



MEDINA, WASHINGTON

MEDINA CITY COUNCIL REGULAR MEETING

Hybrid – Virtual/In-Person
Medina City Hall – Council Chambers
501 Evergreen Point Road, Medina, WA 98039
Monday, April 13, 2026 – 5:00 PM

MINUTES

1. STUDY SESSION starts at 5:00 PM

Deputy Mayor Randy Reeves called the study session of the Medina City Council to order in the Council Chambers at 5:05 pm.

PRESENT

Deputy Mayor Randy Reeves
Councilmember Harini Gokul (on-line)
Councilmember Michael Luis
Councilmember Heija Nunn
Councilmember Laura Bustamante

ABSENT

Mayor Jessica Rossman

STAFF

Swanson, Osada, Wilcox, Wagner, Sass, Nations, Robertson

1.1 2026 Draft Capital Project List - Sidewalk Design

Recommendation: Discussion and direction.

Staff Contact: Ryan Osada, Public Works Director

Ryan Osada, Public Works Director and Jeff Swanson, City Manager gave a PowerPoint presentation on 2026 Draft Capital Project List - Sidewalk Design for the future vision and improvements. Council asked questions and staff responded.

2. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Deputy Mayor Randy Reeves called the regular meeting of the Medina City Council to order in the Council Chambers at 6:01 pm.

PRESENT

Deputy Mayor Randy Reeves
Councilmember Harini Gokul (on-line)
Councilmember Michael Luis
Councilmember Heija Nunn
Councilmember Laura Bustamante

ABSENT
Mayor Jessica Rossman

STAFF
Swanson, Osada, Wilcox, Wagner, Sass, Nations, Robertson

3. APPROVAL OF MEETING AGENDA

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

4. PUBLIC COMMENT PERIOD

Deputy Mayor Reeves opened the public comment period for comments not related to the public hearing on Ordinance No 1052. There were no speakers, and the public comment period was closed.

5. PRESENTATIONS

- 5.1 Park Board Chair Katie Surbeck reported the annual Easter egg hunt had been a successful and manageable event. She thanked the Mayor, Councilmembers, staff, police, public works, and volunteers for their participation and support. She also announced the annual Arbor Day event scheduled for Friday, April 24, at 10:00 a.m., with student from Medina Elementary participating in a tree planting and presentation. A correction was made that the Arbor Day planting would occur at Medina Beach Park rather than Medina Park.

The Planning Commission Chair, Shawn Schubring, reported that the Planning Commission did not meet due to lack of a quorum. Staff noted that the next Planning Commission meeting was scheduled for April 28 at 6:00 p.m.

Emergency Preparedness Chair Rosalie Gann thanked the City Manager for presenting information on the Comprehensive Emergency Management Plan and thanked the Police Department for its continued support of the committee. She stated that the committee's next meeting would be held in September on the third Wednesday from 4:00 to 5:00 p.m. in the Council Chambers.

Councilmember Luis reported on the Eastside Transportation Partnership, including discussion of Sound Transit's potential Kirkland-to-Issaquah light rail line and an upcoming Sound Transit decision point regarding its revised capital program.

Councilmember Nunn reported attendance at real estate-related events and an ARCH-related gathering. Deputy Mayor Reeves also commented on the ARCH meeting, describing it as a productive gathering of elected officials focused on affordable housing and relationship-building.

6. CITY MANAGER'S REPORT

City Manager Jeff Swanson highlighted several regional policy issues. He discussed Sound Transit's revised capital program and described competing regional priorities for light rail extensions, including Everett, Tacoma, Ballard, West Seattle, and the Kirkland-to-Issaquah line. He noted that Sound Transit was expected to take action on the revised capital program by the end of the second quarter.

Mr. Swanson also discussed the King County Transportation Benefit District, including debate over whether funds should be distributed in part to cities or retained by the County. He noted that the Sound Cities Association had drafted a related letter. He further reported on Regional Water Quality Committee discussions regarding wastewater rates and the broader regional utility "rate stack," including the affordability impacts on households.

