



MEDINA, WASHINGTON

Tuesday October 14, 2025

Subject: Critical Areas Ordinance Update

Planning Commission Action: Discussion Only

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

Introduction

At the September 23, 2025 Planning Commission meeting the first draft of the Critical Area Ordinance update (CAO update) was introduced with staff from our consultant Facet presenting Best Available Science (BAS) and a code Gap Analysis (GAP). While the BAS review provides the most current science for each critical area type, the GAP identifies areas of code inconsistency.

Facet presented the BAS and GAP analysis at the September 23rd Planning Commission meeting. BAS and GAP are essentially background information for the CAO update that will be referred to throughout the review. The first draft of the CAO update was not reviewed at the September 23rd meeting. Comments by Planning Commissioners during the September 23rd meeting combined with subsequent review comments by our City Attorney have now been incorporated into a CAO update ordinance second draft which you now have.

In September the Washington State Department of Fish and Wildlife (DFW) requested a review of Medina's first draft CAO update ordinance with the understanding that this would be amended through review by Planning Commission and potentially the City Council. DFW wanted to see the early draft. DFW reviewed the draft and sent back comments to us. The DFW comments are now provided for your review.

Within the Development Services Department Council meeting staff report for October 13, 2025 is a "Critical Areas Ordinance Update" on the first page. You will find a summary of the CAO update process with comments. This staff report is provided for you in its entirety with exception of referenced attachments, which are available on our City of Medina website.

Meeting Agenda

At the October 14, 2025 Planning Commission meeting our City Attorney will have a short presentation under agenda item 6.2 covering Medina Municipal Code:

- Chapter 16.36. - Nonconformity
- Chapter 16.50.050. – Relief from critical areas regulations.

The purpose of this attorney presentation is to address important questions raised by Planning Commission on September 23rd associated with use of buffer encumbered property.

Agenda item 6.3 will begin the review of the CAO update draft ordinance. Facet staff will lead the conversation. Our attorney will be at the meeting and provide us with a legal oversight resource.

Attachments

- Second Draft CAO Update Ordinance.
- DFW Comments on CAO Update Ordinance First Draft.
- Development Services Department Council Staff Report 10-13-25.

Proposed Planning Commission Motion:

None.