024. A draft recommendation is included as attachment 2. The proposed Work Plan Items and Objectives are shown below.

2024 Work Plan Items

1. Comprehensive Plan Periodic Update
2. Edgewood Municipal Code (EMC) Updates
3. Middle Housing
4. Public Facilities and Infrastructure
5. Development Review Procedures

2024 Planning Commission Objectives

1. Identify community outreach, education, and engagement opportunities
2. Identify training opportunities for Planning Commissioners
3. Promote diversity, equity, and inclusion in recommendations to City Council
4. Collaborate with the Economic Development Advisory Board (EDAB)
5. Collaborate with Parks and Recreation Advisory Board (PRAB)



CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION

The Planning Commission voted _ - _ to recommend APPROVAL of the proposed 2024 Work Plan as outlined in the staff report submitted by Senior Planner Evan Hietpas on January 8, 2024.

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 8TH DAY OF JANUARY 2024.**

Planning Commission Chair

Attest by:

Evan Hietpas
Senior Planner



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: January 8, 2024

Title: Comprehensive Plan Periodic Update

Attachments: None

Submitted By: Evan Hietpas, Senior Planner

Background Information:

Introduction:

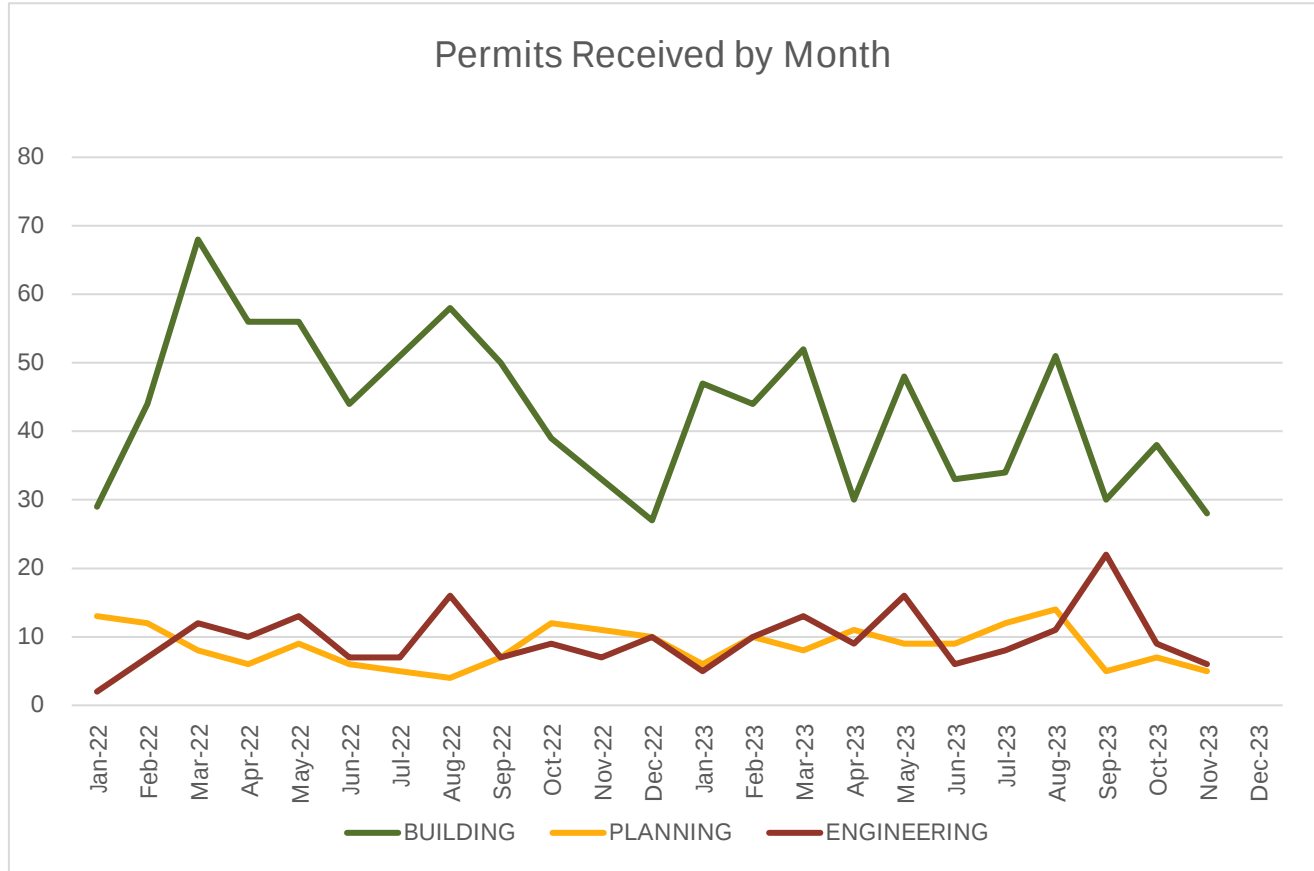
In 2023 and 2024, Edgewood is updating its Comprehensive Plan. In other words, Edgewood will be planning for its future. Comprehensive Plans set the goals and policies that serve as the day-to-day guide for City staff and representatives, including City Council and the Mayor. The concept of “growth management” is central to city planning in Washington State. The Growth Management Act (GMA) is a series of state statutes, first adopted in 1990, focused on managing population growth throughout Washington. The Growth Management Act requires cities and counties to update their own Comprehensive Plans to stay current on population growth and other key topics like housing, transportation, parks and recreation, capital facilities, utilities, land use and zoning, economic development, and the environment.