Mr. Swanson reported that he had attended the ARCH executive board meeting, which included a celebration of recent affordable housing projects.

He also noted that the Police Chief was attending a Town Council meeting in Hunts Point with police personnel. No separate police report discussion occurred.

Development Services Director Steve Wilcox highlighted a tree preservation topic included in his report. Mr. Wilcox asked whether Council wanted staff to return with an agenda bill providing more detail and potentially creating a work plan item on tree preservation. Councilmembers expressed support for further study and additional information. No formal action was taken, but staff received directions to proceed with additional work on the topic.

Finance/HR Director Ryan Wagner reported that the City's business license program had taken effect on March 26. He stated that approximately 220 licenses had been administered to local businesses with Medina addresses, and approximately 30 applications had been received from nonresident businesses. Councilmembers asked whether architects and gardeners doing business in the city were required to obtain licenses. Mr. Wagner confirmed that anyone doing business within the city must obtain a business license and asked that questions to be directed to him.

Acting City Clerk Dawn Nations had no highlights from the Central Services report. Councilmember Bustamante asked about broad public records requests. Ms. Nations explained that some frequent requesters send broad requests to multiple agencies, and that staff acknowledge the requests, conducts due diligence to determine whether records pertain to Medina, and then responds accordingly.

Public Works Director Ryan Osada highlighted the Overlake Drive East Bridge Repair item on the consent agenda. He stated that construction would close Overlake Drive from Northeast 7th Street to Ridge Road for approximately two weeks. Once a draft contractor schedule was available, staff would notify the community and post reader boards at various locations.

Councilmember Nunn asked about the timing of notice to affected residents. Mr. Osada clarified that the two-week period referred to the closure duration, not the notice period.

7. CONSENT AGENDA

ACTION: Councilmember Nunn moved to approve the Consent Agenda as presented. The motion was Seconded by Councilmember Luis and carried by a vote of 5-0.

7.1 March Check Register

Recommendation: Approve.

Staff Contact: Ryan Wagner, Finance/HR Director

7.2 Draft City Council Meeting Minutes of:

a) February 9, 2026;

b) February 23, 2026; and

c) February 24, 2026, Joint City Council and Planning Commission Meeting

Recommendation: Adopt minutes

Staff Contact: Dawn Nations, Acting City Clerk

7.3 Proclamation - Sexual Assault Awareness & Prevention Month April 2026

Recommendation: Adopt.

Staff Contact: Jeff Swanson, City Manager

7.4 Civil Service Commissioner Appointment Confirmation

Recommendation: Approve.

Staff Contact: Jeff Swanson, City Manager

7.5 Overlake Drive East Bridge Repair

Recommendation: Approve.

Staff Contact: Ryan Osada, Public Works Director

8. LEGISLATIVE HEARING

There was no legislative hearing.

9. PUBLIC HEARING

9.1 IOC Bulk Public Hearing

Recommendation: Accept public testimony.

Staff Contact: Steve Wilcox, Development Services Director

Development Services Director Steve Wilcox introduced Ordinance 1052, the interim official control relating to development impacts commonly referred to as “bulk.” He stated that the issue has been part of Medina’s land use discussions for decades, including concerns regarding very large homes, construction impacts, tall flat-roofed structures near side property lines, and the relationship between building mass and neighboring properties.

Mr. Wilcox reviewed prior City efforts from the early 1990s through 2021, including construction mitigation regulations, Planning Commission review of options such as floor area ratio, setbacks, height standards, angled setbacks, and architectural design standards, and Ordinance 1002 addressing structural coverage and impervious surface standards.

Mr. Wilcox stated that recent comprehensive plan, middle housing, and outreach efforts again surfaced concerns about development impacts and neighborhood quality of life. In response, the Council had directed staff to bring forward an interim official control. Ordinance 1052, adopted February 24, addressed side yard setbacks, privacy, nuisance sound, nuisance lighting, and eliminated the bonus height standard.

