



# MEDINA, WASHINGTON

## PLANNING COMMISSION SPECIAL MEETING

Hybrid - Virtual/In-Person  
Medina City Hall - Council Chambers  
501 Evergreen Point Road, Medina, WA 98039  
Thursday, March 14, 2024 – 6:00 PM

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### MINUTES

#### 1. CALL TO ORDER / ROLL CALL

Commission Chair Laura Bustamante called the special meeting of the Medina Planning Commission to order in the Medina Council Chambers at 6:00 p.m.

##### PRESENT

Chair Laura Bustamante  
Vice-Chair Shawn Schubring  
Commissioner Li-Tan Hsu  
Commissioner Evonne Lai  
Commissioner Mark Nelson  
Commissioner Brian Pao

##### STAFF

Kesler, Wilcox, Kellerman, and Planning Consultant, Kim Mahoney

#### 2. APPROVAL OF MEETING AGENDA

**ACTION:** Without objections and by consensus, the meeting agenda was approved as presented.

#### 3. APPROVAL OF MINUTES

##### 3.1 Planning Commission Special Meeting Minutes of March 6, 2024

**Recommendation:** Adopt minutes.

**Staff Contact:** Rebecca Bennett, Development Services Coordinator

**ACTION:** The March 6, 2024 Planning Commission Meeting Minutes was pulled for corrections on the Action of Agenda Item 6.2 which should read "Motion to approve Utilities Element draft as amended and move forward for review by the City Attorney and City Council. The corrected Minutes will be brought back at the next Planning Commission meeting for approval.

##### 3.2 Planning Commission Special Meeting Minutes of February 15, 2024

**Recommendation:** Adopt minutes.

**Staff Contact:** Aimee Kellerman, City Clerk

**ACTION:** Motion Nelson second Schubring and carried by a 6:0 vote; the Commission approved the February 15, 2024 Special Meeting Minutes.

#### 4. **ANNOUNCEMENTS**

##### 4.1 Staff/Commissioners

Chair Bustamante reported that she and the city's personnel committee interviewed three well qualified candidates for the open vacancy on the Planning Commission. The personnel committee unanimously selected Julie Barrett to fill to the vacancy and her appointment recommendation will go to Council at their March 25, 2024 meeting for a vote.

#### 5. **PUBLIC COMMENT PERIOD**

Chair Bustamante opened the public comment period. There were no speakers. Subsequently, public comments was closed.

#### 6. **DISCUSSION**

##### 6.1 Concerns of the Commission

None.

##### 6.2 2024 Comprehensive Plan Update, First Review of the Land Use Element including revisions made to address identified gaps from the Gap Analysis.

**Recommendation:** Discussion

**Staff Contact:** Jonathan Kesler, AICP, Planning Manager; with Kim Mahoney, Principal, LDC consultants

Planning Manager Jonathan Kesler and Planning Consultant Kim Mahoney gave a presentation on the first review of the Land Use Element including revisions made to address identified gaps from the Gap Analysis. The Commission discussed, asked questions, and staff responded.

**ACTION:** The Commission requested the following changes and considerations of language amendments:

- Remove defensiveness throughout document. If there are restrictive/absolute messaging/tone throughout the element, revise to reflect current goals and policies.

Policies:

- LU-P8: explore how to amend wording to specify that the listed persons are Medina community members.
- LU-P1: add non-motorized vehicles and consider "human powered" something.
- Add "route" to the definitions in the appendix.

#### Future Growth Issues:

- Consider adding to list "reduction of minimum lot sizes". Think about addressing the need to change zoning regulations to accommodate future growth. Look in the Housing Element for better language related to: Within a four-mile radius of City Hall....
- Update/amend language for "Therefore, the current land use patterns and general densities will likely remain largely unchanged over the next 20 years" to allow for growth.
- Address or fold in SR-520 in the tenth paragraph, last line "Medina has only one major arterial...."

#### Special Planning Areas and Essential Public Facilities:

- Last line of second paragraph, add to the end "and to meet the new housing goals mandated by the state."
- Consider making mention of middle housing.
- Consider removing or revising the last line of the first paragraph. Consider mentioning a variety of options to handle these planning areas or move away from defining a process.

#### Non-Residential Uses:

- Consider whether the data of the elementary and middle schools shows trends that should be highlighted.

#### Land Use Plan:

- Delete last sentence of the first paragraph.

#### Existing Conditions:

- Residential Uses, first paragraph, last line needs to be brought into 2024.

#### Goals:

- LU-G1: revised to read "To maintain Medina's high-quality residential setting and character, while considering creative housing solutions to accommodate Medina community members of all socioeconomic groups."

## 7. **ADJOURNMENT**

By consensus, the Planning Commission adjourned the special meeting at 7:38 p.m.