



MEDINA, WASHINGTON

Tuesday October 28, 2025

Subject: Critical Areas Ordinance Update

Planning Commission Action: Discussion Only

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

Staff from our consultant Facet will lead us through the current iteration of the Critical Areas Ordinance update draft.

A goal is to have this Planning Commission meeting conclude at a point where a Public Hearing on the CAO update can be scheduled for the November 18th meeting. To achieve this goal, the Planning Commission will need to have completed review of the CAO update so that a final draft can be prepared.

Ultimately, it is most important that the Planning Commission can confidently submit a recommendation to the Council.

Please see the attachments provided. The current CAO update draft is provided along with other important documents.

Mitigation Monitoring

I asked Department of Fish and Wildlife (DFW) staff about mitigation monitoring. My concern is that we adopt an ordinance that has enforceable language.

DFW responded that monitoring is not required, but they feel it is an essential component of assuring that mitigation is viable. We will need to include some mitigation monitoring language, but the final version is not yet completed.

I have asked Facet to consider different language, and I have discussed the matter with our City Attorney.

Meeting Format

- Dan Nickel and Douglas Yormick from Facet will attend in person.
- Facet will have a PowerPoint presentation.

The PowerPoint presentation is not available at the time of this agenda packet issuance and will be sent to you separately when it becomes available.

- Facet will lead a “page-by-page” review of the newly updated draft ordinance.

This is Commissioners opportunity to ask line-by-line questions.

Next Steps

With a successful Planning Commission meeting on October 28th, we will prepare a final draft of the CAO update ordinance and schedule a public hearing for the next meeting on November 18, 2025.

On November 18th pending the public hearing, Planning Commission will be asked to approve the CAO update draft as a recommendation to the City Council. This will require a motion and a vote.

On December 8, 2025, the City Council will receive a presentation on the CAO update as recommended by the Planning Commission. The Council will be asked to approve the draft.

The City Council approved CAO update draft will be sent to the Washington State Department of Commerce on December 9, 2025. DOC will likely take a full 60-day review period.

The City Council will be presented with the final draft of the CAO update once it is returned as approved by State agencies. City Council will be asked to vote their approval.

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.
- DFW Comments on CAO Update Ordinance Second Draft Dated 10/14/25.
- DFW Letter of Support for Stream Buffer Width Amendments Dated 10/14/25.

Proposed Planning Commission Motion:

None.