



MEDINA, WASHINGTON

Tuesday November 18, 2025

Subject: Critical Areas Ordinance Update

Planning Commission Action: Discussion and Approval of Recommendation

Staff Contacts: Steven Wilcox, Development Services Director with Staff from our consultant Dan Nickel, Kim Frappier, and Douglas Yormick

The goal of this meeting is completion of a recommendation of the Critical Areas Ordinance Update for the Council. Please see the Proposed Planning Commission Motion at the end of this Agenda Bill.

Meeting Format

Included in this agenda is a Public Hearing and an Executive Session. The Hearing is necessary to gain public comments on the final draft CAO update for inclusion with the recommendation to the Council.

Please hold your questions during the Public Hearing until item 8.2.

The Executive Session will have topics as brought by our City Attorney.

It is possible that this Planning Commission meeting will need to continue for longer than the typical 2-hours.

Next Steps

With the Planning Commission's approval and direction, staff will forward the CAO update as a recommendation to Council. Council is scheduled to consider the Planning Commission's recommendation at their December 8, 2025 meeting. At the Council's direction, staff will forward the CAO update to the Washington State Department of Commerce to begin a 60-day review period by agencies.

The Development Services Department monthly staff report for the Council dated November 10, 2025 is provided for your review. The November staff report provides additional information and an updated process summary that you may find helpful. If you would like any of the referenced attachments to the staff report please let me know.

Attachments

- Current Draft CAO Update Ordinance. **Red text** is new to this edition. **Blue text** is a change that was brought back from the previous edition.
- Public Comment Matrix.
- DFW Letter of Support for Stream Buffer Width Amendments Dated 10/14/25.
- Comment dated November 10, 2025 from McCullough Hill, PLLC.
- Development Services staff report for Council dated November 10, 2025.

Proposed Planning Commission Motion:

I move to recommend approval of the Critical Areas Ordinance update and to direct staff to forward the Planning Commission's recommendation to the City Council.