

Final Comp Plan Summary Memo

To: Jonathan Kesler - AICP, Planning Manager, City of Medina

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Date: October 24, 2024

Re: City of Medina 2024 Final Comp Plan

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.

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 final draft being reviewed at this meeting.

According to the adopted Public Participation Plan, the City Council must hold a public hearing prior to taking final action on adopting the 2024 Comprehensive Plan. In light of this requirement, the adoption date has been shifted to November 12th. The graphic below shows the progress of these revisions to the draft Comp Plan relative to the planned adoption date:



The following sections review draft revisions that were concluded in May, comments made by state agencies, and final draft revisions to the May draft for all elements of the Comprehensive Plan.

Sections A, B, & C

May Draft Revisions

No revisions were made to Sections A, B, & C at this time.

Comments

No agency comments were made addressing Sections A, B, & C.

Current Draft Revisions

Edits throughout the section, updates to references, and addition of Vision and Mission Statements to Introduction.

[Ch.1 Land Use Element](#)

May Draft Revisions

Updates were made to the Current Land Use Inventory, Future Growth Trends, addition of new policies, and revisions to existing policies.

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”.

Final Draft Revisions

Revisions to “Future Growth Trends” to remove housing capacity language, revisions to “Land Use Plan” to include references to wildfire hazards, and revisions to LU-P1. Suggestion from the Planning Commission to clarify the location of higher density near frequent transit.

[Ch.2 Natural Environment Element](#)

May Draft Revisions

Introduction of new policies and amendments to existing policies within 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.

Final Draft Revisions

Introduction section within Natural Environment Element was revised to include reference to climate related hazards.

[Ch.3 Community Design Element](#)

May Draft Revisions

Many policies were added to this element as well as the establishment of several policy groups. In total 1 new goal and 24 new policies were established. New policy groups included Citywide character, Street Corridor, Open Space, Vegetation and Landscaping, and Historic Preservation. Additionally, considerations for local concerns regarding Unopened Rights-of-Way were incorporated throughout the element text and policies.

Comments

No agency comments were received addressing the Community Design Element.

Final Draft Revisions

The Planning Commission proposed and approved revisions to specify how the stand of poplars on 84th Ave NE should be maintained and what species should be included in its future. Members of the Planning Commission proposed additional revisions policy CD-P27 (previously CD-P26) and a potential new policy (CD-P18) but could not come to a decision and deferred the proposed changes to the City Council for a decision.

Ch.4 Housing Element

May Draft Revisions

Focus on moderate-density housing, accessory dwelling units (ADUs), affordable housing, equity considerations, along with new policy additions and revisions to existing policies within the 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.

Agency comments concerning the City's capacity for affordable housing have not been fully addressed yet. Following Comp Plan adoption, the City will identify and implement changes needed to identify affordable and emergency housing capacity as part of its middle housing update in 2025.

Final Draft Revisions

Revisions to Introduction section within Housing Element by adding references to other attachments including the Land Capacity Analysis and Racially Disparate Impacts. Additional revisions were made to the Affordable Housing section and policy HP-8 to reflect updated affordability assumptions of Accessory Dwelling Units (ADUs) and include Moderate Density Housing. Suggestion made by Planning Commission to revise Policy HP-11 to include "extremely low-income households" and "plan for and accommodate" rather than "encourage" the construction of affordable housing.

Additional agency comments were addressed through the final Land Capacity Analysis and Racial Equity and Displacement Analysis reports included in the draft plan Appendix D & E.

Ch.5 Transportation & Circulation Element

May Draft Revisions

Substantial updates to narrative of "Public Transit" and "Pedestrians & Bicycles" sections of the element. New policies addressing state and regional concerns for equity, non-motorized transportation, projected growth, public transit, climate change, and public health & safety

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.

Final Draft Revisions

Revisions were made to the Level of Service section within the Transportation and Circulation Element to include reference to Puget Sound Regional Council (PSRC) adopted level of service standard from Washington State Department of Transportation (WSDOT). Additionally, Policy T-P2 has been revised to address pedestrian facility accessibility.

Ch.6 Parks & Open Space Element

May Draft Revisions

Minor updates for existing conditions.

New policies addressing state and regional concerns for equity, housing availability & affordability, climate change, and public health & safety.

Comments

No agency comments were received addressing the Parks & Open Space Element.

Final Draft Revisions

No current revisions are proposed beyond the May draft.

Ch.7 Capital Facilities Element

May Draft Revisions

New policies addressing state and regional concerns for equity, housing availability & affordability, climate change, and public health & safety.

Comments

Commerce requested the City document "Green Infrastructure" in the City's current capital facilities. Other agency comments requested additional Capital Facilities Planning.

Final Draft Revisions

Revisions to Storm Drainage section within the Capital Facilities Element to incorporate examples of "Green Infrastructure" that is owned and operated by the City. No additional Capital Facilities Planning is necessary.

Ch.8 Utilities Element

May Draft Revisions

Updated existing conditions and utility plan.

New and revised policies incorporating regional concerns for equity and climate change.

Comments

No agency comments were received addressing the Utilities Element.

Final Draft Revisions

No current revisions are proposed beyond the May draft.

Appendix A, Definitions.

May Draft Revisions

No revisions were made to the Appendix A, Definitions section at this time.

Comments

No agency comments were made addressing the Appendix A, Definitions section.

Final Draft Revisions

Adding State definition of "Green Infrastructure" within the definitions.

Appendix D, Land Capacity Analysis (LCA)

LDC has prepared an LCA included in the draft plan Appendix D. 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.

Following Comp Plan adoption, the City will identify and implement changes needed to identify affordable and emergency housing capacity as part of its middle housing updates in 2025.

The LCA has also been revised to address Commerce comments on required demonstration of "Adequate Provisions" for the housing element.

Appendix E, Racial Equity and Displacement Analysis

LDC has prepared a Racial Equity and Displacement Analysis. This analysis reviews 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.

This analysis is required to address Commerce comments and GMA requirements for the Housing Element. No changes to the Housing Element have been proposed as a result of this analysis.

Next Steps

Following City Council approval of the 2024 Comprehensive plan final draft revisions, the plan may be adopted after a public hearing is held (currently anticipated 11/12) and the plan will be submitted to Commerce and PSRC for their final review. Any additional comments received on this plan cannot be addressed until the new year.