1. **Call to Order**
   a. Pledge of Allegiance
   b. Attendance *(by presence, not roll call—unless hearing scheduled)*
      i. Position 1: Carly Guillory
      ii. Position 2: JoAnn Overfield
      iii. Position 3: Jerrod Goode
      iv. Position 4: Sarah Wagner
      v. Position 5: Jason Ramirez
      vi. Position 6: Allison Pincas
      vii. Position 7: Karla Slate

2. **Consent Agenda:** All matters listed under Item 2, Consent Agenda, are considered routine in nature and will be enacted by one motion. Individual discussion of these items is not planned. A member, however, may remove any item to discuss as an item for separate consideration under New Business.
   a. Agenda Approval or Modifications
   b. Approve Minutes from November 18, 2019

3. **Citizen Comment Period:** This portion of the agenda is reserved for the public to comment on items not on the agenda. The Planning Commission may invite additional public comment on agenda items noted for discussion later in the meeting.

4. **Public Hearings-** None

5. **New Business-**
   a. Discussion Item(s)
      i. Games of Zones- Season 1: Which Zone is it Anyway?
      ii. Street Light Standards
      iii. 2020 Meeting Schedule
      iv. 2020 Work Plan
      v. 2019 Work Plan
      vi. 2020 Comprehensive Plan Amendment(s)
   b. Action Item(s)
      i. 2020 Comprehensive Plan Amendment(s) Recommendation

6. **Staff Comments**

7. **Commissioner Updates**

8. **Adjourn**
1. CALL TO ORDER: Chair Overfield called meeting to order at 6:01 PM

   A. Commissioners Present: Guillory; Overfield; Goode; Wagner; Ramirez; Pincas; Slate
   B. Commissioners Absent: None
   C. Staff Member(s) Present: Darren Groth, Community Development Director
                                 Evan Hietpas, Planning Technician
   D. Others Present: None

2. CONSENT AGENDA: Pincas moved to APPROVE as presented, Wagner seconded. Commission voted 7-0 to approve the Consent Agenda.

3. CITIZEN COMMENTS: None

4. PUBLIC HEARINGS: None

5. NEW BUSINESS:
   A. Action Items: None
   B. Discussion Item(s):
      i. 2020 Comprehensive Plan/ Future Land Use Map
         a. Groth opened discussion and presented Commissioners with the opportunity to provide feedback on possible Comprehensive Plan Amendments
         b. Commissioners proposed that the Current Zoning Map should be made consistent with the Future Land Use Map.
         c. Discussion ensured. The discussion focused on the level of services available off of West Valley Hwy E, and whether or not this area of the City seemed most compatible with Commercial or Residential development.
         d. Staff will research historic records to look for a determination on why the Future Land Use Map shows zoning that is inconsistent with the Current Zoning Map.
         e. Further discussion ensued around the Public zoning district, the Economic Study Overlay and the Business Park zoning district.
         f. Groth informed the Planning Commission that they should expect to have an Action Item related to this discussion item for the December 9th meeting.
      ii. 2020 Work Plan
         a. Groth opened the discussion, and encouraged Commissioners to brainstorm possible 2020 Planning Commission Work Plan items.
         b. Discussion ensued. Commissioners mentioned that several 2019 Work Plan items could be kept for 2020. Street Light Standards were brought up as a possible addition to the Work Plan.
iii. 2019 Work Plan
   a. Groth asked for any questions, comments, or concerns in regards to current work plan items.
   b. Discussion ensued. Commissioners determined that several 2019 Work Plan items may remain as 2020 Work Plan items.

6. STAFF COMMENTS: Groth updated Commissioners on the Request for Proposal study being completed by BERK Consulting.

7. COMMISSIONER UPDATES: Pincas announced that she will not be present for the December meeting. Commissioners asked to receive the meeting agendas on the Thursday before the meeting if possible.

8. ADJOURN: Chair Overfield adjourned the meeting at 7:16 PM
Date: December 9, 2019

Title: Games of Zones- Season 1: Which Zone is it Anyway?

Attachments: None

Submitted By: Niomi Montes de Oca, Senior Planner

Discussion
City staff is currently evaluating the land development process within the City of Edgewood. As part of this evaluation, we are asking the Planning Commission to participate in an activity that will be used to test our current process and understand what it takes to do business in Edgewood.

Recommendation
Participate and discuss.
Date: December 9, 2019

Title: Street Light Standards

Attachments: None

Submitted By: Darren Groth, Community Development Director

Discussion
At the November Planning Commission meeting, the Commission suggested adding Street Light Standards as a Work Plan discussion item. City staff has added this agenda item to gather more information from the Commission on their interests related to this topic.