The City Attorney summarized the interim control process. She explained that an interim official control is a temporary set of regulations adopted by ordinance and generally effective for six months, with a required public hearing within 60 days. She stated that no additional Council action was required that evening and that the interim control would remain in effect until June 24 unless terminated, amended, or extended. She stated that staff was working with the Planning Commission and Council toward permanent regulations with significant public engagement.

The City Attorney explained that public testimony received orally, in writing, and by email would be included in the record and provided to the Planning Commission. She noted that the Council would receive a more in-depth staff presentation and have further discussion at the April 27 meeting, where it could consider testimony and provide additional direction to the Planning Commission.

Deputy Mayor Reeves opened the public hearing on Ordinance 1052. He explained that comments would be one-way testimony, limited to three minutes per speaker, and that the Council would listen and include comments in the record. Acting City Clerk Dawn Nations stated that ten written comments had been received and would be entered into the record.

The following individuals gave public testimony:

Brian Brand, AIA, senior principal at Baylis Architects, spoke regarding the interim ordinance. He stated that the ordinance addressed both bulk and nuisance concerns, including light, air, and noise. He stated that code changes create nonconformities and additional burdens for homeowners seeking to build or remodel. He stated that increased side setbacks would make new homes and additions on narrow lots more difficult, and that setbacks would not resolve noise or light issues.

Gary Parish, homeowner at 2827 Evergreen Point Road. He described his narrow 63-foot lot, which includes steep slope and shoreline constraints. He supported maintaining neighborhood character but stated that the interim ordinance did not account for narrow or irregular lots.

Jessica Rowe, land use attorney representing Mr. Parish and Mr. and Mrs. Suresh, asked Council to consider amendments in collaboration with residents, architects, and affected property owners. She asked Council to consider amendments for narrow lots while developing permanent regulations.

Scott Thomas, architect for property owners at 300 Overlake Drive East, discussed specific impacts of the interim setback changes. He said the change would require significant redesign, reduce property value, and create uncertainty due to unresolved interpretive issues.

Mike Raskin, a real estate developer and former Planning Commission member living on 10th Street, stated that Medina regularly faces controversy when large projects affect neighbors and that bulk is an important issue deserving attention. He said he supported looking at approaches used by Bellevue, Kirkland, and other cities, including height limits, sloped roofs, and overhangs.

Allyson Jackson, a Medina resident, spoke in support of Council's effort to protect existing homeowners from impacts of redevelopment. She described loss of privacy, tree canopy, and green space near her home due to multiple nearby redevelopment projects. She stated that new homes on narrow lots had become long and bulky, with mature landscaping removed and minimal replacement screening. She described impacts on interior and exterior privacy, sunlight, and views from her home. She acknowledged concerns of owners of narrow lots but urged Council to continue examining ways to protect existing residents.

Eddie Putrya, president of Lochwood-Lozier Custom Homes, stated that he supported the goals of maintaining light, air, and neighborhood character, but stated the proposed code could create significant unintended consequences without a proportional public benefit. He stated that increased setbacks should apply only to lots above certain widths, such as 100 to 120 feet.

Phil McCullough, an architect, stated that prior speakers had clearly articulated the problems with applying increased setbacks to smaller lots. He encouraged Council to revise the regulations so that the increased setbacks applied only to larger lots, such as those 20,000 to 25,000 square feet or larger. He also urged broader outreach to Medina residents, so they understood the effects of the ordinance. He recommended reconsidering limitations on nonconformities for existing residences, suggesting that existing homes be allowed to maintain nonconformities during remodels. He also encouraged case-by-case review of projects already under development and invited architects to participate in further discussions.

Gagangit Jegi, stated that he had only recently learned of the ordinance and was nearly ready to submit permits for his home. He described the change as a sudden hardship, particularly for smaller and corner lots already affected by additional setbacks. He stated that the restrictions could make desired homes infeasible or create more boxy designs, and asked Council to study the impacts on smaller and corner lots and on projects that were ready for permit submission.