Current Discussion:

Local governments should review local comprehensive plan policies, countywide planning policies and multicounty planning policies (where applicable) to be consistent with the new requirements. This review can be called a “gap analysis”. City staff will present key takeaways from the City’s gap analysis.

Nov 2023

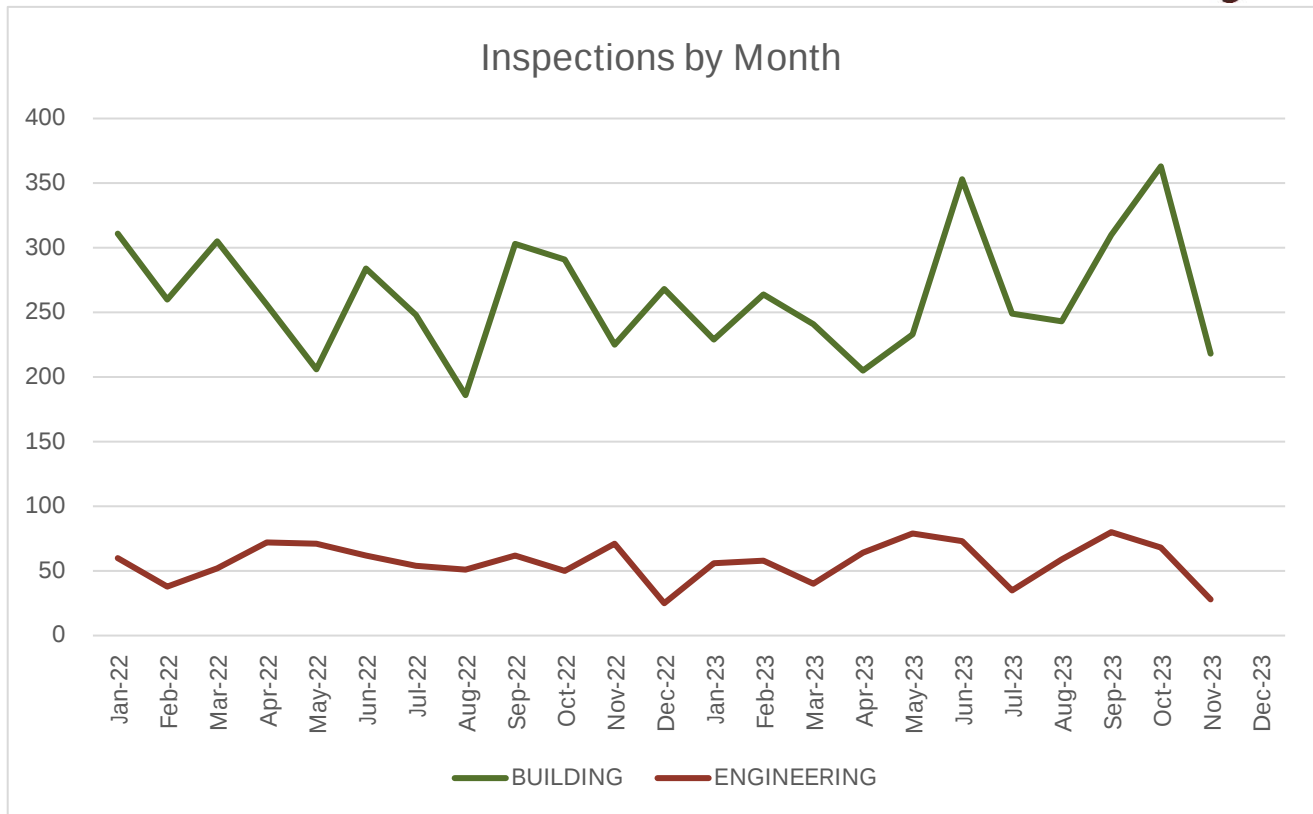
Monthly Development Report



Permits	Building		Planning		Engineering	
	Received	Approved	Received	Approved	Received	Approved
Nov 2023	28	19	5	3	6	7
Nov 2022	33	35	11	2	7	8
Roll Avg 2023	40	32	9	6	10	9
Roll Avg 2022	48	35	8	6	9	7
YTD 2023	435	350	96	64	115	95
YTD 2022	528	388	93	69	97	80
	Building		Planning		Engineering	
	Month	Received	Month	Received	Month	Received
Highest Month 2023	Mar	52	Aug	14	Sep	22
Highest Month 2022	Mar	68	Jan	13	Aug	16

Nov 2023

Monthly Development Report



<i>Inspections</i>	Building		Engineering	
Nov 2023	218		28	
Nov 2022	225		71	
Roll Avg 2023	264		58	
Roll Avg 2022	261		58	
YTD 2023	2908		640	
YTD 2022	2875		643	
	Building		Engineering	
	Month	Insp.	Month	Insp.
Highest Month 2023	Oct	363	Sep	80
Highest Month 2022	Jan	311	Apr	72

