



MEDINA, WASHINGTON

AGENDA BILL

Monday, March 9, 2026

<p>Subject/Topic: Tree Management Code MMC 16.52 “Short-term Solutions”</p> <p>Dept. Origin: Development Services</p> <p>Category: Council Business</p> <p>Prepared by: Steven Wilcox, Dev. Services Director</p> <p>Attachments:</p> <ul style="list-style-type: none">• PowerPoint – January 23, 2023• Lists of Suitable Trees – March 2026	<p>Proposed Council Action/Motion:</p> <p><input type="checkbox"/> Information Only</p> <p><input type="checkbox"/> Receive and File</p> <p><input type="checkbox"/> Discuss</p> <p><input checked="" type="checkbox"/> Provide Direction</p> <p><input type="checkbox"/> Public Hearing</p> <p><input type="checkbox"/> Adopt/Approve</p> <p><input type="checkbox"/> Other:</p>
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Proposed Council Action

The Council will be asked to direct staff to send the short-term solutions defined within this Agenda Bill to the Planning Commission for their review and recommendation.

Summary

On January 23, 2023, the Council received a presentation by Medina’s two arborists at a Study Session. The arborists PowerPoint is provided with this document along with the Agenda Bill for the January 23, 2023 presentation. The presentation was summarized into 6 bullet points found on the last page of the attached PowerPoint. The 6 bullet points were titled Recommended Adjustments: Short-term Solutions.

The Council responded to the January 23, 2023 presentation with the approval of two Motions:

Proposed Council Motions:

1. *I move to direct city staff to prepare for Council consideration draft amendments to the Medina Municipal Code Chapter 16.52 Tree Management Code according to the six (6) “Short-term Solutions” bullet points as presented at the 1/23/23 meeting by our tree code consultants.*
2. *I move to direct city staff to prepare for Council consideration a plan for a comprehensive review of the Medina Municipal Code Chapter 16.52 Tree Management Code.*

Motion #1. This direction was not completed. Moreover, the procedure within the Motion is incorrect. This Agenda Bill and the accompanying motion will utilize the correct procedure and will also assure clear Council direction to the Planning Commission.

Motion #2. This direction has been pursued through budget approvals which have resulted in the staff collecting data in preparation for a request to Council to direct a review for amendments of the entire Medina Municipal Code Chapter 16.52 – Tree Management Code beginning in 2027.

Proposed Amendments

Below are the 6 bullet points Recommended Adjustments: Short-term Solutions as presented by Medina’s two arborists at the January 23, 2023 Council Study Session. This is the same list provided to the Council at the February 23, 2026 meeting, but with simplified comments to aid in approval of the Proposed Council Motion found at the end of this document.

- **Arborist Bullet Point #1:** *Remove – “Supplemental trees in excess of those needed to meet the minimum required tree units shall not be required.”*

Comment: This refers to MMC 16.52.090.D.3(d) addressing land under development and one of the factors listed to determine the quantity of supplemental trees required to replace those removed. The arborist commented that this code section “allows for a substantial number of trees to be removed.”

Removal of MMC 16.52.090.D.3(d) will not cause developers to voluntarily increase the number of supplemental trees they plant. Without changing the method of calculating tree units or otherwise changing the supplemental tree quantity calculation process in its entirety, this code amendment will not increase quantity of trees in Medina or increase tree canopy.

Recommendation for the Council’s direction to the Planning Commission:
No direction and no change. Retain the sentence as currently written in the code.

- **Arborist Bullet Point #2:** *Require species that can attain a similar canopy size to trees being removed.*

Comment: This could be accomplished through amendments to the Medina Lists of Suitable Trees.

Recommendation for the Council’s direction to the Planning Commission:
Review the City Arborists recommendations as highlighted in red within the Lists of Suitable Trees draft provided. Amend Chapter 16.52 – Tree Management Code to require species that can attain a similar canopy size to trees being removed.

- **Arborist Bullet Point #3:** *Expand “List of Suitable Trees” to allow select deciduous non-native species.*

Comment: Amendments to the Medina Lists of Suitable Trees should occur.

Recommendation for the Council’s direction to allow the Planning Commission to:
Review the City Arborists recommendations as highlighted in red within the Lists of Suitable Trees draft provided. Amend Chapter 16.52 – Tree Management Code to expand the Lists of Suitable Trees to allow select deciduous non-native species.

- **Arborist Bullet Point #4:** *Tree preservation plan shall include a report by a qualified professional that identifies compliance with code objectives.*

Comment: With exception of trees found by our City Arborist to be hazardous and in need of removal, it is our administrative practice to require applicants to provide a report by a Certified Arborist for our review as part of all tree removal permit applications.

Recommendation for the Council's direction to the Planning Commission:

Amend Chapter 16.52 – Tree Management Code to require tree preservation plans include a report by a qualified professional that identifies compliance with code objectives.

- **Arborist Bullet Point #5:** *Increase minimum replacement trees to account for attrition.*

Comment: This can be accomplished through an increase in the minimum tree credit number. Increasing the tree credits required will result in more supplemental trees being planted and that more of those trees will likely survive to maturity.

Recommendation for the Council's direction to the Planning Commission:

Amend Chapter 16.52 – Tree Management Code, and tree permit application forms to increase the tree credit number as recommended by the City Arborist to achieve a minimum number of replacement trees to account for attrition.

- **Arborist Bullet Point #6:** *Legacy and landmark trees: Remove “the risk of the tree declining or becoming a nuisance is unenhanced by any proposed development.”*

Comment: This is MMC 16.52.080. A.1.c. ii. which allows for a tree to not be designated as a Legacy or Landmark tree if development will damage the tree for a period of ten years. This text should be removed from the code as recommended. Confusing, difficult to apply, and can result in Legacy or Landmark tree removal.

Recommendation for the Council's direction to the Planning Commission:

Amend Chapter 16.52 – Tree Management Code to remove 16.52.080.A.1.c.ii.

Adoption Process Summarized

1. Council directs staff to send the Short-term Solutions to the Planning Commission for their review and recommendation.
2. Planning Commission completes a recommendation.
3. A draft ordinance is prepared by the City Attorney.
4. A public hearing is conducted by the Planning Commission regarding the draft ordinance. Planning Commission directs staff to send their recommendations to the Council.
5. The Council reviews the Planning Commission's recommendations and conducts a public hearing. Council directs staff to forward the draft ordinance to the Washington State Department of Commerce with request for an expedited review.
6. The Department of Commerce returns the draft to Medina.
7. Council approves the ordinance.

Council Priorities

This proposal furthers Council Priorities 2, 4 and 5.

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

Budget/Fiscal Impact: None.

Recommendation: Direct staff to forward the Short-Term Solutions defined within the Summary to the Planning Commission.

City Manager Approval:



Proposed Council Motion: I move to direct staff to forward the *Recommended Adjustments: Short-term Solutions* listed within this Agenda Bill Proposed Amendments which are highlighted in bold under Recommendation for the Council's direction to the Planning Commission to the Planning Commission for addition to the calendar and to begin immediate review and creation of a recommendation for the Council.