



# MEDINA, WASHINGTON

## MEDINA CITY COUNCIL REGULAR MEETING

Hybrid – Virtual/In-Person  
Medina City Hall – Council Chambers  
501 Evergreen Point Road, Medina, WA 98039  
**Monday, February 23, 2026 – 5:00 PM**

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### MINUTES

#### **1. STUDY SESSION**

Mayor Rossman called the study session of the Medina City Council to order in the Council Chambers at 5:05 pm

##### PRESENT

Mayor Jessica Rossman  
Deputy Mayor Randy Reeves  
Councilmember Michael Luis  
Councilmember Heija Nunn  
Councilmember Laura Bustamante  
Councilmember Harini Gokul (arrived at 5:23 pm)

##### ABSENT

Councilmember Joseph Brazen

##### STAFF

Swanson, Sass, Osada, Wagner, Wilcox, Robertson (on-line). Nations

#### 1.1 Consideration of Interim Official Control – Bulk

**Recommendation:** Discussion.

**Staff Contact:** Steve Wilcox, Development Services Director and Jennifer Robertson, City Attorney

Steve Wilcox, Development Services Director and Jennifer Robertson, City Attorney gave an overview of the Interim Official Control Ordinance for Bulk. Council discussed and asked questions to be discussed further under City Business during the regular meeting.

#### **2. REGULAR MEETING - CALL TO ORDER / ROLL CALL**

Mayor Rossman called the regular meeting of the Medina City Council to order in the Council Chambers at 6:02 pm.

##### PRESENT

Mayor Jessica Rossman  
Deputy Mayor Randy Reeves  
Councilmember Michael Luis  
Councilmember Heija Nunn (left at 6:24 pm)  
Councilmember Laura Bustamante  
Councilmember Harini Gokul

ABSENT

Councilmember Joseph Brazen

STAFF

Swanson, Sass, Osada, Wagner, Wilcox, Robertson(on-line), Nations

### **3. APPROVAL OF MEETING AGENDA**

Mayor Rossman moved the presentation item 5.1 to 4.1, public comment period from 4.1 to 5.1 and removed the second Executive Session RCW 42.30.110 (1)(g).

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

### **4. PRESENTATIONS**

#### **4.1 Medina Elementary Students Presentation**

Medina Elementary students gave a presentation on Indigenous People's Day on why it is important and offered ideas on how the Medina community could recognize this day. The students would like to host an event at Medina Days and proposed to the council a draft proclamation to be considered for adoption at a future meeting.

**ACTION:** Council directed staff to work with Medina students to complete a proclamation to be adopted at a future meeting.

### **5. PUBLIC COMMENT PERIOD**

#### **5.1 Mayor Jessica Rossman opened the public comment period. The following individuals addressed the Council:**

David Doud - resident at 3211 Evergreen Point Road. He and his wife Sarah have lived in Medina for 25 years. He commented on permit B-24-011 (3217 Evergreen Point Road) regarding the height bonus for the project. He referenced MMC 1.15.540(A)(4) to correct permitting errors when they are discovered. He respectfully asked the council to review this matter under that authority to ensure the zoning code is applied as written and applied fairly to all.

Robin Callan- resident at 3221 Evergreen Point Road, commented on permit B-24-011 (3217 Evergreen Point Road) and expressed his disapproval with this project and asked the council to review the process of how this project happened and why it isn't being stopped.

Gretchen Stengel - resident at 3221 Evergreen Point Road - commented on the project at B-24-011 (3217 Evergreen Point Road). She commented on the permitting process and spoke about several projects surrounding her home over many years. She showed pictures regarding the scale of this project and her concerns for the impact of all the neighbors. She asked the council to review this process and correct it, so this doesn't happen again.

David Langworthy resident 3212 Evergreen Point Road former planning commissioner. He commented on the project at 3217 Evergreen Point Road. He spoke about good control of the building process. He commented on 2626 Evergreen Point Road project regarding the roadway. He commented on how planning commission is used to review large projects and he would like to see that continue.

