



# MEDINA, WASHINGTON

## PLANNING COMMISSION SPECIAL MEETING

Hybrid - Virtual/In-Person  
Medina City Hall - Council Chambers  
501 Evergreen Point Road, Medina, WA 98039  
**Thursday, March 14, 2024 – 6:00 PM**

---

### AGENDA

**COMMISSION CHAIR** | Laura Bustamante  
**COMMISSION VICE-CHAIR** | Shawn Schubring  
**COMMISSIONERS** | Li-Tan Hsu, Evonne Lai, Mark Nelson, Brian Pao  
**PLANNING MANAGER** | Jonathan Kesler  
**DEVELOPMENT SERVICES COORDINATOR** | Rebecca Bennett

### Hybrid Meeting Participation

The Medina Planning Commission has moved to hybrid meetings, offering both in-person and online meeting participation. In accordance with the direction from Governor Inslee, masking and social distancing will be optional for those participating in person. Individuals who are participating online and wish to speak live can register their request with the Development Services Coordinator at 425.233.6414 or email [rbennett@medina-wa.gov](mailto:rbennett@medina-wa.gov) and leave a message before 2PM on the day of the Planning Commission meeting. The Development Services Coordinator will call on you 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 you reach the 3 minute limit. The city will also accept written comments. Any written comments must be submitted by 2 PM on the day of the Planning Commission meeting to the Development Services Coordinator at [rbennett@medina-wa.gov](mailto:rbennett@medina-wa.gov).

Join Zoom Meeting

<https://medina-wa.zoom.us/j/86225306787?pwd=eTzw1RwTdwWB2nNaxbZE412jpiT40I.1>

Meeting ID: 862 2530 6787

Passcode: 565829

One tap mobile

+12532158782,,86225306787# US (Tacoma)

+12532050468,,86225306787# US

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

2. **APPROVAL OF MEETING AGENDA**

3. **APPROVAL OF MINUTES**

3.1 Planning Commission Special Meeting Minutes of March 6, 2024

**Recommendation:** Adopt minutes.

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

3.2 Planning Commission Special Meeting Minutes of February 15, 2024

**Recommendation:** Adopt minutes.

**Staff Contact:** Aimee Kellerman, City Clerk

4. **ANNOUNCEMENTS**

4.1 Staff/Commissioners

5. **PUBLIC COMMENT PERIOD**

Individuals wishing to speak live during the Virtual Planning Commission meeting will need to register their request with the Development Services Coordinator, Rebecca Bennett, via email ([rbennett@medina-wa.gov](mailto:rbennett@medina-wa.gov)) or by leaving a message at 425.233.6414 by 2pm the day of the Planning Commission meeting. Please reference Public Comments for the Planning Commission meeting on your correspondence. The Development Services Coordinator will call on you by name or telephone number when it is your turn to speak. You will be allotted 3 minutes for your comment and will be asked to stop when you reach the 3-minute limit.

6. **DISCUSSION**

6.1 Concerns of the Commission

6.2 2024 Comprehensive Plan Update, First Review of the Land Use Element including revisions made to address identified gaps from the Gap Analysis.

**Recommendation:** Discussion

**Staff Contact:** Jonathan Kesler, AICP, Planning Manager; with Kim Mahoney, Principal, LDC consultants

Time Estimate: 90 minutes

7. **ADJOURNMENT**

Next meeting is the **regular** meeting of Tuesday, March 26, 2024, at 6:00pm

**ADDITIONAL INFORMATION**

Planning Commission meetings are held on the 4th Tuesday of the month at 6 PM, unless otherwise specified.

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

### **UPCOMING MEETINGS**

**Note: Bolded dates** are the **Special Meeting** dates approved by the Planning Commission at its **Special Meeting** of Thursday, February 15, 2024. **Additional Special Meetings** may be added to the schedule, as needed.

