



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING AGENDA SUMMARY

Monday, March 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 Overfeild called the meeting to order at 6pm and led attendees in the Pledge of Allegiance. **Present:** Carly Guillory, JoAnn Overfield, Sarah Wagner, Jan Furey, Carly Lenoir, Tom Greene **Excused:** Leyla Church,

2 CONSENT AGENDA:

a. Agenda Approval or Modification

b. Meeting Minutes of February 10, 2025

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

3 CITIZEN COMMENT PERIOD

There were no citizen comments.

4 DISCUSSION ITEMS

a. Middle Housing

Staff reiterated that Edgewood is required to comply with the middle housing bill within 6 months of its Comprehensive Plan Periodic Update, which was effective January 1, 2025. As such, a middle housing ordinance needs to be adopted by June 30, 2025.

b. Accessory Dwelling Unit Code Updates

Staff brought this item forward requesting guidance on whether or not the Planning Commission wants ADU and detached single-family units to be subject to minor design review and, if yes, if there are any comments or guidance on what those design standards should be.

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

Staff prepared code amendments for the Planning Commission's review which incorporated the guidance received at the February 10, 2025, meeting.

d. Land Uses

Staff noted based on the commissions feedback they will initiate noticing after the meeting and set the public hearing for the next Planning Commission meeting.

e. Hazardous Vegetation / Tree Preservation

Following the conversation with the Planning Commission at last February's meeting and further review by staff in the months following, staff discussed updating the minimum requirement for a "Qualified Tree Professional" and revising or repealing EMC 18.80.080(G)(8) to clarify how standards may differ in the town center, commercial, and mixed use residential, and business park zoning districts.

f. Introduction – Impact Fees & SB 5258

In order to update Impact Fee provisions in Edgewood Municipal Code (EMC) to align

with recent changes in state law, staff provided a summary explanation of the relevant legislation SB 5258 and HB 1337.

5 STAFF COMMENTS

Staff provided various updates.

6 COMMISSIONER UPDATES

Commissioners spoke on topics of their choosing.

7 ADJOURN

Chair Overfield adjourned the meeting at 7:44pm.