



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING AGENDA SUMMARY

Monday, February 10, 2025 – 6:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1 CALL TO ORDER

a. Pledge of Allegiance and Roll Call

Chair Overfield called the meeting to order at 6pm and led attendees in the Pledge of Allegiance. **Present:** Carly Guillory, JoAnn Overfield, Sarah Wagner, Jan Furey, Leyla Church, Carly Lenoir, Tom Greene (arrived after roll call at 6:09pm) **Staff Present:** Senior Planner Dorner, Community Development Director Metzler, Planning Manager Kubitza

2 CONSENT AGENDA:

a. Agenda Approval or Modification

b. Review Planning Commission meeting minutes from January 13, 2025

Motion: As Read **Action:** Approved, **Moved by:** Commissioner Lenoir **Seconded by:** Commissioner Furey **Motion Passed 6-0**

3 CITIZEN COMMENT PERIOD

There was no citizen comment.

4 PUBLIC HEARINGS

a. Preliminary Docket – Annual Comprehensive Plan Amendments

Chair Overfield read the rules for the public hearing into the record. She then opened the public hearing at 6:03pm. Planning Manager Kubitza spoke briefly about the topic. There were no public comments, and Chair Overfield closed the public hearing at 6:09pm.

5 ACTION ITEMS

a. EMC Title 18 Amendments for Animals

Motion: As Read **Action:** Approved, **Moved by:** Commissioner Furey **Seconded by:** Commissioner Lenoir **Motion Passed 7-0**

b. Preliminary Docket – Annual Comprehensive Plan Amendments

Motion: As Read **Action:** Approved, **Moved by:** Commissioner Lenoir **Seconded by:** Commissioner Church **Motion Passed 7-0**

6 DISCUSSION ITEMS

a. 2025 Work Plan

Commissioners reviewed the Work Plan in preparation for the February 18 joint meeting with the Council.

b. Middle Housing Ordinance Update

Commissioners discussed HB 1110 and the WA Department of Commerce's checklist.

c. Accessory Dwelling Unit Code Updates

Discussion ensued as to the city's requirement to move forward with development code

updates to ensure compliance with RCW's 36.70A.680 and 696.

d. Parking Standards (SSB 6015 / RCW 36.70A.622)

Staff asked commissioners to provide direction on the minimum parking space length requirement, whether minimum parking dimensions should apply to nonresidential development, and if compact parking should apply to residential parking as well.

e. EMC 18.70 Permitted Land Uses Update

Staff requested commissioners review the draft amendments to EMC 18.70.050 and approve the scope of work.

f. Hazardous Vegetation / Tree Preservation Code Amendments

Staff requested the commissioners provide them with feedback on the proposed code amendments, so they could proceed with the formal code amendment process and schedule a public hearing.

7 STAFF COMMENTS

Planning Manager Kubitza spoke.

8 COMMISSIONER UPDATES

There were no commissioner updates

9 ADJOURN

Chair Overfield adjourned the meeting at 9:07pm.