Pending Projects - Planning and Engineering Permits

51 Permits

Exported: 12/01/2023

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
ADMIN USE PERMIT (AUP)								
22-1614	ARCO AMPM ADMINISTRATIVE USE	SE Cor of Meridian & XXX 11TH ST E	0420037064	PLANNING	ADMIN USE PERMIT (AUP)	WAITING ON REVISIONS	12/02/2022	11/30/2023
BLA								
23-1475	STERRENBURG BLA	3705 96TH AVE E	0420161010	PLANNING	BLA	WAITING ON REVISIONS	10/17/2023	12/01/2023
CLEAR AND GRADE								
21-1298	PROLOGIS PARK PHASE I CLEAR AND GRADE	3926 90TH AVE E	0420163076	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	06/29/2021	11/28/2023
22-1101	DEROSS CLEAR AND GRADE	1105 108TH AVE E	0420037014	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	03/24/2022	03/24/2023
CODE UPDATES AND CHANGES								
22-1064	TOWN CENTER SUBAREA PLAN	2224 104TH AVE E	0420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	02/09/2022	09/11/2023
22-007CODE	COMP PLAN / GENERAL SEWER PLAN (GSP) UPDATE	2224 104TH AVE E	0420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	11/22/2022	10/04/2023
22-008CODE	COMP PLAN & REZONE / GREENBELT APARTMENTS	9917 24TH ST E	0420091014	PLANNING	CODE UPDATES AND CHANGES	INCOMPLETE	12/21/2022	08/14/2023
23-003CODE	CODE AMENDMENT / SB 5290	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	07/10/2023	10/16/2023
23-005CODE	CODE AMENDMENT / FENCES	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	08/09/2023	10/16/2023
23-006CODE	CODE AMENDMENT / 2021 CONSTRUCTION CODES	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	08/09/2023	10/16/2023
23-007CODE	COMP PLAN / 2024 PERIODIC UPDATE	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	08/10/2023	11/16/2023
23-009CODE	COMP PLAN / ANNUAL CAPITAL IMPROVEMENT PLAN (CIP) UPDATE	2224 104TH AVE E	0420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	10/04/2023	11/16/2023
23-010CODE	CODE AMENDMENT / CODE ENFORCEMENT	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	10/16/2023	10/25/2023
CRITICAL AREAS PERMIT								
23-1485	KELLY CRITICAL AREAS	11202 36TH ST E	0420151108	PLANNING	CRITICAL AREAS PERMIT	PENDING PAYMENT	10/25/2023	11/02/2023
DESIGN STAND REVIEW								
20-1348	DHALIWAL TC LANDING DESIGN STANDARDS REVIEW	1914 MERIDIAN AV E	0420091158	PLANNING	DESIGN STAND REVIEW	UNDER REVIEW	07/13/2020	11/27/2023
POST REVISION - ENG								
19-1413 PR1	WOLF POINT SITE DEVELOPMENT POST REVISION	9810 36TH ST E	0420165030	ENGINEERING	POST REVISION - ENG	UNDER REVIEW	03/10/2022	11/29/2023
POST REVISION - PLN								
21-1275 PR1	VIEW POINTE RV DESIGN STANDARDS REVIEW POST REVISION	10315 12TH STREET CT E	0420037065	PLANNING	POST REVISION - PLN	WAITING ON REVISIONS	08/01/2023	11/21/2023
REASONABLE USE EXCEPTION								
23-1046	DE ROSS ACCESS DRIVEWAY REASONABLE USE EXCEPTION	1105 108TH AVE E	0420037014	PLANNING	REASONABLE USE EXCEPTION	UNDER REVIEW	01/26/2023	11/16/2023
ROAD DEVIATION REQUEST								
23-1478	MATTSEN ROAD DEVIATION REQUEST	10514 33RD ST E	0420156072	ENGINEERING	ROAD DEVIATION REQUEST	UNDER REVIEW	10/18/2023	10/24/2023

