



# 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**

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### 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

Meeting minutes taken by Rebecca Bennett, Development Services Coordinator