Sherri DelBene is a resident at 3201 Evergreen Point Road for 40 years. She

commented on project B-24-011 and lives down slope from this property. She commented on past landslides and is concerned with areas that are geologically vulnerable stating safety concerns.

Laura Burgess resident at 841 86<sup>th</sup> Avenue NE for 25 years. She addressed the council regarding a civil matter.

Emailed Public Comments: M3 Sweat, David and Sarah Doud via Aaron Smith, Nancy Parker, Denise Lane. Copies of these comments are attached to the minutes.

Jennifer Robertson, City Attorney, addressed the council and audience. Pending permits are not in purview of the council. The council is the legislative branch for Medina; permitting is done by the executive branch. There is no decision-making authority by the council on permits or code enforcement, this is solely within the executive branch which is the City Manager and Development Services Director.

What council can do is change codes in the future to avoid some of the issues that are of concern. What council cannot do is direct the permit staff to grant permits, revoke permits, require certain conditions of the permit. The council does appreciate comments to develop better policies going forward. City Manager Swanson stated the council is considering policies currently that address some of the concerns raised by the community. Mayor Rossman stated the council wishes to continue dialog and make sure everyone is heard.

There were no additional speakers, and the public comments was closed.

## **6. CITY MANAGER'S REPORT**

### 6.1a State Legislative Update

**Recommendation:** Update and discussion.

**Staff Contact:** Jeff Swanson

City Manager Swanson gave a brief update on state legislative and addressed the AWC Bill Hot Sheet: SB 6002, HB 2266, SB 6026. SB 5972.

Chief Sass addressed - HB2015 -Law Enforcement Grant Fund Opportunity to increase the department by one officer. The department meets the grant criteria, and the second piece is it requires a sales tax to be voted on by council. The information and details will be brought to council for the March 9<sup>th</sup> meeting.

Councilmember Gokul asked about SB6346 which enacts a tax of annual household income over \$1 million annually. The bill also exempts hygiene products from the state and local sales tax and provides other state B&O tax exemptions.

Council asked questions and staff responded.

**ACTION:** Council directed staff to provide how to contact local legislators and voice their concerns and comments. This list will be put on website, Facebook and Notification platform.

### 6.1b Finance Monthly Report - January 2026

**Recommendation:** Update.

**Staff Contact:** Ryan Wagner, Finance/HR Director

No questions from council regarding the finance report for January 2026.

- 6.1c Tree Code - Follow up Discussion  
**Recommendation:** Update and discussion.  
**Staff Contact:** Steve Wilcox, Development Services Director

Jeff Swanson gave a brief overview. Steve Wilcox stated we need a tree canopy study. This discussion will continue at a study session. Council asked questions and staff responded.

## **7. CONSENT AGENDA**

**ACTION:** Deputy Mayor Reeves moved to approve the Consent Agenda. The motion was Seconded by Councilmember Bustamante and carried by a vote of 6-0.

- 7.1 Check Register - January 2026  
**Recommendation:** Approve.  
**Staff Contact:** Ryan Wagner, Finance Director
- 7.2 Updating Financial Policies - Resolution No. 458  
**Recommendation:** Adopt resolution No. 458.  
**Staff Contact:** Ryan Wagner, Finance Director

## **8. LEGISLATIVE HEARING**

None.

## **9. PUBLIC HEARING**

None.

## **10. CITY BUSINESS**

- 10.1 Critical Areas (CAO) Ordinance Update  
**Recommendation:** Adopt Ordinance No. 1053.  
**Staff Contact:** Steve Wilcox, Development Services Director

Development Services Director Wilcox stated no changes to the ordinance from the last time it was presented to council. Council asked questions and staff responded

**ACTION:** Councilmember Bustamante moved to adopt Ordinance No. 1053 updating Medina Municipal Code Chapter 16.50 Critical Areas; amending or adding definitions within Medina Municipal Code Chapter 16.12; amending Medina Municipal Code 16.72.060 to make the reasonable use exception consistent with critical areas. The motion was Seconded by Deputy Mayor Reeves and carried by a vote of 6-0.