Pending Projects - Planning and Engineering Permits

51 Permits

Exported: 12/01/2023

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
SEPA								
22-1574	SEPA for PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	0420163076	PLANNING	SEPA	APPLICATION	10/28/2022	11/30/2023
22-1574	SEPA for PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	0420163076	PLANNING	SEPA	APPLICATION	10/28/2022	11/30/2023
23-1359	SEPA FOR CODE AMENDMENT / SB 5290	CITYWIDE		PLANNING	SEPA	APPLICATION	07/10/2023	08/09/2023
SHORT PLAT - PRELIMINARY								
23-1521	36TH STREET EAST SHORT PLAT	9814 36TH ST E	0420161002	PLANNING	SHORT PLAT - PRELIMINARY	INCOMPLETE	11/22/2023	11/30/2023
23-1528	PASQUIER SHORT PLAT PRELIMINARY PLAT	12513 44TH STREET CT E	6755000041	PLANNING	SHORT PLAT - PRELIMINARY	APPLICATION	11/28/2023	11/29/2023
SITE DEVELOPMENT								
19-1401	BEREZNYOV SHORT PLAT SITE DEVELOPMENT	8904 20TH ST E	0420096012	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	08/16/2019	10/25/2022
20-1624	DHALIWAL TC LANDING SITE DEVELOPMENT	1914 MERIDIAN AV E	0420091158	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	11/30/2020	11/29/2023
21-1430	WINDMILL PARK TOWNHOMES SITE DEVELOPMENT	3117 MERIDIAN AVE E	0420103072	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	09/24/2021	11/13/2023
23-1131	KOT SITE DEVELOPMENT	1513 105TH AVENUE CT E	0420037028	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	03/13/2023	05/18/2023
23-1239	SMITH AND SONS GC LLC SITE DEVELOPMENT	2027 106TH AVE E	0420102118	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	05/19/2023	08/01/2023
23-1240	SMITH AND SONS GC LLC SITE DEVELOPMENT	2027 106TH AVE E	0420102119	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	05/19/2023	08/01/2023
