



## CITY OF EDGEWOOD

### PLANNING COMMISSION MEETING AGENDA SUMMARY

Monday, February 9, 2026 – 6:00 PM ♦ City Hall –10440 Dom Calata Way E ♦ Edgewood, WA

---

#### 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, Jan Furey, Leyla Church, Tom Greene **Excused:** Carly Lenoir

#### 2 CONSENT AGENDA:

- a. Review Planning Commission meeting minutes from January 12, 2026

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

#### 3 CITIZEN COMMENT PERIOD

There were no citizen comments.

#### 4 PUBLIC HEARING

- a. 2026 Annual Comprehensive Plan Amendment Docket

Chair Overfield opened the public hearing at 6:02 p.m., and Planning Manager Josh Kubitzka provided an overview of the item to the Commission. Citizens Paul Joos, Gurvinder Khehra, Jora Singh, Heather, and Johnny Evans spoke. The hearing was then closed at 6:19pm.

- b. Special Events Code

Chair Overfield opened the Public hearing on this topic at 6:19pm. Community Development Director Metzler provided an update and then opened it up for public comment of which there were none. The public hearing was then closed at 6:21pm.

#### 5 ACTION ITEMS

- a. 2026 Annual Comprehensive Plan Amendment Docket

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

#### 6 DISCUSSION ITEMS

- a. Fence and Retaining Wall Code

The Planning Commission discussed proposed amendments to EMC 18.90.060 related to fencing, retaining walls, and electric security alarm systems. The updates were prompted by a local business owner's ongoing security concerns and recent state legislation (HB 1688), and staff requested feedback on definitions, height limits, applicability, and performance standards before moving forward.

- b. Special Events Code

The Planning Commission held a public hearing on the draft Special Events process and related code amendments and reviewed the materials, along with public comments received. The Commission discussed the proposal and considered directing staff to prepare final edits for formal recommendation to the City Council at the next meeting.

#### 7 STAFF UPDATES/COMMISSIONER COMMENTS

Planning Manager Kubitza provided his updates.

**8 ADJOURN**

Chair Overfield adjourned the meeting at 7:07pm.