



## CITY OF EDGEWOOD

### PLANNING COMMISSION MEETING AGENDA SUMMARY

Monday, January 12, 2026 – 6:00 PM ♦ City Hall –10440 Dom Calata Way E ♦ Edgewood, WA

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#### 1 CALL TO ORDER

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

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

#### 2 CONSENT AGENDA:

- a. Review Planning Commission meeting minutes from December 8, 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. 2026 Annual Comprehensive Plan Amendment Process

Staff presented an overview of the Annual Comprehensive Plan Amendment process as regulated under Edgewood Municipal Code (EMC) Chapter 18.60. The Planning Commission has authority to hold a public hearing on proposed amendments and provide a recommendation to the City Council.

- b. Special Events Code

Staff reviewed existing Temporary Use Permit requirements for special events under EMC 18.50.070 and noted that the current code lacks clarity specific to special events and is limited to Title 18. Staff presented a draft Special Events ordinance intended to provide clearer and more accessible permitting standards, based on a model ordinance from WCIA and examples from nearby jurisdictions. The draft would establish a separate special events permitting process and allow for a revised fee structure, as the current \$500 Temporary Use Permit fee is higher than those in surrounding jurisdictions. Staff also noted that EMC 12.10.045, adopted in 2024, addresses government-sponsored events in city parks but does not cover events on private property or within the public right-of-way. Revisions were made to the draft ordinance following prior Planning Commission feedback.

- c. Introduction — Fencing Regulations

Staff explained that EMC 18.90.060 regulates fences and “artificially constructed barriers,” but the code lacks clear definitions regarding fences and electric security systems. Existing definitions elsewhere in the code are limited in scope. Staff noted that this topic was previously introduced to the Planning Commission in September 2024 but deferred due to the Comprehensive Plan Periodic Update. Staff will review fencing regulations from Tacoma, Sumner, and Auburn, as well as HB 1688, and return with proposed code revisions for future Planning Commission discussion.

#### 5 ADJOURN

Chair Overfield adjourned the meeting at 6:38pm.