Tuesday, March 26, 2024 - Regular Meeting

**Wednesday, April 3, 2024 - Special Meeting**

Tuesday, April 23, 2024 - Regular Meeting

**Thursday, May 16 2024 - Special Meeting**

**Wednesday, May 29, 2024 - Special Meeting**

**Thursday, June 13, 2024 - Special Meeting**

Tuesday, June 25, 2024 - Regular Meeting

**Tuesday, July 9, 2024 - Special Meeting**

Tuesday, July 23, 2024 - Regular Meeting

August 2024 - Dark, no meeting

Tuesday, September 24, 2024 - Regular Meeting

Tuesday, October 22, 2024 - Regular Meeting

Tuesday, November 2024 - Regular Meeting cancelled - Special Meeting Date TBD

Tuesday, December 2024 - Regular Meeting cancelled - Special Meeting Date TBD



# MEDINA, WASHINGTON

## PLANNING COMMISSION SPECIAL MEETING

Hybrid - Virtual/In-Person  
Medina City Hall - Council Chambers  
501 Evergreen Point Road, Medina, WA 98039  
**Wednesday, March 06, 2024 – 6:00 PM**

### MINUTES

**COMMISSION CHAIR** | Laura Bustamante  
**COMMISSION VICE-CHAIR** | Shawn Schubring  
**COMMISSIONERS** | Li-Tan Hsu, Evonne Lai, Mark Nelson, Brian Pao  
**PLANNING MANAGER** | Jonathan Kesler  
**DEVELOPMENT SERVICES COORDINATOR** | Rebecca Bennett

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

Chair Bustamante called the meeting to order at 6:01pm.

**PRESENT**

Chair Laura Bustamante  
Vice Chair Shawn Schubring  
Commissioner Evonne Lai  
Commissioner Mark Nelson  
Commissioner Brian Pao

**ABSENT**

Commissioner Li-Tan Hsu

**STAFF/CONSULTANTS PRESENT**

Bennett, Burns, Kesler, Mahoney, Osada

**2. APPROVAL OF MEETING AGENDA**

By consensus, Planning Commission approved the meeting agenda as presented.

**3. APPROVAL OF MINUTES**

3.1 Planning Commission Special Meeting Minutes of February 27, 2024

**Recommendation:** Adopt minutes.

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

**ACTION:** Motion to approve minutes as amended. (Approved 5-0)

Motion made by Vice Chair Schubring, Seconded by Commissioner Nelson.

Voting Yea: Chair Bustamante, Vice Chair Schubring, Commissioner Lai, Commissioner

Nelson, Commissioner Pao

**4. ANNOUNCEMENTS**

4.1 Staff/Commissioners

Jonathan announced that he may not be in attendance for future Planning Commission meetings due to an unforeseen medical illness. Chair Bustamante announced that on Tuesday, March 12th, interviews will be held for the open Planning Commission spot.

**5. PUBLIC COMMENT PERIOD**

Individuals wishing to speak live during the Virtual Planning Commission meeting will need to register their request with the Development Services Coordinator, Rebecca Bennett, via email ([rbennett@medina-wa.gov](mailto:rbennett@medina-wa.gov)) or by leaving a message at 425.233.6414 by 2pm the day of the Planning Commission meeting. Please reference Public Comments for the Planning Commission meeting on your correspondence. The Development Services Coordinator will call on you by name or telephone number when it is your turn to speak. You will be allotted 3 minutes for your comment and will be asked to stop when you reach the 3-minute limit.

There was no audience participation.

**6. DISCUSSION**

6.1 Concerns of the Commission

Laura wanted to make sure that the Existing Conditions report and the King County Affordable Housing Committee document be sent to the Commissioners.

6.2 2024 Comprehensive Plan Update, Final Review and Authorization to proceed with the Utilities Element to the City Attorney, then City Council on March 11, 2024.

**Recommendation:** Discussion and approval.

**Staff Contact:** Jonathan Kesler, AICP, Planning Manager; Kim Mahoney, Principal, LDC Consultants

Time Estimate: 45 minutes

Jonathan and Kim gave power point presentation regarding Utilities Element. Commissioners discussed and asked questions. Commissioners recommended that adding additional language to MMC 16.90.040 be a subject that Jonathan brings to the next Council Meeting.