23-1385	WOLFE SITE DEVELOPMENT	13212 VALLEY AVE E	0420234145	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	08/22/2023	11/30/2023
23-1421	AFICHUK SHORT PLAT SITE DEVELOPMENT	1625 112TH AVE E	9770000011	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	09/12/2023	11/22/2023
23-1465	JONES SHORT PLAT SITE DEVELOPMENT	11517 34TH ST E	0420151002	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	10/10/2023	11/16/2023
23-1486	MASLOV SITE DEVELOPMENT	NE Cor of 32nd & 100TH AVE E	0420094039	ENGINEERING	SITE DEVELOPMENT	INCOMPLETE	10/26/2023	11/15/2023
SITE PLAN DESIGN REVIEW								
21-1031	PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	0420163076	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	01/22/2021	11/30/2023
22-1505	2513 MERIDIAN (SEDONA) MIXED-USE SITE PLAN REVIEW	XXXX MERIDIAN AVE E	0420103027	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	09/29/2022	11/28/2023
22-1615	ARCO AMPM SITE PLAN DESIGN REVIEW	XXX 11TH ST E	0420037064	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	12/02/2022	11/03/2023
23-1344	EDGEWOOD HEIGHTS PHASE II SITE PLAN REVISION	1909 104TH AVE E	0420106035	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	07/27/2023	11/27/2023
23-1435	EDGEWOOD MEMORY CARE SITE PLAN DESIGN REVIEW	10307 JOVITA BLVD E	0420036071	PLANNING	SITE PLAN DESIGN REVIEW	INCOMPLETE	09/19/2023	11/20/2023
23-1524	EDGEWOOD ESTHETICS CHANGE OF USE	1311 MERIDIAN AVE E	0420033142	PLANNING	SITE PLAN DESIGN REVIEW	APPLICATION	11/27/2023	11/28/2023
STREET USE								
23-058	MCNALL STREET USE	3719 CHRISSELLA RD E	0420156056	ENGINEERING	STREET USE	WAITING ON REVISIONS	09/12/2023	11/03/2023
23-061	CORKUM STREET USE	4716 CHRISSELLA RD E	0420153059	ENGINEERING	STREET USE	WAITING ON REVISIONS	09/20/2023	11/03/2023

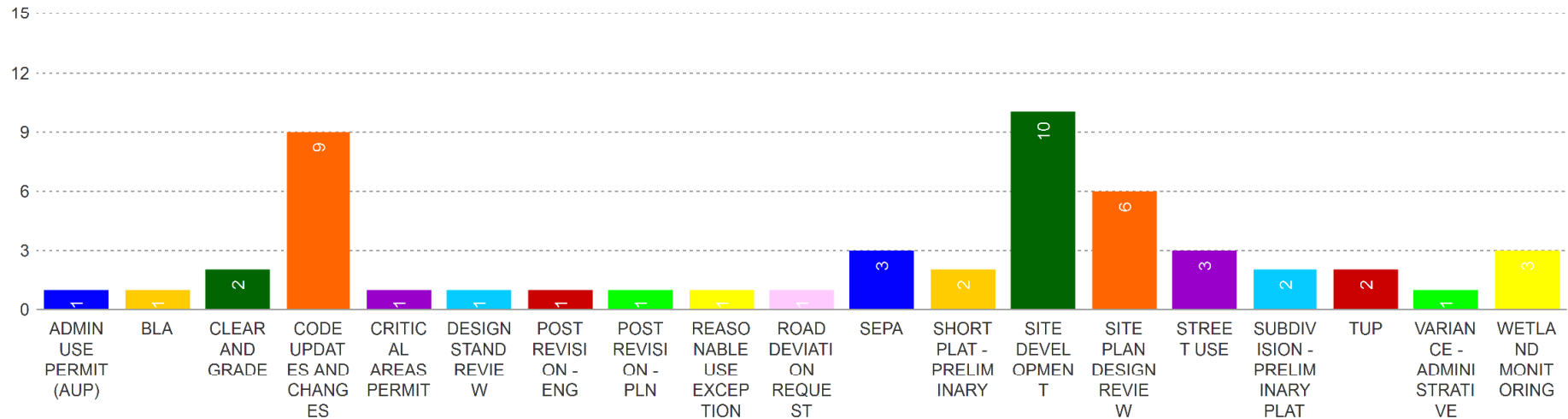
Pending Projects - Planning and Engineering Permits

