



CITY OF EDGEWOOD PLANNING COMMISSION MEETING MINUTES

Monday, February 12, 2024 – 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; Greene; Wagner; Ramirez; Pincas
 - B. Commissioners Absent: Lenoir
 - C. Staff Members Present: Evan Hietpas, Senior Planner
Lauren Balisky, CED Director
Jeremy Metzler, Public Works Director
James Tumelson, Building Official
Morgan Dorner, Senior Planner
2. CONSENT AGENDA: Chair Overfield requested a motion to approve the consent agenda. Guillory motioned to approve as presented, Wagner seconded. Commission voted 5-0 to approve.
3. PUBLIC COMMENTS:
 - A. Donna O’Ravez, submitted a comment regarding the development standards in the SF-2 zoning district, asking for the Planning Commission or City Council to consider eliminating minimum density standards.
 - B. Bill O’Ravez, added a comment in support of the elimination minimum density standards, and explained that it seems like density along Meridian and other areas with sewer should be enough to offset potential loss of density in the SF-2 zoning district.
4. PUBLIC HEARINGS: None
5. ACTION ITEMS: None
6. DISCUSSION ITEMS:
 - A. Hazardous Trees and Preservation Code Update
 - i. Metzler and Balisky provided an overview of the staff report and scope of proposed code changes.
 - ii. Discussion ensued and staff provided additional feedback based on comments and questions from the Commissioners.



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B. Construction Code Update

- i. Balisky and Tumelson provided an overview of the staff report and scope of proposed code changes.
- ii. Discussion ensued and staff provided additional feedback based on comments and questions from the Commissioners.

C. 2023 Work Plan

- i. Chair Overfield asked for more input and information regarding the minimum density standards in the SF-2 zoning district.
- ii. Chair Overfield asked about the origin of the Planning Commission objective #3, “Promote diversity, equity, and inclusion in recommendations to City Council.”
- iii. Commissioner Greene asked for an update on the City’s General Sewer Plan update, and associated code and policy changes.

7. STAFF COMMENTS:

- A. Hietpas announced that his final day working for the City of Edgewood will be Friday, February 23, 2024.

8. COMMISSIONER COMMENTS: None

9. ADJOURN: Chair Overfield adjourned meeting at 7:21 PM.