**ACTION:** Motion to approve Utilities Element as amended. (Approved 5-0).

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

**7.** **ADJOURNMENT**

Next meeting is the **special** meeting of **Thursday**, March 14, 2024, at 6:00pm

Meeting adjourned at 6:47pm.

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

Motion made by Commissioner Pao, Seconded by Commissioner Lai.

Voting Yea: Chair Bustamante, Vice Chair Schubring, Commissioner Lai, Commissioner Nelson, Commissioner Pao



# MEDINA, WASHINGTON

## PLANNING COMMISSION SPECIAL MEETING

Hybrid - Virtual/In-Person  
Medina City Hall - Council Chambers  
501 Evergreen Point Road, Medina, WA 98039  
Thursday, February 15, 2024 – 6:00 PM

### MINUTES

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

Planning Commission Chair Laura Bustamante called the Planning Commission Special Meeting to order in the Medina Council Chambers at 6:00 p.m.

**PRESENT**

- Chair Laura Bustamante
- Vice Chair Shawn Schubring
- Commissioner Li-Tan Hsu (online 6:04 p.m. to 6:33 p.m.)
- Commissioner Evonne Lai (online at 6:08 p.m.)
- Commissioner Mark Nelson
- Commissioner Brian Pao

**ABSENT**

None

**STAFF**

Kesler, Wilcox, and Kellerman

2. **APPROVAL OF MEETING AGENDA**

Planning Manager requested to move Agenda Item 6.3 2024 Comprehensive Plan Update, Land Use Element up as Agenda Item 6.2 and Agenda Item 6.2 2024 Comprehensive Plan Update, Overview and Current Status as Agenda Item 6.3.

**ACTION:** Without objections, the meeting agenda was approved as amended.

3. **APPROVAL OF MINUTES**

**ACTION:** Motion Nelson second Schubring and carried by a 4:0 (Hsu and Lai absent) vote; the Planning Commission adopted the meeting Minutes of January 23, 2024.

3.1 Planning Commission Meeting Minutes of January 23, 2024

**Recommendation:** Adopt minutes.

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

**4. ANNOUNCEMENTS**

4.1 Staff/Commissioners

Planning Manager Jonathan Kesler introduced the city's new planning consultants Thomas Carter, Associate Planner and Kim Mahoney, Principal (not in attendance) with LDC who will be helping and guiding the city through the adoption of the updated Comprehensive Plan.

Thomas Carter gave a quick self-introduction and reported that they just helped the City of Snoqualmie complete their Comprehensive Plan. They are also currently working with Kitsap County and University Place on updating their Comprehensive Plan.

Chair Bustamante reminded the Commission that they still have a vacancy on the Commission and requested that they encourage neighbor and friends to apply if interested.

**5. PUBLIC COMMENT PERIOD**

Planning Commission Chair Laura Bustamante opened the public comment period. There were no speakers. Subsequently, public comments was closed.

**6. DISCUSSION**

6.1 Concerns of the Commission

Commissioner Pao asked about the housing bills in the state legislator. Kesler responded that the bills are still in flux and it's a wait and see until the session ends. Bustamante also commented that we have reached a cut-off point in the legislature. Any proposal that didn't make it out of the committee is considered dead and will not move forward.

6.2 2024 Comprehensive Plan Update, Land Use Element

**Recommendation:** Discussion and direction.

**Staff Contact:** Jonathan Kesler, AICP, Planning Manager

**Consultant Contact:** Thomas Carter, Planner, LDC Consultants

Planning consultant Thomas Carter gave an overview of how they will approach each element of the Comprehensive Plan going forward. After reviewing the work and notes from the city's former Planning Manager, LDC decided to start from scratch and drafted a Gap Table. Using the Multi-County Countywide Planning Policies (MPPs) and Countywide Planning Policies (CPPs) they go through Medina's code, goals and policies to see where each of the goals and policies fits within the requirements listed. From there they do an analysis of how strong our policies are in matching the current requirements from PSRC and the Countywide Policy updates. Following the analysis, LDC will go through the Comprehensive Plan and make updates as needed and identify where new policies are needed. Commissioners asked questions and staff responded.