51 Permits

Exported: 12/01/2023

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
23-078	CLINE STREET USE	4417 Chrisella Rd E	0420157013	ENGINEERING	STREET USE	WAITING ON REVISIONS	10/21/2023	11/03/2023
SUBDIVISION - PRELIMINARY PLAT								
23-1228	TYEE RANCH PRELIMINARY PLAT	11617 15TH ST E	0420034702	PLANNING	SUBDIVISION - PRELIMINARY PLAT	WAITING ON REVISIONS	05/11/2023	10/26/2023
23-1299	HOMESTRETCH PRELIMINARY PLAT	2208 116TH AVE E	0420101037	PLANNING	SUBDIVISION - PRELIMINARY PLAT	WAITING ON REVISIONS	07/03/2023	11/20/2023
TUP								
23-1523	BH EVERGREEN TREE SALES TUP	3420 MERIDIAN AV E	0420161092	PLANNING	TUP	UNDER REVIEW	11/27/2023	11/29/2023
23-1531	New Years Fireworks Retail	909 MERIDIAN AVE E	0420033096	PLANNING	TUP	APPLICATION	11/30/2023	11/30/2023
VARIANCE - ADMINISTRATIVE								
23-1381	LYNCH SFR ADMINSTRATIVE VARIANCE	12124 50TH STREET CT E	0420232074	PLANNING	VARIANCE - ADMINISTRATIVE	DENIAL ISSUED	08/21/2023	11/29/2023
WETLAND MONITORING								
22-1570WM	JENNA ACRES WETLAND MONITORING	1419 114TH AVE E	0420034061	PLANNING	WETLAND MONITORING	APPLICATION	11/28/2022	08/08/2023
22-1017WM	BARTH ESTATES (FALCON RIDGE) WETLAND MONITORING	3624 96TH AVE E	0420161087	PLANNING	WETLAND MONITORING	APPLICATION	08/22/2023	08/25/2023
23-1335WM	WOLF POINT CRITICAL AREAS - STORM OUTFALL BUFFER MONITORING	9810 36TH ST E	0420165030	PLANNING	WETLAND MONITORING	APPLICATION	09/01/2023	09/20/2023

Permits by Type



Plat Construction Tracking Report- November 2023

Preliminary Plat						Site Development	Final Plat		Buildout	
Submitted	Project	Address	Total Lots	Status	Approved	Status	Status	Lots Recorded	Completed Homes #	Completion Date
2023	HOMESTRETCH SUBDIVISION	2208 116TH AVE E	32	APPLICATION						
	TYEE RANCH SUBDIVISION	11617 15TH ST E	39	APPLICATION						
2022	JONES SHORT PLAT	11517 34TH ST E	3	APPROVED	6/28/2023	APPLICATION				
	AFICHUK SHORT PLAT	1625 112TH AVE E	2	APPROVED	6/15/2023	APPLICATION				
2021	WINDMILL PARK TOWNHOMES	3117 MERIDIAN AVE E	45	APPROVED	5/2/2023	APPLICATION				
	BREYER SHORT PLAT	2114 95TH AVCT E	5	APPROVED	9/20/2021	FINALED	APPROVED	5		20%
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	2	33%
	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	20	57%
	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	3	75%
	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	4	67%
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	54	98%
	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	18	95%
2015	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT E	38	APPROVED	12/15/2016	FINALED	APPROVED	36	33	92%
	CALIBER SHORT PLAT	3312 106TH AVE E	6	APPROVED	9/8/2016	FINALED	APPROVED	6	6	100%
	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	8	89%
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	282	99%