- 10.2 External Committee Assignments  
**Recommendation:** Approve assignments.  
**Staff Contact:** Jeff Swanson, City Manager

The following to serve on external committees representing the City of Medina:

- Councilmember Laura Bustamante on the ARCH Elected Officials Committee
- Councilmember Heija Nunn on the Sound Cities Association Public Issues Committee
- Councilmember Michael Luis on the King County Eastside Transportation Partnership
- Deputy Mayor Randy Reeves on the WRIA-8 and as the alternate for the ARCH Elected Officials Committee
- Mayor Jessica Rossman on the Sound Cities Association Small Cities Workgroup

**ACTION:** Deputy Mayor Reeves moved to approve the committee assignments. The motion was Seconded by Councilmember Gokul and carried by a vote of 6-0.

**ACTION:** Council directed staff to add Council Member Reports and Roundtable as an agenda item.

10.3 Interim Official Control (IOC) Bulk

**Recommendation:** Direction and possible adoption.

**Staff Contact:** Steve Wilcox, Development Services Director

Development Services Director Wilcox gave a brief overview of the Interim Official Control Ordinance (IOC) Bulk. Council asked questions and staff responded.

**ACTION:** Councilmember Gokul moved to adopt Ordinance No. 1052 adopting an Interim Official control pursuant to RCW 35A.63.220 and RCW 36.70A.390; amending the Medina Municipal Code to provide for reduced bulk and increased privacy and peaceful enjoyment for residents in residential development standards, amending the following sections of the medina municipal code for this purpose: 16.22.030 (increasing side yard setbacks), 16.22.040 (requiring landscaping for protrusions into setbacks), 16.23.050 and 16.23.060(c)&(d) (to remove the bonus height option), and 16.44.040 (to adopt lighting limitations for vacant residences); adopting findings in support of this ordinance; providing for vested rights, interpretation authority, and setting a public hearing as required by state law to take testimony on the interim official control; providing for severability and corrections; directing the planning commission to work on permanent regulations for bulk standards; and establishing an effective date.

The motion was Seconded by Deputy Mayor Reeves and carried by a vote of 5-1

10.4 City Council/Planning Commission Work Plan

**Recommendation:** Information and Discussion item only.

**Staff Contact:** Jeff Swanson, City Manager

City Manager Swanson gave overview of the outline for the Joint Council and Planning Commission meeting on February 24<sup>th</sup>. He presented the workplan to council to prepare them for the joint meeting. Council asked questions about how to organize the list for prioritizing the list and staff responded.

**11. REQUESTS FOR FUTURE AGENDA ITEMS**

Councilmember Nunn asked about the Spring Newsletter and will work with staff regarding topics “hot topic” items.

**12. PUBLIC COMMENT**

Mayor Jessica Rossman opened the public comment period. The following individuals addressed the council:

Mark Nelson addressed the council that Planning Commission has had 2 meetings per month when necessary. He stated Clyde Hill has hired UW students to do forestry dept. tree canopy plan as source of information.

Michael Tyler Nix made statement “2026 is the year to fix” small fixes all year will result in big fixes.

There were no additional speakers, and the public comments was closed.

**13. EXECUTIVE SESSION**

The Council entered Executive Session at 8:00 PM for a duration of 45 minutes to discuss matters as authorized under RCW 42.30.110 (1)(i).

**ACTION:** No action was taken following the Executive Session.

The City Attorney Jennifer Robertson was present online during the Executive Session

**14. ADJOURNMENT**

Council adjourned from Executive Session.

Meeting minutes taken by Dawn Nations, Acting City Clerk