



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING AGENDA SUMMARY

Monday, October 13, 2025 – 6:00 PM ♦ City Hall –10440 Dom Calata Way E ♦ Edgewood, WA

1 CALL TO ORDER

Vice Chair Guillory called the meeting to order at 6:00pm and led attendees in the Pledge of Allegiance

Present: Carly Guillory, Tom Greene, Jan Furey, Leyla Church, Carly Lenoir **Excused:** Joann Overfield

2 CONSENT AGENDA:

- a. Review Planning Commission meeting minutes from September 8, 2025

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

3 CITIZEN COMMENT PERIOD

There were no public comments.

4 PUBLIC HEARINGS

- a. 2024 Comprehensive Plan Implementation Code Amendments

Vice Chair Guillory opened the public hearing on the 2024 Comprehensive Plan Implementation Code Amendments at 6:05pm. Planning Manager Kubitza spoke on the topic. There were no public comments, and Vice Chair Guillory closed the public hearing at 6:12pm.

- b. 2025 Annual Comprehensive Plan Amendments

Vice Chair Guillory opened the public hearing on the 2025 Annual Comprehensive Plan Amendments at 6:12pm. Planning Manager Kubitza discussed the amendments in detail. Public comments were received by, Monty, Katie, Vin, Jora, John, and Angie. The hearing was closed at 6:40pm.

- c. Critical Areas Ordinance Update

Vice Chair Guillory opened the final public hearing of the night on the Critical Areas Ordinance Update at 6:40pm. Planning Manager Kubitza shared his presentation. There were no public comments and the hearing was closed at 6:52pm.

5 DISCUSSION ITEMS

- a. 2024 Comprehensive Plan Implementation Code Amendments

Planning Manager Kubitza reviewed the amendments with the Commissioners, and answered questions. He then asked that they review the materials provided in order to provide a recommendation to the City Council at the next meeting.

- b. 2025 Annual Comprehensive Plan Amendments

Planning Manager Kubitza explained the City Council needs to make a final recommendation by the end of the year on the total annual amendments in order to meet the state requirement. Director Metzler discussed the comments received from other agencies regarding the rezone proposal, and the staff's recommendation to table that particular item on the docket in order to allow staff the ability to more thoroughly review those comments, and coordinate with those agencies on an appropriate response.

Motion: To suspend Roberts Rules of Order **Action:** Approved **Moved by:** Commissioner Furey
Seconded by: Commissioner Lenoir **Motion Passed 6-0**

Motion: As read **Action:** Remove the West Valley Highway Overlay Study and Rezone from the 2025 Comprehensive Plan Amendment Docket and add it in 2026 as appropriate **Moved by:** Commissioner Fury **Seconded by:** Commissioner Church **Motion Passed 6-0**

- c. Interim Zoning Ordinance 25-0676
Community Development Director Metzler reviewed the redline edits to the Interim Zoning Ordinance based on feedback received.
- d. Critical Areas Ordinance Update
Planning Manager Kubitza discussed the public hearing and the proposed amendments, asking that the Commissioners review and discuss the materials in order for staff to prepare a formal recommendation to the City Council at the next meeting.
- e. Public Works Design & Construction Standards
Staff brought this item forward for discussion, recommending the Commissioners move forward with scheduling a public hearing to allow adequate time for review and consideration of any comments received.
- f. 2026 Annual Comprehensive Plan Amendments Process
Staff asked the Commissioners to review the 2024 Comprehensive Plan and prepare any questions, comments, or suggestions for their November meeting.

6 STAFF/COMMISSIONER COMMENTS

Community Development Director Metzler discussed the date of the November meeting.

7 ADJOURN

Vice Chair Guillory adjourned the meeting at 7:41pm.