



MEDINA, WASHINGTON

AGENDA BILL

Monday, December 8, 2025

Subject: Critical Areas Update

Category: Public Hearings

Staff Contact(s): Jennifer S. Robertson, City Attorney and Steve Wilcox, Development Services Director

Summary:

Background

Under GMA requirements cities and counties in Washington State are required to update their Critical Areas Ordinances every 10 years. Medina has been working on an update to Medina Municipal Code Chapter 16.50 – Critical Areas.

On Tuesday November 18, 2025 at their regular meeting, Planning Commission completed the mandated Critical Areas Ordinance Update and now have a recommended draft ordinance for the Council to consider.

On December 8th the City Council will hold a public hearing on the draft code update. The Council is not being asked to vote on the approval of the CAO Update draft ordinance on December 8, 2025. The Council is asked to review, discuss, and to direct staff to forward the CAO Update draft ordinance as recommended by the Planning Commission to the Washington State Department of Commerce for their 60-day review, and to begin SEPA.

Following return of the reviewed Department of Commerce Medina CAO Update, the Council will then be asked to vote approval of the new ordinance.

These proposed Ordinances meet and support Council's priorities 2, 3, 4 and 5.

Council Priorities:

1. Financial Stability and Accountability
2. **Quality Infrastructure**
3. **Efficient and Effective Government**
4. **Public Safety and Health**
5. **Neighborhood Character and Community Building**

Attachment(s)

Exhibit 1: CAO Update Draft as Recommended by the Planning Commission

Exhibit 2: Public Comment Matrix.

Exhibit 3: DFW Letter of Support for Stream Buffer Width Amendments Dated 10/14/25

Budget/Fiscal Impact: None

Recommendation: Hold a public hearing, discuss the critical areas code update and provide input to staff regarding the draft, including directing staff to initiate the SEPA process and to send the code to the Department of Commerce to begin the 60-day review.



City Manager Approval:

Proposed Council Motion:

MOTION: "I move to direct staff to send the draft Critical Areas code to the Department of Commerce for review and to initiate the SEPA process."

Time Estimate: 45 minutes