**ACTION:** No action taken; introduction and discussion only. Commissioners will email their comments re: Land Use individually to the Planning Manager.



6.3 2024 Comprehensive Plan Update, Overview and Current Status

**Recommendation:** Discussion and update.  
**Staff Contact:** Jonathan Kesler, AICP, Planning Manager

Planning Manager Jonathan Kesler gave an update on the Comprehensive Plan Update. The update included Medina receiving a PUG (Periodic Update Grant) which requires the city's Comprehensive Plan to be completed by December 31, 2024.

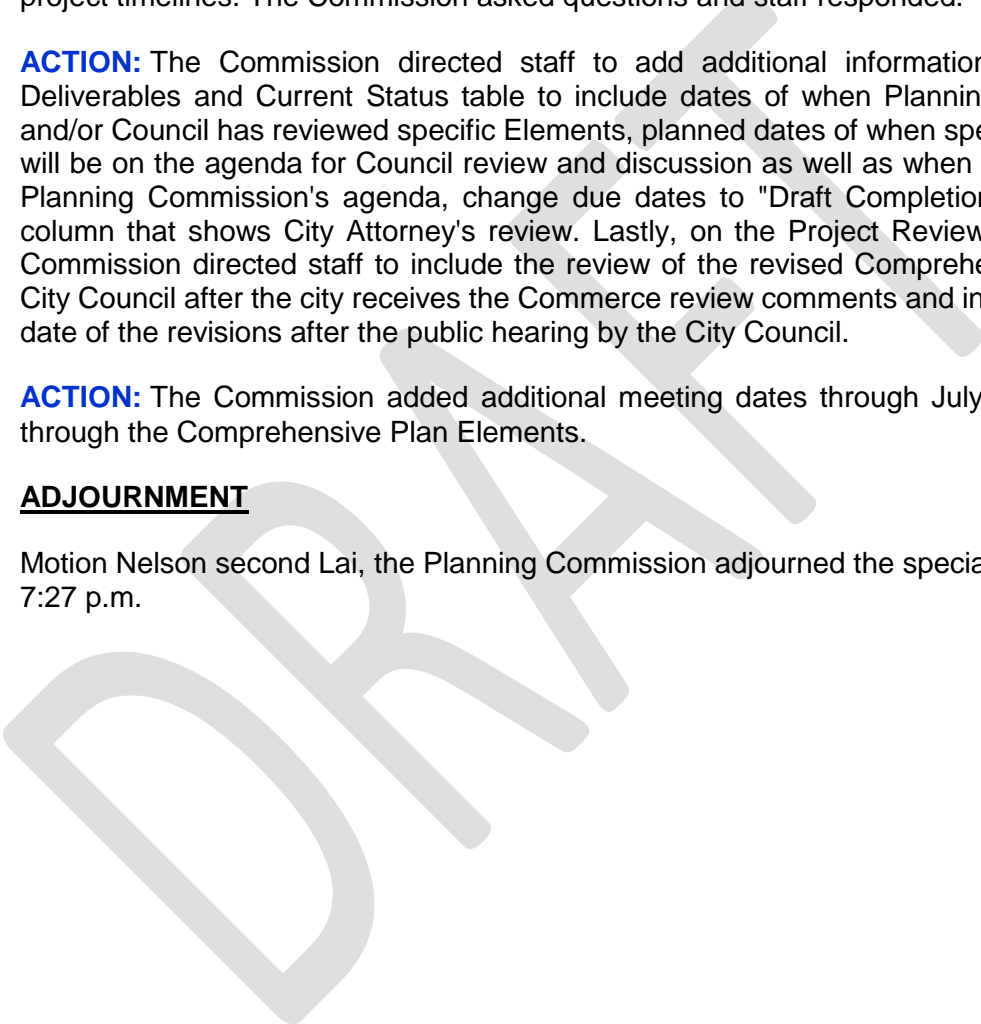
Kesler walked the Commission through his presentation which has a flowchart showing the path to adoption, draft deliverables with current status, draft element timelines, and project timelines. The Commission asked questions and staff responded.

