



MEDINA, WASHINGTON

PLANNING COMMISSION SPECIAL MEETING

Hybrid - Virtual/In-Person
Medina City Hall - Council Chambers
501 Evergreen Point Road, Medina, WA 98039
Tuesday, October 14, 2025 – 6:00 PM

AGENDA

COMMISSION CHAIR | Laura Bustamante

COMMISSION VICE-CHAIR | Shawn Schubring

COMMISSIONERS | Julie Barrett, Li-Tan Hsu, Evonne Lai, Mark Nelson, Brian Pao

STAFF LIAISON | Steven Wilcox, Development Services Director

CITY SUPPORT STAFF | Rebecca Bennett, Development Services Coordinator

Hybrid Meeting Participation

The Medina Planning Commission offers both in-person and online meeting participation. If you will be participating online and wish to speak to the Commission at the meeting, please register with Medina's Development Services Coordinator prior to 2:00pm on the day of the Planning Commission meeting at 425.233.6414, or email . You will be called by name or telephone number when it is your turn to speak. You will be allotted 3 minutes for your comments and will be asked to stop when the time limit is reached. The Commission will also accept your written comments. Written comments must be submitted by 2:00pm on the day of the Planning Commission meeting to the Development Services Coordinator.

Join Zoom Meeting

<https://medina-wa.zoom.us/j/82552356741?pwd=4blqL9loqLpbOnoSRpNbb3nR3gM316.1>

Meeting ID: 825 5235 6741

Passcode: 137553

One tap mobile

+12532158782,,82552356741#,,, *137553# US (Tacoma)

+12532050468,,82552356741#,,, *137553# US

1. **CALL TO ORDER / ROLL CALL**

2. **APPROVAL OF MEETING AGENDA**

3. **APPROVAL OF MINUTES**

3.1 Planning Commission Meeting Minutes of September 23, 2025

Recommendation: Adopt Minutes.

Staff Contact: Rebecca Bennett, Development Services Coordinator

4. **ANNOUNCEMENTS**

4.1 Staff/Commissioners

5. **PUBLIC COMMENT PERIOD**

Please see "Online Meeting Participation" above.

6. **DISCUSSION**

6.1 Concerns of the Commission

6.2 Critical Areas Ordinance Update. City Attorney legal considerations regarding: [REVISED]

- Nonconformities
- Reasonable Use

Recommendation: Discussion only

Staff Contact: Dawn Findlay Reitan, City of Medina Attorney, Steven Wilcox, Development Services Director

Time Estimate: 15 minutes

6.3 Critical Areas Ordinance Update [REVISED]

Recommendation: Discussion only

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

Time Estimate: 1 hour and 45 minutes

7. **ADJOURNMENT**

Next Planning Commission Meeting: October, 28th, 2025 at 6:00 PM.

ADDITIONAL INFORMATION

Planning Commission meetings are normally conducted on the 4th Tuesday of the month at 6:00pm, unless otherwise scheduled. Please see the City of Medina website for a current meeting schedule.

In compliance with the Americans with Disabilities Act, if you need an accommodation, including auxiliary aids or services, please contact the City Clerk's Office at (425) 233-6410 at least 48 hours prior to the meeting.

UPCOMING MEETINGS

Tuesday October 28, 2025. Regular Meeting

Tuesday November 18, 2025 (3rd Tuesday). Special Meeting

Tuesday December 16, 2025 (3rd Tuesday). Special Meeting