

Draft Comp Plan Initial Revisions Summary Memo

To: Jonathan Kesler, Planning Manager, City of Medina
From: Dane Jepsen, Planner, LDC Inc.
CC: Yeni Li, Senior Planner, LDC Inc.
Steve Wilcox, Development Services Director, City of Medina
Date: September 18, 2024
Re: City of Medina 2024 Draft Comp Plan

Background

On May 31st, 2024, the City finalized the first draft of its 2024 Comprehensive Plan and submitted it for review by public agencies and the general public. The City received comments from various regulatory and reviewing public agencies and is now addressing the comments in revisions to its Draft Comprehensive plan.

Comp Plan Revisions

City and consulting staff have prepared revisions to the Draft Comp Plan that are based on comments received from the City Council on September 9, 2024, and from the Planning Commission and Commerce representatives in attendance on September 11, 2024. The following elements are included in these revisions:

- Ch.1 Land Use Element
- Ch.2 Natural Environment Element
- Ch.4 Housing Element
- Ch.5 Transportation & Circulation Element
- Ch.7 Capital Facilities Element

Additional revisions and new documents are also being prepared to be attached to the Comprehensive Plan. Required revisions to development regulations will be postponed and addressed in the Middle Housing Study.

Prior to the September 23 City Council meeting, a full comment matrix documenting the entirety of agency comments and the staff recommendations regarding city action moving forward in the comp plan update will be available to City Council members.

Below, revisions that will be presented for review by the Planning Commission on September 24, 2024 are outlined.

Ch.1 Land Use Element Comments

Agency comments on the Land Use Element can be addressed through revisions including but not limited to:

- Narrative and/or policy language revisions related to wildfire preparedness and fire adaptation measures (2021 State WUI Code does not need to be adopted by Medina)
 - Commerce, 08/01/2024, Comment 1
- Policy language revision to LU-P1 to clarify the proposed sitting of “higher density housing”
 - PSRC, 07/18/2024, Page 3

- Revisions to “Future Growth Trends” and “Land Use Plan” sections to address Affordable and Emergency Housing Capacity needs. These revisions are a result of the housing capacity deficit identified in the LCA
 - Commerce, 08/01/2024, Comment 2.b
 - KCAHC, 09/05/2024, Recommendation 1
 - PSRC, 07/18/2024, Page 2

Ch.2 Natural Environment Element Comments

Agency comments on the Natural Environment Element can be addressed through revisions including but not limited to:

- Narrative and/or policy language revisions identifying specific hazards to the community related to climate change, as identified in the [Puget Sound Hazard map](#)
 - PSRC, 07/18/2024, Page 5

Ch.4 Housing Element Comments

Agency comments on the Housing Element can be addressed through revisions including but not limited to:

- Revise or establish policies addressing moderate density housing options.
 - Commerce, 08/01/2024, Comment 2.a
 - PSRC, 07/18/2024, Page 3
- Revise “Affordable Housing” section narrative based on chosen Land Use strategy for providing affordable housing capacity
 - Commerce, 08/01/2024, Comment 2.b
 - KCAHC, 09/05/2024, Recommendation 1
 - PSRC, 07/18/2024, Page 2
- Revise policy H-P8 to reflect affordability assumptions for ADUs
 - Commerce, 08/01/2024, Comment 2.b
 - KCAHC, 09/05/2024, Recommendation 2
- Revise policy H-P11 to include “extremely low income households”
 - KCAHC, 09/05/2024, Recommendation 1
- Based on Racially Disparate Impacts Analysis, revise or establish policies to address identified impacts; see “Attachments to the Comp Plan” below for details.
 - Commerce, 08/01/2024, Comment 2.e

Ch.5 Transportation & Circulation Element Comments

Agency comments on the Transportation & Circulation Element can be addressed through revisions including but not limited to:

- Incorporate State-Route 520 Level-of-Service standard in “Level of Service” section
 - PSRC, 07/18/2024, Page 4
- Consider revising or establishing policies that “Ensure mobility choices for people with special needs”
 - PSRC, 07/18/2024, Page 5

Ch.7 Capital Facilities Element Comments

Agency comments on the Capital Facilities Element can be addressed through revisions including but not limited to:

- Add existing City owned “Green Infrastructure” as a new subsection under the “Existing Conditions” section
 - Commerce, 08/01/2024, Comment 4.a

Attachments to the Comp Plan

The Draft Comp Plan included the following attachments:

- Appendix A – Definitions
- Appendix B – 2024-2029 Six Year CIP
- Housing Action Plan
- Housing Needs assessment
- 2022 Stormwater management Plan

The City will need to prepare and include the following additional attachments to address comments from Commerce, PSRC, and KCAHC:

- Land Capacity Analysis (LCA)

LDC has prepared an LCA, see attached to this Agenda Bill. The LCA has identified a housing capacity deficit that requires changes to the City’s zoning and/or development regulations; these changes will need to be reflected in the Comp Plan Future land Use Plan as well.

 - Commerce, 08/01/2024, Comment 2.b
 - PSRC, 07/18/2024, Page 2
 - KCAHC, 09/05/2024, Recommendations 1 & 2

- Racially Disparate Impacts Analysis

LDC is currently preparing materials for a Racially Disparate Impacts Analysis. This analysis will review census data on the City of Medina for signs of racially disparate impacts or racial exclusion within the community and review housing policies from the 2015 Comp Plan for language that may have led to racially disparate impacts.

 - Commerce, 08/01/2024, Comment 2.d-e
 - PSRC, 07/18/2024, Page 3
 - KCAHC, 09/05/2024, Recommendations 4 & 5

- Adequate Provisions Checklist

LDC is currently preparing an Adequate Provisions checklist. This checklist will review the City of Medina’s development regulations for barriers to housing production and identify adequate provisions to accommodate all housing needs.

 - Commerce, 08/01/2024, Comment 2.c
 - PSRC, 07/18/2024, Page 2
 - KCAHC, 09/05/2024, Recommendation 7

Development Regulation Revisions

Affordable & Emergency Housing Capacity

The affordable & emergency housing capacity deficits identified in the LCA will need to be addressed through updates to development regulations as well. These updates are for compliance with statutory requirements found in [RCW 36.70A.115](#).

Revisions to the Draft Comprehensive Plan will be drafted in consideration of future work to implement required development regulation revisions.

- Commerce, 08/01/2024, Comment 2.b
- PSRC, 07/18/2024, Page 2
- KCAHC, 09/05/2024, Recommendations 1 & 2