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 October 14, 2019
   c. Review Minutes for EDAB Minutes from October 7, 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-** None
   a. Action Item(s)- None
   b. Discussion Item(s)
      i. 2020 Comprehensive Plan/ Future Land Use Map
      ii. 2020 Work Plan
      iii. 2019 Work Plan

6. **Staff Comments**

7. **Commissioner Updates**

8. **Adjourn**
1. **CALL TO ORDER:** Vice Chair Pincas called meeting to order at 6:00 p.m.

   A. **Commissioners Present:** Guillory; Montes de Oca; Wagner; Ramirez; Pincas

   B. **Commissioners Absent:** Overfield; Slate

   C. **Staff Member(s) Present:** Darren Groth, Community Development Director

   Evan Hietpas, Planning Technician

   D. **Others Present:** Mayor Eidinger; Councilmember Wise; Councilmember Tomyn

2. **CONSENT AGENDA:** Montes de Oca moved to APPROVE as presented, Wagner seconded. Commission voted 5-0 to approve the Consent Agenda.

3. **CITIZEN COMMENTS:** None

4. **PUBLIC HEARINGS:**

   A. **Sign Code Text Revision**

      Vice-Chair Pincas opened public hearing at 6:03. Groth introduced the intent of the public hearing. Vice-Chair Pincas announced the opportunity for any citizens to speak. No public comments were made. Public Hearing closed at 6:04.

5. **NEW BUSINESS:**

   A. **Action Items:**

      i. **Sign Code Text Recommendation**

         a. Groth presented Commissioners with the opportunity to recommend action on the Sign Code text revision.

         b. Montes de Oca moved to recommend approval. Wagner seconded. Commission voted 5-0 to recommend approval.

   B. **Discussion Item(s):**

      i. **Interim Zoning- Request for Proposal (RFP)**

         a. Groth updated Commissioners on the extension of the Interim Zoning Ordinance for six months, and the execution of a contract with BERK Consulting Inc. in response to the Request for Proposal.

         b. Discussion ensued.

      ii. **2018 Comprehensive Plan Amendments**

         a. Groth informed Commissioners of the approval of two comprehensive plan amendments.

         b. Discussion ensued.
iii. 2020 Comprehensive Plan/ Future Land Use Map (FLUM)  
   a. Groth informed Commissioners that the City can initiate Comprehensive Plan Amendments. The inconsistencies between the Current Land Use Map and the Future Land Use map were brought to light.  
   b. Discussion ensued. Commissioners asked about studies relating to Commercial-zoned properties on the East side of the City. The possibility of eliminating Public zoning was discussed. Commissioners asked for an update on the Parallel Road Network.  
   c. Groth shared the sketch that was created by the City’s Public Works Director displaying possible new transportation networks within the City.  
   d. Further discussion ensued.

iv. 2020 Work Plan  
   a. Groth opened the discussion, and encouraged Commissioners to brainstorm possible 2020 Planning Commission Work Plan items.  
   b. Commissioners determined which 2019 Work Plan item had been acted on (Sign Code). Acknowledged that several were discussed in current and past meetings (Use Chart, Future Land Use Map, Comprehensive Plan Amendments, Economic Study Overlay). Recognized that several 2019 Work Plan items will need to become 2020 Work Plan items (Subdivision Code, Edgewood Municipal Code Title 17).  
   c. Vice-Chair Pincas stressed the importance of ongoing communication between the Planning Commission, Economic Development Advisory Board, Parks and Recreation Advisory Board, and City Council to ensure that everyone is working together in the same direction.

v. 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: None.

7. COMMISSIONER UPDATES: Commissioner Montes de Oca announced her resignation as a Commissioner due to the fact that she was hired as a Senior Planner for the City of Edgewood.

8. ADJOURN: Vice-Chair Pincas adjourned the meeting at 6:49 p.m.
1. **CALL TO ORDER:** Chair Butterfield called the meeting to order at 5:30 p.m.

   A. **Members Present:** Kilmer; Wiesenfeld; Butterfield; Southard; Carter

   B. **Commissioners Absent:** Larson; Neil

   C. **Staff Member(s) Present:** Darren Groth, Community Development Director
                                        Dave Gray, Assistant City Administrator

   D. **Others Present:** Mayor Eidinger
                                        Council Members Tomyn and Wise

2. **CONSENT AGENDA**
   A. **Agenda Approval or Modifications**
   B. **Approval of Meeting Minutes for June 3, 2019**
      i. Wiesenfeld moved to approve, as presented. Southard seconded.
      ii. The Board voted 5-0 to approve the Consent Agenda.

3. **CITIZEN COMMENT PERIOD:** Jessie Holden, Mt. View Community Center, commented on ways her organization could work with the EDAB.

4. **NEW BUSINESS**
   A. **Action Item(s)**
      i. None

   B. **Discussion Item(s)**
      i. Presentation from Pierce County Economic Development
         a. Betty Capestany, Director, opened discussion and briefed the board on matters her department is working on for Pierce County and how those efforts fit with Edgewood
         b. Ms. Capestany introduced “Invest Pierce County” and gave a demonstration of the program and website
         c. Discussion ensued
      ii. Selection of Vice-Chair
         a. Southard nominated Wiesenfeld, Kilmer Seconded
         b. Wiesenfeld accepted the nomination and the board voted 5-0 to select Wiesenfeld as vice-chair
      iii. Develop 2020 Work Plan
         a. Groth opened discussion on this standing item to allow board members to begin identifying what they plan to pursue in 2020
         b. Discussion ensued
      iv. 2019 Work Plan
         c. Butterfield introduced the item and mentioned it’s now a standing item on every agenda

5. **STAFF COMMENTS:** None

6. **BOARD MEMBER UPDATES:** Kilmer announced he attended the City Council Town Hall regarding transportation and briefed the board on the discussions held during that meeting

7. **ADJOURN:** Chair Butterfield adjourned the meeting at 6:49 p.m.
Date: November 18, 2019

Title: 2020 Comprehensive Plan/ Future Land Use Map (FLUM)

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. One issue that has been identified is that the Current Zoning Map shows inconsistencies with the Future Land Use Map. Updating the Current Zoning map to reflect these changes may be worth further consideration.

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

Disclaimer: The City of Edgewood makes no claims concerning the accuracy of this map nor assumes any liability from the use of the information herein.

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

0 0.25 0.5 1 Miles
Date: November 18, 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: November 18, 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.