Recommendation
Review and discuss, as needed.
Date: December 9, 2019

Title: 2020 Meeting Schedule

Attachments: None

Submitted By: Darren Groth, Community Development Director

**Discussion**
As next year approaches, City staff would like to give the Planning Commission an opportunity to establish a meeting schedule that will allow all Commissioners to regularly attend meetings.

**Recommendation**
Discuss and determine a meeting schedule for 2020.
Date: December 9, 2019

Title: 2020 Work Plan

Attachments: None

Submitted By: Darren Groth, Community Development Director

Discussion
On January 29, 2019, the Planning Commission held a joint meeting with City Council to strategize the Planning Commission’s work plan for 2019. The City Council offered general direction to the members present for the discussion and recommended that the Planning Commission could spend their next meeting(s) compiling their ideal work plan and presenting back to City Council for adoption. As a result, once the Planning Commission finalizes their recommended 2019 Work Plan, various board members, e.g., selected representatives, the chair, or the entire board, will present their objectives to the City Council and seek adoption of the Planning Commission 2019 Work Plan. The Planning Commission winnowed their work plan down to three primary goals during their April 8, 2019 meeting. On April 23, 2019, City Council approved the Planning Commission’s 2019 Work Plan. This discussion item is intended to allow the Planning Commission to start preparing for setting their Work Plan for 2020.

Recommendation
Discuss a plan to create a work plan for 2020.
Date: December 9, 2019

Title: 2019 Work Plan

Attachments: None

Submitted By: Darren Groth, Community Development Director

Discussion
On April 8, 2019, the Planning Commission finalized their recommended 2019 Work Plan to forward to City Council. On April 23, 2019, City Council approved the 2019 Planning Commission Work Plan, as presented. The work plan consists of the follow eight items and may be amended during the year, as necessary.

1. Update Sign Code;
2. Revise Use Charts;
3. Rewrite Subdivision Code;
4. Review Future Land Use Map (FLUM);
5. Town Center;
6. Special Land Use Study Overlay;
7. Create Edgewood Municipal Code (EMC) Title 17 – Land Development Code; and
8. Review City plans to identify other City initiated Comprehensive Plan amendments.

This is a standing item for the remainder of 2019 to allow the Planning Commission to discuss items and plan future agendas as necessary. As the Commission works through their plan, requests for information, agenda items, code amendments, or City Council briefings may all be necessary to support the work needed to address these topics.

Recommendation
Review and discuss the work plan, as needed.
<table>
<thead>
<tr>
<th>Date:</th>
<th>December 9, 2019</th>
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<tbody>
<tr>
<td>Title:</td>
<td>2020 Comprehensive Plan Amendment(s)</td>
</tr>
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</table>
| Attachments:  | 1) Current Zoning Map  
                2) Future Land Use Map |
| Submitted By: | Darren Groth, Community Development Director |

**Discussion**

The City may consider amendments to its Comprehensive Plan once every year. Applications for Comprehensive Plan amendments are submitted before December 31st in order to be considered during the following year’s amendment process. The City can also initiate comprehensive plan amendments to revise standards and regulations.

**Recommendation**

Review and discuss, as needed.
City of Edgewood
Future Land Use Map

Amended by Ordinance 19-0557
Effective September 15, 2019

Legend
- Single Family Low
- Single Family Moderate
- Single Family High
- Commercial
- Mixed Residential Low
- Mixed Residential Moderate
- Mixed Use Residential
- Town Center
- Business Park
- Industrial
- Public
- Economic Study Overlay
Date: December 9, 2019

Title: 2020 Comprehensive Plan Recommendation

Attachments: 1.) Planning Commission Recommendation Draft

Submitted By: Darren Groth, Community Development Director

**Discussion**
The City may consider amendments to its Comprehensive Plan once every year. Generally, suggested amendments should be limited to proposals that broadly apply to the goals, policies and implementation strategies of the comprehensive plan rather than amendments designed to address site-specific issues of limited applicability. -Per [EMC 18.60.130](#).

Applications for Comprehensive Plan amendments are submitted before December 31st in order to be considered during the following year’s amendment process. The City can also initiate comprehensive plan amendments to revise standards and regulations. The Planning Commission may recommend a City-initiated Comprehensive Plan Amendment application.

**Recommendation**
Make a recommendation on a City-initiated Compressive Plan Amendment to City Council.
CITY OF EDGEWOOD

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted __ - ___ to recommend the following (#) City-initiated amendment(s) to the Comprehensive Plan per Edgewood Municipal Code 18.60.130. This recommendation will be sent to the City Council for consideration.

1.
2.
3.
4.
5.

It is the recommendation of the City of Edgewood Planning Commission to approve the (#) amendment(s) as presented.

RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION ON THE 9TH DAY OF DECEMBER 2019.

Attest by:

Planning Commission Chair

Darren Groth, AICP, CPM
Community Development Director