



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

Monday, September 13, 2021 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E
Meeting Held Virtually via Zoom

1. **CALL TO ORDER:** Chair Overfield called meeting to order at 6:02 PM
 - A. **Commissioners Present:** Guillory; Overfield; Greene; Wagner; Pincas; Ramirez; Slate
 - B. **Commissioners Absent:** None
 - C. **Staff Member(s) Present:** Darren Groth, CED Director
Emily Arteche, Planning Manager
Evan Hietpas, Associate Planner
Silas Read, Associate Planner
Morgan Dorner, Senior Planner
 - D. **Others Present:** Councilmember Tomy
Councilmember Wise
Councilmember Christopherson
Councilmember Day
2. **CONSENT AGENDA:** Slate moved to APPROVE as presented, Pincas seconded.
Commission voted 7-0 to approve the Consent Agenda.
3. **CITIZEN COMMENTS:** None
4. **PUBLIC HEARINGS:**
 - A. WA State House Bill 1220 Code Modifications
 - i. Chair Overfield opened the public hearing at 6:09
 - ii. Groth introduced the proposed code amendments in EMC 18.20 and 18.70, related to the City's definitions and land use table.
 - iii. No public comments received.
 - iv. Chair Overfield closed the public hearing at 6:14.
5. **NEW BUSINESS:**
 - A. **Action Item:**
 - i. WA State House Bill 1220 Code Modifications
 - a. Guillory discussed the proposed definition of "Transitional housing".
 - b. Pincas discussed the on-going review of the allowance of hotels in various zoning districts.
 - c. Guillory motioned to approve the drafted EMC amendment as presented, pending review by City staff to ensure that the definition for "Transitional housing" refers to the appropriate specificity of the Revised Code of Washington. Wagner seconded. Planning Commission voted 7-0 to recommend the motion to City Council.



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6. OLD BUSINESS:

A. Discussion Items:

- i. Town Center (TC): subarea plan boundary
 - a. Hietpas opened the discussion.
 - b. Read explained City staff's preferred subarea plan boundary, as well as two alternative options for consideration.
 - c. Commissioners and staff held discussion.
 - d. Commissioners supported City staff's preferred option.
- ii. Sewer Connection Requirements
 - a. Hietpas and Metzler opened the discussion.
 - b. Commissioners and staff held discussion.
- iii. 2021 Work Plan
 - a. Commission and city staff discussed the 2021 Work Plan.

7. STAFF COMMENTS: None

8. COMMISSIONER COMMENTS:

- A. Chair Overfield expressed appreciation for City staff in leading a successful "Edgewood Experience" high school program this summer, which ended on August 18, 2021.

9. ADJOURN: Chair Overfield adjourned meeting at 7:08 PM.