



## **CITY OF EDGEWOOD**

### **PLANNING COMMISSION MEETING AGENDA SUMMARY**

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

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#### **1 CALL TO ORDER**

The meeting was called to order at 6:02pm.

**Present:** Andrew Hardesty, Nick Frantsevich, Layla Church, Carly Lenoir

**Excused:** Joann Overfield

#### **2 PUBLIC HEARINGS**

**a. Concurrency Code Updates**

The public hearing was opened at 6:04pm. Staff presented proposed amendments to the concurrency code, including:

- Increasing the concurrency applicability threshold from 10 trips to 20 trips
- Clarifying that level of service is based on vehicular trips
- Allowing concurrency reporting to occur up to every two years rather than annually

There were no public comments, and the hearing was closed at 6:05pm.

**b. Multifamily Tax Exemptions**

The public hearing was opened at 6:06pm.

Staff presented the proposed Multifamily Tax Exemption (MFTE) program, including:

- Establishing eligible target areas
- Offering 8-year and 12-year exemption options
- Minimum project requirements, affordability provisions, occupancy standards, infrastructure improvements, and tenant displacement protections
- Minor revisions made since previous discussions for clarity and consistency.

Public comment was given in support of the proposal. The public hearing was closed at 6:13pm.

**c. Schober Comprehensive Plan and Zoning Map Amendment (25-002-COMP PLAN)**

The public hearing was opened at 6:14pm. Staff presented the proposed Comprehensive Plan and zoning map amendment for the Schober property, explaining:

- The amendment review process
- Staff's recommendation and evaluation criteria
- Consistency with the Comprehensive Plan
- Environmental review, transportation impacts, land use compatibility, buffering, and mitigation measures
- Planning Commission's role in making a recommendation to City Council

Multiple members of the public testified and the public hearing was closed at 7:17pm.

#### **3 CITIZEN COMMENT PERIOD**

A man identifying himself only as Eric provided comment.

#### 4 CONSENT AGENDA:

- a. Review Planning Commission meeting minutes from June 8, 2026

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

#### 5 ACTION ITEMS

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

**Motion:** As read **Action:** Approve **Moved by:** Commissioner Church **Seconded by:** Commissioner Frantsevich **Motion Passed**

#### 6 DISCUSSION ITEMS

- a. Schober Comprehensive Plan and Zoning Map Amendment (25-002-COMP PLAN)

The Commission discussed the proposed land use and zoning amendment, staff's recommendation, evaluation criteria, buffering requirements, transportation impacts, environmental mitigation, public testimony received during the hearing, and the recommendation to be forwarded to City Council.

- b. West Valley Highway Comprehensive Plan and Zoning Map Amendment (25-001-COMP PLAN)

Staff introduced the proposed amendment, reviewed the property location, existing and proposed land use designations, consistency with the Comprehensive Plan, transportation considerations, buffering, environmental review, and outlined the process leading to next month's public hearing.

- c. Concurrency Code Updates

Commissioners briefly discussed the proposed amendments increasing the trip threshold, clarifying concurrency calculations, and allowing more flexibility in reporting requirements.

- d. Multifamily Tax Exemptions

Discussion focused on eligibility requirements, affordability standards, target areas, development incentives, infrastructure improvements, tenant protections, and feedback received during the public hearing.

- e. Introduction – Landscaping Standard Code Updates

Staff introduced upcoming landscaping code revisions, explaining they are intended to modernize standards and would return for additional discussion before proceeding to SEPA review and a future public hearing.

#### 7 STAFF UPDATES/COMMISSIONER COMMENTS

Staff reported the Council is expected to appoint two new Planning Commissioners, and elections for Chair and Vice Chair will occur at the next meeting. Commissioner Church provided an update on the Climate Action Team.

#### 8 ADJOURN

The meeting was adjourned at 8:41pm.