India and Chris Koh and residing at 3257 Evergreen Point Road, spoke in support of the proposed ordinance. She stated that she and her family had lived in Medina for approximately 20 years and had been directly impacted by redevelopment next door, including a large home built after one lot became three. She described effects from noise, lighting, loss of privacy, long construction duration, and a large home near the property line that she compared in appearance to a "Costco." She urged Council to prioritize residents who live in the community and experience daily impacts from large homes built close to property lines.

Eric Drivdahl, architect, spoke on behalf of a group of architects who had submitted a letter to the city. He stated that the last four Medina projects he had worked on would become nonconforming under the interim ordinance in height, setbacks, or both. He

described the height bonus as useful for allowing design flexibility, including preserving backyard space. He asked the City to include architects in the Planning Commission and Council process, stating that architects solve problems and could help develop better regulations.

Todd Bennett, owner of the Custom Home Company, stated that his firm had been working since July on a waterfront Medina project on a 72-foot-wide lot and had spent significant funds developing a plan under the prior code. He said the team had been preparing to submit for permit when informed of the interim ordinance. He stated that the new setbacks would make narrow lots difficult or impossible to build on and could significantly reduce property value.

Rudra and Sarjana Mitra, stated that they recently purchased 1811 73rd Avenue Northeast, a narrow lot, and had been working for nine months on plans for a family home. He said the ordinance could make building infeasible or result in an unattractive rectangular design contrary to Medina's character. He described the financial and personal hardship of having invested in plans and property acquisition and requested that narrow lots and projects already in process be considered for relief or exemption.

After confirming that there were no additional speakers, Deputy Mayor Reeves closed the public hearing. He thanked those who testified in person, online, and by email, stating that their input was valuable. He noted that next steps were included in the agenda bill and that the Council looked forward to a consultant presentation and Council discussion at the April 27 meeting.

10. CITY BUSINESS

There was no City Business scheduled. No formal action was taken under this item.

11. COUNCILMEMBER REPORTS AND ROUNDTABLE

a) Council Reports

Councilmember Luis raised the topic of leaf blowers and asked about progress on the program the Council had outlined the prior fall. City Manager Swanson stated that he could bring back an update at a future meeting.

Councilmembers discussed whether additional community outreach or a survey was needed to confirm broader community support for leaf blower regulation.

Councilmember Nunn also raised short-term rentals, particularly in light of anticipated FIFA-related regional activity.

City Manager Swanson stated that he and the City Attorney would confer later in the week on both leaf blowers and short-term rentals and determine when to bring items back to Council.

b) Requests for future agenda items.

Councilmember Gokul reported that the Personnel Committee had met and developed a proposed process framework for filling a Council vacancy, based on prior Council

guidance. She asked that the item return to Council when appropriate, suggesting April 27 if time allowed.

City Manager Swanson stated that the April 27 agenda could accommodate the item and that timing would be appropriate because the application deadline for interested parties would have passed the prior Thursday. He noted that the city had been publicizing the vacancy through official channels approximately weekly and had received one application at that time.

The City Attorney encouraged Councilmembers to solicit applications from qualified residents in their networks, including board and commission members and engaged neighbors, before the deadline. She noted that after the statutory 90-day period from the vacancy date, Council would no longer be able to appoint someone. City Manager Swanson noted ethical limits on staff recruiting their own potential appointing authority, while Councilmembers could encourage applicants.

The Council agreed to place the Council vacancy appointment process on the April 27 agenda.

12. PUBLIC COMMENT

Deputy Mayor Reeves opened the public comment period. There were no speakers, and the public comments was closed.

13. ADJOURNMENT

The meeting was adjourned by Deputy Mayor Reeves at 7:34 PM.

Meeting Minutes taken by Dawn Nations, Acting City Clerk.