



MEDINA, WASHINGTON

PLANNING COMMISSION MEETING

Hybrid - Virtual/In-Person
Medina City Hall - Council Chambers
501 Evergreen Point Road, Medina, WA 98039
Tuesday, September 23, 2025 – 6:00 PM

MINUTES

1. CALL TO ORDER / ROLL CALL

Planning Commission Chair Laura Bustamante called the Planning Commission meeting to order in the Medina Council Chambers at 6:00pm.

PRESENT

Commission Chair Laura Bustamante
Commission Vice-Chair Shawn Schubring
Commissioner Julie Barrett
Commissioner Li-Tan Hsu
Commissioner Mark Nelson
Commissioner Brian Pao (arrived 6:09pm)

ABSENT

Commissioner Evonne Lai

STAFF

Bennett, Frappier, Nickle, Swanson, Wilcox, Yormick

2. APPROVAL OF MEETING AGENDA

ACTION: By consensus, the meeting agenda was approved as presented.

3. APPROVAL OF MINUTES

3.1 Planning Commission Meeting Minutes of July 22, 2025

Recommendation: Adopt Minutes.

Staff Contact: Rebecca Bennett, Development Services Coordinator

ACTION: Motion to approve the meeting minutes. Motion passed 5-0

Motion made by Commissioner Hsu, Seconded by Commissioner Barrett.
Voting Yea: Commission Chair Bustamante, Commission Vice-Chair Schubring,
Commissioner Barrett, Commissioner Hsu, Commissioner Nelson

4. ANNOUNCEMENTS

4.1 Staff/Commissioners

Wilcox announced that Washington State has started to discuss the Wildland-Urban Interface Code again. If adopted, it would be a new state mandated code. This will effect tree canopy and vegetation retention. The ordinance is driven by the State Fire Marshall.

Wilcox announced that there is a new permit application to change the AT&T cell tower on the St. Thomas Church property.

5. PUBLIC COMMENT PERIOD

Planning Commission Chair Bustamante opened the public comment period. There were no speakers. Subsequently, the public comment period was closed.

6. DISCUSSION

6.1 Concerns of the Commission

None were heard.

6.2 Critical Areas Ordinance Update

Recommendation: Discussion only

Staff Contact: Steven Wilcox, Development Services Director with Staff from our consultant Dan Nickel, Kim Frappier, and Douglas

Facet gave PowerPoint presentation on the Critical Areas Ordinance Update. Commissioners discussed and asked questions.

7. ADJOURNMENT

Meeting adjourned at 7:54p.m.

ACTION: Motion to adjourn. (Approved 6-0)

Motion made by Commissioner Nelson, Seconded by Commission Vice-Chair Schubring.

Voting Yea: Commission Chair Bustamante, Commission Vice-Chair Schubring, Commissioner Barrett, Commissioner Hsu, Commissioner Nelson, Commissioner Pao