



CITY OF MEDINA

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MEMORANDUM

DATE: October 9, 2024
TO: Medina Planning Commission
FROM: Dane Jepsen, Planner, LDC Inc.
RE: Item 7.1 - 2024 Comprehensive Plan Hearing

Background

On May 31, 2024, the City finalized the initial draft of its 2024 Comprehensive Plan and submitted it for review by public agencies and the general public. The City has since received feedback from various regulatory and reviewing agencies and is currently addressing these comments through revisions to the Draft Comprehensive Plan. Key updates to the 2015 Comprehensive Plan include:

- Chapter 1: Land Use Element
 - Updates to the Current Land Use Inventory, Future Growth Trends, new policy additions, and modifications to existing policies.
- Chapter 2: Natural Environment Element
 - Introduction of new policies and amendments to existing policies.
- Chapter 4: Housing Element
 - Focus on moderate-density housing, accessory dwelling units (ADUs), affordable housing, equity considerations, along with new policy additions and revisions to existing policies.
- Chapter 5: Transportation Element
- Chapter 7: Capital Facilities Element
 - Implementation of the City's Green Infrastructure and updates to policies.
- Comprehensive updates throughout the document also include revisions to Appendices, Maps, and Figures.

Draft Comp Plan Revision

Since the initial Comp Plan draft was completed in May, the plan has been reviewed by members of the public and public agencies; comments received from these reviews have resulted in revisions to the draft Comp Plan which are incorporated in the draft at this hearing.

The below graphic shows the progress of these revisions to the draft Comp Plan relative to the planned adoption date



Through collaborative work with the Planning Commission, City Planning and Consulting staff have prepared additional revisions to the May draft of the Comp Plan in the following elements:

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

Ch.1 Land Use Element Comments

Agency comments on the Land Use Element have been addressed through additional narrative language referencing the role of land use planning with wildfire risk and clarification of LU-P1 where the City may consider the location of “higher density housing”.

Ch.2 Natural Environment Element Comments

Agency comments on the Natural Environment Element have been addressed through additional narrative language referencing how some climate-related hazards impact the City of Medina and its neighboring jurisdictions.

Ch.4 Housing Element Comments

Some agency comments on the Housing Element have been addressed policy changes to H-P8 and H-P11 expanding the City’s promotion of Moderate Density housing types and clarifying the City’s commitment to plan for and accommodate Affordable Housing. Additional agency comments will be addressed through the final Racially Disparate Impacts Analysis, the housing Policy Evaluation has been prepared and is attached to this memo.

Agency comments concerning the City’s capacity for affordable housing have not been addressed yet. The current draft Comprehensive Plan does not include changes needed to address this housing capacity deficit. Following Comp Plan adoption, the City will work hard to identify and implement changes needed to identify affordable and emergency housing capacity as soon as reasonable.

Ch.5 Transportation & Circulation Element Comments

Agency comments on the Transportation & Circulation Element have been addressed through additional narrative adopting the level-of-service standard for State Route 520 and additional policy language in T-P2 specifying the range of pedestrian users that should be considered.

Ch.7 Capital Facilities Element Comments

Agency comments on the Capital Facilities Element have been addressed through narrative revisions adding a “Green Infrastructure” section to documenting some of the current facilities

the City owns and operates that meet the State’s definition of “Green Infrastructure” as defined in RCW 36.70A.030(21)

Comprehensive Plan Attachments

Land Capacity Analysis (LCA)

LDC has prepared an LCA, see attached to this Memo. 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.

The current draft Comprehensive Plan does not include changes needed to address this housing capacity deficit. Following Comp Plan adoption, the City will work hard to identify and implement changes needed to identify affordable and emergency housing capacity as soon as reasonable.

Racially Disparate Impacts (RDI) 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.

A Housing Policy Evaluation table is attached to this memo that summarizes the findings of LDC’s assessment of the City of Medina’s 2015 Housing Element and its potential to contribute to or perpetuate Racially Disparate Impacts. All policies identified as “Challenging” the GMA goals for housing have been revised in the process of the 2024 Comprehensive Plan update, details of revisions made to address these identified policies will be included in a final Racially Disparate Impacts Analysis prior to comp plan adoption.

Adequate Provisions Checklist

GMA requirements for housing elements include an analysis of cities codes to assess potential barriers to housing production, this is referred to as adequate provisions.

A memo summarizing the findings of LDC’s assessment of the City of Medina’s development code for barriers to housing availability and the programs or actions needed to overcome these barriers is attached to this memo. Potential actions listed to address identified barriers are based on suggestions from Washington Department of Commerce but the City is not required to address them.