

TASK	ORIGIN/RANKING	% Complete	Start	Due/End Date
FUTURE POLICIES, PLANS & REGULATIONS				
<i>Shoreline Master Program (SMP) periodic review - Mandatory</i>	<i>Staff/Begin 2026</i>		<i>2026</i>	<i>Next update due 2028</i>
ENVIRONMENTAL/SUSTAINABILITY				
Tree Code Regulations (<i>Limited Scope</i> : Focus on new construction/redevelopment)	CC/1	85%	Oct. 2020	PC Public Hearing - Oct. 19; CC Public Hearing - Nov. 8; CC tentative adoption Dec. 13
Tree Code Enforcement - re: survival of supplemental trees	PC, CC/2		Summer 2021	Dec-21
POLICIES, PLANS & REGULATIONS				
Permanent Supportive and Transitional Housing	Staff/3		Oct./Nov. 2021	Feb-22
Comprehensive Plan Periodic Review - Mandatory	Staff, CC/4		Dec. 2021	June 30 2024
BULK REGULATIONS				
Alternatives to Original Grade	Staff, PC/5		Early 2022	2022
Analysis and strategic review of commuter parking	Staff, CC/6		2023	2023

Item	Description	Requests to Staff	Outside experts/ consultants needed	Deliverable	Timing and budget notes
Future Tasks - Mandatory Deadline					
Shoreline Master Program Period Review	This task involves updating the Shoreline Master Program (SMP), which manages shoreline resources and development in Medina, to comply with the Shoreline Management Act, State Shoreline Master Program Guidelines and best practices for shoreline protection. Update to ensure consistency between the SMP and the rest of Medina's Code.	Anticipated start should be no later than 2026 to meet 2028 deadline.	Yes	Update SMP to be compliant with changes in the laws, rules and applicable updated guidance that has been adopted since 2019.	Next mandated update is due in 2028. Suggested start no later than 2026.
Current Working Tasks					
ENVIRONMENT					
Tree Code Regulations					
1. Review tree retention and replacement requirements for new single-family construction (land under development)	Medina's sylvan nature is something that distinguishes it from the surrounding jurisdictions and contributes to its high-quality residential character. Recent projects have demonstrated a deficiency in the tree code regarding new construction. This task would only review the sections of the tree code that relate to new single-family site redevelopment.	Staff: The first step will be to examine the retention and replacement requirements for lots undergoing redevelopment.	We will be utilizing our existing consultants to help with this	The initial deliverable from PC to CC would be a high-level recommendation regarding changes to the retention and replacement requirement in the tree code for new single-family development (MMC 20.52.110) and/or the minimum performance standards for land under development (MMC 20.52.130).	PC Public Hearing - Oct. 19; CC Public Hearing - Nov. 8; CC tentative adoption Dec. 13
2. Review the enforcement part of the tree code, specifically as it relates to the survival of supplemental trees	Although the tree code requires supplemental trees to survive for five years after planting, there is currently not a process that oversees this. Coupled with homeowner turnover, supplemental trees are often unknowingly cut down (due to their small size) or left to die. This task would consider ways to ensure the survival and/or tracking of supplemental trees by examining what other cities do and ensuring that whatever is proposed can be funded (if applicable) and enforced.	Staff: The first step will be to examine how surrounding cities utilize tree code enforcement.	We will be utilizing our existing consultants to help with this	The initial deliverable from PC to CC would be a high-level recommendation regarding implementing tree code enforcement for supplemental trees.	Anticipated PC recommendation by December 2021 or January 2022
WA LAW / MANDATORY					
Updates to WA Law					

3. Permanent supportive and transitional housing	The legislature has mandated that in every zoning district where single-family residential is permitted (in Medina that's every zoning district), cities now must allow permanent supportive and transitional housing. Although these cannot be prevented from coming into the city, there are certain guard rails that the city may adopt to limit potential impacts.	Staff: The scope of what the city can do is limited, however some cities have already adopted provisions that we can similarly consider.	Staff will work with the city attorney	The deliverable will be a proposed amendment to the code that includes an update to the use table, new definitions, and additional minor requirements.	Anticipated recommendation by February 2022 at the latest
Periodic Review (Mandatory)					
4. Comprehensive Plan 2024 Periodic Review	This will be a total update of the existing Comprehensive Plan and will require coordination between Council, Planning Commission, Park Board, and residents. The process will include on-going public participation opportunities and outreach with the goal of hearing from as many stakeholders as possible. Comp Plan updates are a lengthy process which is why we will be starting early.	Staff: This will involve broad reaching public participation that includes Medina's residential and non-residential stakeholders as well as coordination between Council, Planning Commission, and Park Board.	Yes	The deliverable will be a user-friendly document that will include a community vision statement and serve as a roadmap for development in the city over the next twenty years (there are periodic updates mandated to the Comp Plan every 8 years).	Comp Plan grants are anticipated to open up in the summer of 2022. In the meantime, the city has applied for a Housing Action Plan which will cover a portion of the requirements of the Comp Plan Housing Element. The Comp Plan is due by June 30, 2024
MISCELLANEOUS					
5. Alternatives to Original Grade	Medina measures height from original grade. This is an imperfect process that requires a Geotech to take samples of the earth and analyze them to determine where on the lot original grade is. Because this is an imperfect science, different experts can reach different determinations of original grade. Over the years the conversation of finding an alternative to original grade has been discussed, most recently while Planning Commission was discussing bulk. This work plan item would be a study of the methods surrounding cities use to measure height by taking previously submitted applications from lots of varying topographies throughout the city and determining what the maximum height would be.	Staff: This would be a study of the methods surrounding cities use to measure height. The analysis will include taking previously submitted applications from lots of varying topographies throughout the city and determining what the maximum height would be under these alternative methods.	We will utilize our existing consultants to help with this	The deliverable will be a suggested update to the method for measuring height.	Begin early 2022

6. Analysis and strategic review of commuter parking	This would be a review of the impacts that commuter parking (both to utilize the 520 park-n-ride and to park-and-bike) has on surrounding neighborhoods; specifically going block-by-block to analyze the impacts the increased vehicle traffic is having on the neighborhoods.	Staff: This analysis would involve establishing an impacted buffer and conducting the analysis inside of that buffer over multiple days/weeks and multiple times of day	The study itself would be 100% consultant driven; proposed amendments to the code once the study was finished would be done by Planning Commission	The initial deliverable would be a study/report outlining the impacts that commuter parking has on the surrounding neighborhoods.	Begin 2023 pending available funding
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