**ACTION:** The Commission directed staff to add additional information to the Draft Deliverables and Current Status table to include dates of when Planning Commission and/or Council has reviewed specific Elements, planned dates of when specific Elements will be on the agenda for Council review and discussion as well as when they will be on Planning Commission's agenda, change due dates to "Draft Completion Date" and a column that shows City Attorney's review. Lastly, on the Project Review Timeline, the Commission directed staff to include the review of the revised Comprehensive Plan by City Council after the city receives the Commerce review comments and include a review date of the revisions after the public hearing by the City Council.

**ACTION:** The Commission added additional meeting dates through July 2024 to work through the Comprehensive Plan Elements.

7. **ADJOURNMENT**

Motion Nelson second Lai, the Planning Commission adjourned the special meeting at 7:27 p.m.





# CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144  
TELEPHONE 425-233-6400 | www.medina-wa.gov

---

## MEMORANDUM

DATE: March 14, 2024  
TO: Medina Planning Commission  
FROM: Jonathan Kesler, AICP, Planning Manager  
RE: Comprehensive Plan Update – Overview and First Review of the Land Use Element including revisions made to address identified gaps from the Gap Analysis.

---

**As a reminder**, each city and county under the Washington State Growth Management Act (originally adopted in 1991) is required to periodically review and, if needed, revise its comprehensive plan to ensure compliance with the Act. The last time that Medina completed a Comprehensive Plan update was in 2015. In 2022, the eight-year comprehensive plan periodic cycle was extended to a 10-year cycle. The current comprehensive plan periodic update cycle requires that Medina complete its review and revision by **December 31, 2024**.

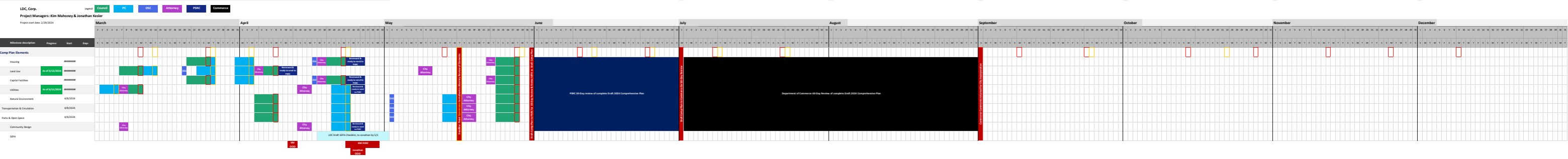
First, to see the big picture of the progress on the Comp Plan so far, we have included in the packet an updated project schedule. This “progress color tracker,” reflects where we are for the Land Use and Utilities Elements as of the motions made at the March 11<sup>th</sup> Council meeting (directing the PC to begin review of the former; approval of the latter as ready to go to PSRC). It also shows that we’ve aligned delivery of the Utilities draft element to PSRC with delivery of Cap Fac and Land Use elements, per feedback from Liz Underwood-Bultmann with the PSRC. The key participation of the City Attorney in this process is illustrated in purple therein, as well.

Second, tonight, per Council’s direction, we will begin review of the Comp Plan’s Land Use Element. In the packet, besides the project schedule, please find a revised copy of the Land Use Gap Analysis (just cleaned up a bit, no substantial changes) and a revised preliminary version of the Land Use Element. Regarding the latter, –

- This version of the element, our consultant notes, is **very** preliminary in its editing phase – edits have only been made to the goals and policies to reflect MPP/CPP gaps. This is by intent – we should lean on feedback from this Commission, DSC, and Council to make substantive edits *beyond that which is required by regulation*, because all those edits will be *voluntarily made to reflect the community’s interests/vision/values* at the meeting, rather than being added [by our consultant].
- The element includes edits in **redline** that show all **changes** our consultant has made. *Note that the only content that’s been added so far is language that intends to address partial/full policy and goal gaps described in the gap analysis.*
- In addition, per direction from Council on March 11<sup>th</sup>, our consultant has also included *comments in the margins of the document that cross-reference what MPP/CPP is attempting to be addressed by the edit, and what page of the Gap Analysis can be referenced to see that gap and context.*

LDC Consultant Kim Mahoney will be in attendance along with City staff.

