



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING AGENDA SUMMARY

Monday, November 10, 2025 – 6:00 PM ♦ City Hall –10440 Dom Calata Way E ♦ Edgewood, WA

1 CALL TO ORDER

Chair Overfield called the meeting to order at 7:00pm and led attendees in the Pledge of Allegiance.

Present: Carly Guillory, JoAnn Overfield, Lauren Roggenbuck, Jan Furey, Carly Lenoir

Absent: Tom Greene, Leyla Church

2 CONSENT AGENDA:

- a. Review Planning Commission meeting minutes from October 13, 2025

Motion: As read **Action:** Approved **Moved by:** Commissioner Lenoir **Seconded by:** Commissioner Furey **Motion Passed 5-0**

3 CITIZEN COMMENT PERIOD

Enid Duncan spoke.

4 PUBLIC HEARINGS

- a. Interim Zoning Ordinance 25-0676

Chair Overfield opened the public hearing on Interim Zoning Ordinance 25-0676 at 6:09pm. Staff gave an update, citizen Enid Duncan gave public comment, and the public hearing was closed at 6:17pm.

- b. Public Works Standards and Code Updates

Chair Overfield opened the public hearing on Public Works Standards and Code Updates at 6:18pm and closed it at 6:19pm there were no public comments.

5 ACTION ITEMS

- a. 2024 Comprehensive Plan Implementation

Motion: As read **Action:** Approved **Moved by:** Commissioner Lenoir **Seconded by:** Commissioner Furey **Motion Passed 5-0**

- b. 2025 Annual Comprehensive Plan Amendments

Motion: As read **Action:** Approved **Moved by:** Commissioner Furey **Seconded by:** Commissioner Lenoir **Motion Passed 5-0**

- c. Critical Areas Ordinance Update

Motion: As read **Action:** Approved **Moved by:** Commissioner Furey **Seconded by:** Commissioner Lenoir **Motion Passed 5-0**

6 DISCUSSION ITEMS

- a. Interim Zoning Ordinance 25-0676

The Planning Commission held a public hearing on the proposed draft amendments to EMC Title 18 regarding development standards for the TC, C, MUR, and BP zoning districts, as directed by the City Council under Interim Zoning Ordinance 25-0676. The Commission reviewed and discussed the materials provided under Agenda Item 4.a and considered the public comments received during the hearing.

- b. Public Works Standards and Code Updates

The Planning Commission held a public hearing on the proposed draft Public Works

Standards and associated amendments to EMC Titles 12 and 13. The Commission reviewed and discussed the materials provided under Agenda Item 4.b and considered the public comments received during the hearing.

c. 2026 Annual Comprehensive Plan Amendment Requests

Staff requested that the Planning Commission review the 2024 Comprehensive Plan and discuss potential city-initiated amendments for the 2026 annual amendment cycle. The Commission also reviewed and considered any development regulation updates that should be addressed in the upcoming calendar year.

7 STAFF/COMMISSIONER COMMENTS

Chair Overfield spoke.

8 ADJOURN

Chair Overfield adjourned the meeting at 6:59pm.