

# Planning Commission Meeting

Wednesday, May 28, 2025

## Critical Area Ordinance Update

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# Critical Area Ordinance (CAO) Update

- As you know from previous discussions, the Medina Critical Area Ordinance (CAO) is required, by state mandate, to be updated by December 31, 2025.
- Development Services Director Steve Wilcox has taken the lead on this and has engaged consultant Facet (formerly DSG/Watershed) to do the work.
- Interestingly, it appears that the same Facet staffer who did the 2015 CAO update for Medina will be working again on it for the 2025 update.
- A Task Order (which includes the projected costs) has been prepared for Facet to do the project. City Council was briefed on it and approved the Task Order and the proposed budget at its May 12<sup>th</sup> meeting.

## CAO Update (cont.)

- Per Director Wilcox, *A first step in the Task Order is for Facet to call a "kick-off" meeting. At the kick-off meeting, Facet will give us a Project Management Plan.*
- Once this occurs, the Planning Manager will manage this project by creating a calendar.
- The budget includes provision for two (2) forums (open houses), two (2) Planning Commission meetings, as well as Council and if needed, DSC Meetings.
- The calendar will cover the summer and autumn of 2025. So, the CAO Update will be scheduled in the next few weeks.

# CAO Q & A

- What is the Medina CAO? *That section of the MMC that regulates activities in critical areas within the city limits.*
- What are considered critical areas? *The state identifies five (5) types of critical areas that need to be defined and protected: wetlands, critical aquifer recharge areas, frequently flooded areas, geologically hazardous areas (e.g., steep slopes) and fish and wildlife conservation areas (e.g., streams)*
- Why do we have to update the CAO? *The state Growth Management Act mandates a periodic update of these regs to ensure that the Best Available Science (BAS) is used to protect Critical Areas.*
- What is the process for updating the CAO? *Facet has outlined six (6) tasks to do in the next six (6) months in their Task Order: 1) Project Administration, 2) Best Available Science Review, 3) Gap Analysis, 4) Community Engagement and Forum Facilitation, 5) Drafting of Critical Area Code Amendments and 6) Adoption Support.*