Medina 2024 Comp Plan Update



# 1. LAND USE ELEMENT

## INTRODUCTION

The Land Use element has been developed in accordance with the GMA (RCW 36.70A) to designate the proposed general distribution, location, and where appropriate, extent of land uses. The Land Use element includes population densities, building intensities, and estimates of future population growth.

This element has also been developed in accordance with King County countywide planning policies (CPP), which direct jurisdictions to focus growth in the cities within the designated Urban Growth Area.

Medina lies within the King County designated Urban Growth Area, but is not a designated Urban Center or Activity Area.

## EXISTING CONDITIONS

### Residential Uses

Medina is a developed community that consists almost exclusively of single-family homes on individual lots. At the time of the City's incorporation, it was the desire of the community to promote a development pattern that would maintain a single-family residential character. Since that time, Medina has developed and matured according to that vision. Medina historically promoted a development pattern of approximately two homes per acre, which originally corresponded to the maximum enrollment capacity of the two elementary schools. The walking scale of the City's limited street grid, the narrow streets (requiring sufficient area on a building site for off-street parking), the level of fire protection service, the limited internal public transportation system, and the density patterns adopted by neighboring communities – all suggest that the existing overall densities are appropriate for Medina.

In some parts of Medina the development pattern that existed prior to the City's incorporation is sufficient to justify a downward adjustment of the 20,000 square foot average lots size. The Medina Heights area, for example, has been largely developed to an average lot size of 15,000 square feet; however, many of these lots are significantly smaller. In this area and others where such circumstances are present, the 16,000 square foot average lot size specified in the Medina Municipal Code is appropriate. In other areas of the City, existing development patterns, topography, or proximity to Lake Washington justify lower development density; hence a 30,000 square foot average lot size has been instituted for these areas (see Figure 2).

Actual residential densities range from approximately five units per acre in the area between NE 24<sup>th</sup> Street and NE 28<sup>th</sup> Street to less than one unit per acre along sections of the Lake Washington shoreline. Average density based on the 2014 King County Buildable Lands Report is 1.98 dwelling units per net acre.

**Non-Residential Uses**

The non-residential uses that exist in Medina are dispersed throughout the City (see Figure 3). Below is an inventory of land uses found in Medina (Table 1).

**Table 1. Land Use Inventory**

Land Use	Acres
Single-Family Residential	589.65
Overlake Golf & Country Club	130.44
Medina Park	17.17
Fairweather Nature Preserve	10.08
View Point Park	0.15
Medina Beach Park & City Hall	1.48
Bellevue Christian School	8.29
Medina Elementary School	7.34
Wells Medina Nursery	5.59
St. Thomas Church/School	5.62
Medina Post Office	0.50
Medina Grocery Store	0.22
Gas Station	0.39
South Puget Power Substation	1.63
North Puget Power Substation	0.65
King County Pump Station	0.22
SR 520 Stormwater Facility	2.10
SR 520 Right-of-Way	15.21
City Rights-of-Way	101.68
<b>TOTAL</b>	<b>902.14</b>

*Source: King County GIS Center, January 2010*

Most of the non-residential land uses that exist in Medina have been in place since before or around the time of the City’s incorporation and have become an accepted and integral part of the community. These non-residential uses are subject to the City’s special use provisions under the Municipal Code. Since Medina is fully developed, there are no tracts of land available for further commercial development nor is there zoning or public support for such development. If the existing use of any of the non-residential properties should change, it is to be developed in conformity with its underlying residential zoning classification or in a manner compatible with surrounding properties in accordance with the City’s conditional use provisions. In addition, property currently used or designated for residential use is strongly discouraged from being utilized for additional churches, clubs, fraternal societies, schools, museums, historic sites, conference centers, or other additional non-residential facilities. These larger scale facilities create additional traffic, disrupt residential traffic patterns, and are inconsistent with Medina’s residential character.

