



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING AGENDA SUMMARY

Monday, June 9, 2025 – 6:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1 CALL TO ORDER

a. Pledge of Allegiance & Roll Call

Chair Overfield called the meeting to order at 6pm and led attendees in the Pledge of Allegiance. **Present:** Joann Overfield, Carly Guillory, Jan Furey, Tom Greene, Leyla Chucch **ABSENT:** Carly Lenoir

2 CONSENT AGENDA:

a. Meeting Minutes of May 12, 2025

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

3 CITIZEN COMMENT PERIOD

There were no citizen comments.

4 PUBLIC HEARINGS

a. Sign Code Amendments

Chair Overfield called the public hearing to order at 6:02pm, followed by a staff presentation on the topic. With no public comment, the public hearing was adjourned at 6:04pm.

b. Unit Lot Subdivision Code

Commissioner Overfield called the public hearing to order at 6:04pm, followed by a staff presentation on the topic. With no public comment, the hearing was adjourned at 6:13pm.

5 ACTION ITEMS

a. Sign Code Amendments Recommendation

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

b. Unit Lot Subdivision Code Recommendation

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

c. Impact Fee Code Recommendation

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

d. Land Use Table Amendments Recommendation

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

6 DISCUSSION ITEMS

a. Interim Zoning Ordinance 25-0676

Staff presented the Interim Zoning Ordinance and accompanying discussion questions

for review. The Planning Commission was invited to provide input, request additional information, and suggest any modifications in preparation for continued discussion at the next meeting. Staff indicated that a public hearing and formal recommendation to City Council are anticipated at future meetings.

b. 2024 Critical Areas Ordinance Update

Staff explained that while some initial critical area ordinance discussion occurred with the 2024 Comp Plan update, staff is reviewing the critical areas BAS and conducting a gap analysis between the BAS and the existing code.

c. Sanitary Sewer Code Amendments

The Planning Commission was asked to review and discuss the attached draft amendments to EMC Title 11 and the Comprehensive Plan goals and policies outlined above. Commissioners may request additional information or suggest modifications for staff to address in preparation for further discussion at next month's meeting. If there are no significant concerns, staff propose scheduling a public hearing for July 14, 2025, with potential consideration of a formal recommendation to City Council at the August meeting.

7 STAFF COMMENTS

Staff briefed the commissioners on various updates.

8 COMMISSIONER UPDATES

Commissioner Wagner notified the Commission of her forthcoming departure.

9 ADJOURN

Chair Overfield adjourned the meeting at 7:21pm.