



## CITY OF EDGEWOOD

### PLANNING COMMISSION MEETING AGENDA SUMMARY

Monday, April 13, 2026 – 6:00 PM ♦ City Hall –10440 Dom Calata Way E ♦ Edgewood, WA

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#### 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, Leyla Church, Carly Lenoir, Tom Greene **Excused:** Joann Overfield, Andrew Hardesty

#### 2 CONSENT AGENDA:

- a. Review Planning Commission meeting minutes from March 9, 2026

**Motion:** As read **Action:** Approved **Moved by:** Commissioner Lenoir **Seconded by:** Commissioner Church Motion Passed 4-0

#### 3 CITIZEN COMMENT PERIOD

There were various citizen comments largely opposing a proposed rezoning from residential to industrial in the Sumner Heights area of Edgewood. Their concerns included increased traffic (especially heavy trucks), noise and vibration, safety risks (including for pedestrians and school routes), environmental impacts (slopes, habitat, light pollution), and property value impacts. Many emphasized preserving the neighborhood's rural/residential character and suggested alternatives like parks, buffers, or other non-industrial uses.

#### 4 DISCUSSION ITEMS

- a. Electric Alarms Systems, Fencing, and Retaining Wall Regulations Amendments – Status Update

Staff gave a brief update on proposed code updates related to alarm systems, fencing, and retaining walls. They noted draft materials have been reviewed internally with some feedback received but not yet fully incorporated, and they are planning to move the item forward to a public hearing at next month's meeting, which the Commission agreed to.

- b. Home Businesses & Licensing Regulations

Staff proposed updates to simplify home business regulations and align licensing rules with state law. Commissioners discussed concerns about limits on business-related traffic and deliveries but agreed to move the proposal forward to a public hearing next month.

- c. Introduction - Multi-Family Tax Exemptions (MFTE's)

MFTE discussion introduced a tax exemption program to encourage multifamily and mixed-use development with affordable housing components; commissioners debated tradeoffs between tax revenue and development/housing goals and generally supported continuing the process toward a hearing.

#### 5 STAFF UPDATES/BOARD MEMBER COMMENTS

Food truck pilot program is expanding around the city parks and local spots, and it's reportedly going well with increased vendor participation. Staff also gave updates on ongoing climate action planning, hazard mitigation work, and a tree canopy study, plus coordination with Pierce County on resilience planning. Commissioners briefly discussed general appreciation for staff

work, and there was a note that the historic windmill is being relocated to the City Hall campus this summer.

**6 ADJOURN**

Vice Chair Guillory adjourned the meeting at 7:22pm.