**POPULATION AND GROWTH POTENTIAL**

The Growth Management Act (GMA) and the King County countywide planning policies (CPP) encourage cities to assume an increasing share of new growth in the future, in order to minimize new growth in rural areas of King County. This means that cities planning under GMA should

accommodate more compact development patterns in “appropriate areas” to absorb the additional share of future growth.

Although Medina is expected to absorb some growth over the next twenty years, the following factors severely constrain Medina’s ability to provide significant population growth:

- Medina is landlocked, with no opportunities for annexation;
- There are limited areas in the City capable of supporting development or redevelopment;
- Limited public transportation system;
- No business district; and
- Environmental constraints.

**Population and Employment**

Population and employment trends are the basis for determining the amount of land and services required to accommodate anticipated growth in the City.

The 2010 census places Medina’s population at 2,969, with 1,061 households and an average household size of 2.80 persons. Since 2000, the population has decreased by 42 persons and the number of households has decreased from 1,111 to 1,061. Both of these numbers align with an overall slightly downward trend in both population and number of households since 1980 (Figure 1). The increase in population between 1990 and 2000 was due to a substantial increase in the number of children (persons under 18), from 696 to 816. Contrary to the overall decrease in population, the number of children have continued to increase since 2000, with 862 persons under 18 in 2010.

According to PSRC’s 2013 Quarterly Census of Employment, there were 461 jobs based in Medina in 2010; the majority of these jobs are classified as finance/services. Major employers in the City include the City, the Overlake Golf and Country Club, the Chevron gas station, and the schools.

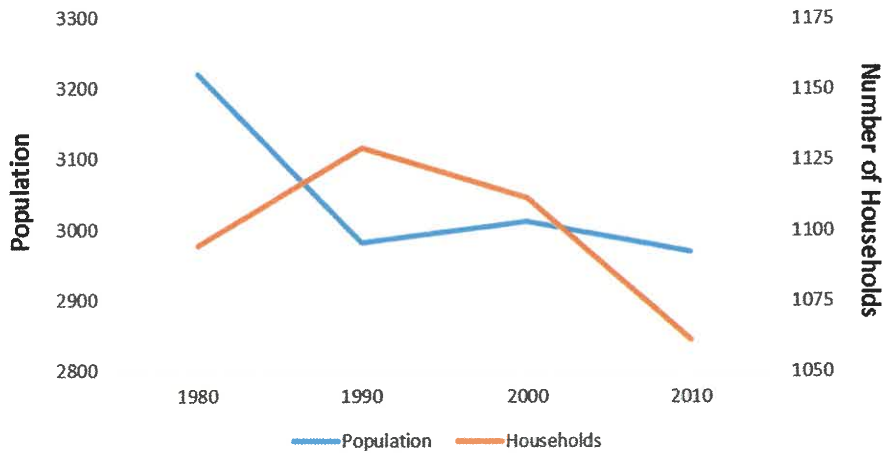


Figure 1. Population and number of households in Medina, 1980-2010.

**Population Forecast**

The Washington Office of Financial Management provides population forecasts for counties every ten years. As required by the Growth Management Act, the jurisdictions in King County allocate forecasted growth for the succeeding 20 years, and develop and adopt local growth targets for housing and employment based on this allocation.

The PSRC uses these local targets to develop a future land use scenario consistent with the VISION 2040 regional growth strategy. According to this scenario, represented by the PSRC’s 2013 Land Use Target dataset, population in Medina is expected to increase by 46 persons by 2035.<sup>1</sup> Development in Medina is expected to result in a net increase of 35 additional jobs and 27 additional housing units.

