



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING AGENDA SUMMARY

Monday, June 8, 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:** Joann Overfield, Carly Guillory, Andrew Hardesty, Nick Frantsevich, Leyla Church, Carly Lenoir **Excused:** Tom Greene

2 PRESENTATION

a. Climate Planning - Measure Meant

Representatives with Measure Meant reviewed completed Phase 1 work, including the Climate Impact Report, equity analysis, and policy audit, and discussed ongoing work on the Climate Risk and Vulnerability Assessment. The presentation also covered community engagement efforts, project timelines, and development of future climate-related goals and policies for incorporation into the Comprehensive Plan.

3 CONSENT AGENDA:

a. Review Planning Commission meeting minutes from May 11, 2026

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

4 CITIZEN COMMENT PERIOD

Noosha Tashakor spoke.

5 ACTION ITEMS

a. Electric Alarms Systems, Fencing and Retaining Wall Code Amendments

No action was taken. Staff reported the item would be continued to a future meeting due to incorrect documents being included in the packet.

b. Home Businesses and Licensing

Motion: As read **Action:** Approved **Moved by:** Commissioner Lenoir **Seconded by:** Commissioner Guillory **Motion Passed**

6 DISCUSSION ITEMS

a. 25-002-COMP PLAN – 5628 Sumner Hts Dr E Rezone Request

Staff introduced a proposal to redesignate two properties on Sumner Heights Drive from Mixed Residential (MR-1) to Industrial. Public comments received focused on concerns regarding noise, traffic, lighting, air quality, compatibility with surrounding residential uses, and property values. Staff discussed potential mitigation measures and an industrial overlay to limit allowable industrial uses and reduce impacts on nearby residences.

b. 25-001-COMP PLAN – West Valley Hwy Area Rezone Request

Staff reviewed a proposal to redesignate portions of the West Valley Highway area from residential/commercial to industrial, consistent with recommendations from the West Valley Land Use Study. Discussion focused on compatibility with existing industrial development, prior agency comments, mitigation measures, and the potential use of an industrial overlay to further restrict certain industrial uses, particularly large

warehouses.

c. Concurrency Code Updates

Staff presented proposed updates to the City's concurrency regulations, which had not been updated since 2017. Revisions include clarifying level-of-service standards, updating trip thresholds, and reducing the frequency of required reporting. Staff indicated a public hearing is anticipated in July.

d. Multifamily Tax Exemptions

Staff continued discussion of a proposed MFTE program to encourage affordable housing development. The Commission reviewed eligibility requirements, exemption options, affordability requirements, development standards, and potential incentives. Staff indicated additional review and a future public hearing are planned.

7 STAFF UPDATES/BOARD MEMBER COMMENTS

There were no comments.

8 ADJOURN

Chair Overfield adjourned the meeting at 7:18pm.