



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

MINUTES [AMENDED]

1. CALL TO ORDER / ROLL CALL

Planning Commission Chair Laura Bustamante called the Planning Commission meeting to order in the Medina Council Chambers at 6:01pm

PRESENT

Commission Chair Laura Bustamante
Commission Vice-Chair Shawn Schubring
Commissioner Julie Barrett
Commissioner Li-Tan Hsu (departed 6:31pm)
Commissioner Evonne Lai (arrived 6:03pm, departed 7:31pm)
Commissioner Mark Nelson
Commissioner Brian Pao

STAFF

Bennett, Findley-Reitan, Nickle, Swanson, Wilcox, Yormick

2. APPROVAL OF MEETING AGENDA

ACTION: By consensus, the meeting agenda was approved as presented.

3. APPROVAL OF MINUTES

3.1 Planning Commission Meeting Minutes of September 23, 2025

Recommendation: Adopt Minutes.

Staff Contact: Rebecca Bennett, Development Services Coordinator

ACTION: Motion to approve the meeting minutes. Motion passed 6-0.

Motion made by Commissioner Nelson, Seconded by Commissioner Barrett.
Voting Yea: Commission Chair Bustamante, Commission Vice-Chair Schubring,
Commissioner Barrett, Commissioner Hsu, Commissioner Nelson, Commissioner Pao

4. ANNOUNCEMENTS

4.1 Staff/Commissioners

Chair Bustamante checked with the Commissioners to see if they would still like the Agenda distributed to both their Medina email and their personal email. All Commissioners prefer the distribution to both emails.

Director of Development Services, Steve Wilcox, announced that he will be attending a panel on Affordable Housing this Thursday.

5. PUBLIC COMMENT PERIOD

Chair Bustamante opened the public comment period. Public comment was made by Medina resident Bruce Hand. Public comment was made by Medina resident Mark Mowat. No additional public comment being heard, Chair Bustamante closed the public comment period.

6. DISCUSSION

6.1 Concerns of the Commission

Commissioner Pao brought forth his concern of the car sensors at the intersection of 84th and 24th.

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

- Nonconformities
- Reasonable Use

Recommendation: Discussion only

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

Dawn Findley Reitan, City Attorney, gave PowerPoint presentation on legal considerations regarding nonconformities and reasonable use within the Critical Areas Ordinance Update. Commissioners discussed and asked questions.

6.3 Critical Areas Ordinance Update

Recommendation: Discussion only

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

Facet gave PowerPoint presentation on the Critical Areas Ordinance Update and went over the draft of the new Ordinance. Commissioners discussed and asked questions.

7. ADJOURNMENT

Meeting adjourned at 8:12pm.

ACTION: Motion to adjourn. (Approved 5-0)

Motion made by Commissioner Barrett, Seconded by Commissioner Nelson.
Voting Yea: Commission Chair Bustamante, Commission Vice-Chair Schubring,
Commissioner Barrett, Commissioner Nelson, Commissioner Pao

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