



# MEDINA, WASHINGTON

## PLANNING COMMISSION MEETING

Hybrid - Virtual/In-Person  
Medina City Hall - Council Chambers  
501 Evergreen Point Road, Medina, WA 98039  
**Wednesday, October 09, 2024 – 6:00 PM**

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### MINUTES

#### 1. CALL TO ORDER / ROLL CALL

Planning Commission Vice-Chair Shawn Schubring called the special meeting of the Medina Planning Commission in the Council Chambers at 6:03 p.m.

##### PRESENT

Vice-Chair Shawn Schubring  
Commissioner Julie Barrett  
Commissioner Mark Nelson  
Commissioner Brian Pao

##### ABSENT

Chair Laura Bustamante  
Commissioner Li-Tan Hsu  
Commissioner Evonne Lai

##### STAFF

Kesler, Reitan, Wilcox, Kellerman, and Planning Consultant, Dane Jepsen

#### 2. APPROVAL OF MEETING AGENDA

**ACTION:** Motion Nelson second Barrett and carried by a 4:0 (Bustamante, Hsu, and Lai absent) vote; the Commission approved the meeting agenda as presented.

#### 3. APPROVAL OF MINUTES

##### 3.1 Planning Commission Meeting Minutes of September 24, 2024

**Recommendation:** Adopt minutes.

**Staff Contact:** Rebecca Bennett, Development Services Coordinator

**ACTION:** Motion Schubring second Pao and carried by a 4:0 (Bustamante, Hsu, and Lai absent) vote; the Commission approved the September 24, 2024, Meeting Minutes.

#### 4. ANNOUNCEMENTS

##### 4.1 Staff/Commissioners

Planning Manager Jonathan Kesler announced that Chair Laura Bustamante is not in attendance due to her travels out of the country and that Planning Consultant Dane Jepsen will be giving a presentation for the public hearing this evening.

## 5. **PUBLIC COMMENT PERIOD**

Vice-Chair Schubring opened the public comment period. There were no speakers. Subsequently, the public comments was closed.

## 6. **DISCUSSION**

### 6.1 Concerns of the Commission

None.

### 6.2 Public Hearing - 2024 Comprehensive Plan Update

Hold a public hearing, to take public testimony on the 2024 Comprehensive Plan Update.

**Recommendation:** Discuss the 2024 Comprehensive Plan Update and make a recommendation of approval. If recommended, this will go to the City Council for action on October 28, 2024.

**Staff Contacts:** Jonathan Kesler, AICP, Planning Manager; with Dane Jepsen, Planner, LDC Consultants.

Time Estimate: 60 minutes

LDC Planning Consultant Dane Jepsen presented the revisions made to the draft 2024 Comprehensive Plan, incorporating feedback from various regulatory and reviewing agencies. The commission discussed the specific changes, asked questions, and Jepsen responded.

Vice-Chair Schubring opened the public hearing. There were no speakers. The public hearing was closed.

**ACTION:** Motion Nelson second Barrett and carried by a 4:0 (Bustamante, Hsu, and Lai absent) vote; the commission accepted the Comprehensive Plan with the following requested additions/revisions as stated in the the discussions, some of which were deferred to Council for further consideration.

#### Land Use Element

- Page 62 of the agenda packet - LU-P1: accept revision to "served".
- Page 65 of the agenda packet - Zoning Map: City boundary at 660 feet.

#### Natural Environment Element

- Page 68 - Add "etc." to the list of hazards.

#### Community Design Element

- Page 93 of the agenda packet - Strike the word "poplars" in the second paragraph under Community Spaces.

- Page 96 of the agenda packet - Vegetation and Landscaping: Should/ Shall requirement for CD-P26 and CD-P28 was deferred to Council.

#### Housing Element

- Page 101 of the agenda packet: revised to add the following reports as addendums to the Housing Element
  - Housing Needs Assessment (HNA);
  - Land Capacity Analysis (LCA); and
  - Racially Disparate Impacts Analysis (RDI)
- Page 105 of the agenda packet - Affordable Housing: strike the word "domestic" in the second bullet.

#### Transportation and Circulation Element

- Page 119 of the agenda packet - T-P2: add the word "equitable".

#### Parks and Open Space Element

- Page 148 of the agenda packet - Add storm drainage definition and move definition to Appendix A.

#### Utilities Element

- Page 159 of the agenda packet - Move green infrastructure definition Appendix A.

#### Racially Disparately Impacts: Housing Policy Evaluation

- Page 34 of the agenda packet - H-P12 revision was deferred to Council.

## 7. **ADJOURNMENT**

Motion Pao second Nelson, the Commission adjourned the special meeting at 7:42 p.m.

Meeting Minutes taken by Aimee Kellerman, City Clerk