



MEDINA, WASHINGTON

PLANNING COMMISSION SPECIAL MEETING

Hybrid - Virtual/In-Person
Medina City Hall - Council Chambers
501 Evergreen Point Road, Medina, WA 98039
Tuesday, November 18, 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 rbennett@medina-wa.gov. 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/87191593042?pwd=U9MAya4sSW2bIBummPqAOqOljSWCUJ.1>

Meeting ID: 871 9159 3042

Passcode: 922830

One tap mobile

+12532050468,,87191593042#,,, *922830# US

+12532158782,,87191593042#,,, *922830# US (Tacoma)

1. **CALL TO ORDER / ROLL CALL**
2. **APPROVAL OF MEETING AGENDA**
3. **APPROVAL OF MINUTES**

- 3.1 Planning Commission Meeting Minutes of October 28, 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. **PUBLIC HEARING**

- 6.1 Public Hearing - Proposed Amendments to the Critical Areas Ordinance
Hold a public hearing, to take public testimony on the Critical Areas Ordinance
Staff Contact: Steven Wilcox, Development Services Director

Time Estimate: 20 minutes

7. **EXECUTIVE SESSION**

RCW 42.30.110(1)(i)

To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.

Time Estimate: 30 minutes, which may be extended

8. **PLANNING COMMISSION BUSINESS**

- 8.1 Concerns of the Commission

- 8.2 Critical Areas Ordinance Update
Recommendation: Approval of the Draft CAO Update Ordinance as Recommendation to the Council
Staff Contact: Steven Wilcox, Development Services Director with Staff from our consultant Dan Nickel, Kim Frappier, and Douglas Yormick

Time Estimate: 1 hour and 30 minutes

9. **ADJOURNMENT**

Next Planning Commission Meeting: December, 16, 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 December 16, 2025 (3rd Tuesday). Special Meeting
Tuesday, January 27, 2026
Tuesday, February 24, 2026
Tuesday, March 24, 2026
Tuesday, April 28, 2026
Wednesday, May 27, 2026 (4th Wednesday) - Special Meeting
Tuesday, June 23, 2026
Tuesday, July 28, 2026
August - Dark, No Meeting
Tuesday, September 22, 2026
Tuesday, October 27, 2026
November 2026 TBD - Special Meeting
December 2026 TBD - Special Meeting