<sup>1</sup>Local growth targets are adopted in housing units. The 2035 growth target for Medina is 27 housing units. To estimate population and household (occupied housing unit) forecasts from the growth target, PSRC applies a set of assumptions. This population forecast assumes vacancy rates similar to those observed in 2000. 2000 was chosen as a more representative, or “baseline,” year than 2010, which was affected by the recession. The forecast also assumes a person-per-household rate of 2.64, which reflects anticipated demographic changes. These are the same assumptions used in forecasting the number of households in 2035, discussed in Comprehensive Plan Chapter 4, Housing.

**Future Growth Issues**

The GMA requires cities in King County to participate in the Buildable Lands Program, which offers the opportunity for local governments to coordinate and analyze land supply to make sure that they have enough lands for development and to make sure that their respective comprehensive plans are doing what they are expected to do. Medina’s Buildable Lands Analysis, completed in 2014, estimates that the City has the capacity to accommodate a total of an additional 46 new housing units under current zoning with recognition of current market trends (although, as noted above, only 27 new housing units are anticipated by 2035).

There are several general trends occurring in Medina that make the potential for increased growth through redevelopment limited. First, there are a number of older, smaller homes on existing lots. The most common redevelopment practice has been to raze such a structure and construct a new, larger residence in its place. Consequently, there is no net increase in the total number of housing units.

Increasing house size through remodel is also common, particularly in the R-16 zoning district. The R-16 zoning districts contain a number of lots that were platted before incorporation of the City that are now of sub-standard size. Since the current lot development standards are more restrictive than before incorporation, it is often easier to increase the size of a home by making additions rather than tearing down and rebuilding. Again, the result is no net increase in the number of housing units.

The purchase and agglomeration of several adjacent lots to create one parcel is one type of development activity that leads to a flux in the number of developable properties. Agglomeration has occurred on a few occasions in the past, and is likely to continue to a limited extent in the future. The result is a net loss of potentially developable sites. The common theme to current development in Medina is a move towards larger, single-family households, which precludes any net increase in housing units.

In the R-20 and R-30 zoning districts, there are a limited number of large parcels that could potentially be replatted. While a handful of new lots may be created, the addition of these lots would probably be offset by the net loss through agglomeration. Consequently, the number of housing units created through redevelopment will likely remain constant.

Medina is surrounded by incorporated municipalities and cannot extend its boundaries through annexation; therefore, its Urban Growth Area corresponds to its existing boundaries.

An increase in the number of housing units in Medina can be achieved per existing zoning only by the following actions:

- Development of the few remaining lots;
- Subdividing and developing existing properties to their maximum development potential;
- Restricting lot consolidation;
- Development of accessory dwelling units.



Therefore, the current land use pattern and general densities will likely remain largely unchanged over the next 20 years.

Within a four-mile radius of City Hall, there are hundreds of commercial establishments providing well over a million square feet of retail space and an increasing number of professional, health, and social services. Due to their extent and proximity, it is unnecessary for Medina to duplicate these land uses.

In addition, the public transportation system within Medina does not support higher residential densities or increased commercial development. The Countywide Policies are specific about encouraging increased densities and development to locate in those areas of the county where there are sufficient transportation opportunities. Medina has only one major arterial (on the east side of town) and only a few direct transit connections.

The major employers in Medina are the three schools and the golf course. Together, they account for approximately 305 jobs. City government, including administrators, staff, and police, provides 24 jobs. There are also approximately 15 people employed by the gas station, Medina grocery store, nursery, and post office. Additional employment is provided by individual residential properties in the form of housekeeping, groundskeeping, and other household staff positions. Total employment within Medina is listed in the PSRC's 2013 Quarterly Census of Employment as 461 jobs. The PSRC forecasts an increase to 496 jobs by 2035. The majority of this increase is forecasted to occur in the service sector, which is already the largest employment sector in Medina. There is no planned or expected increase in retail or commercial space in Medina. However, there are an increasing number of people working from home. Consequently, traditional employment in Medina is forecasted to remain relatively stable, but there will likely be an increase in home occupations.

**SPECIAL PLANNING AREAS AND ESSENTIAL PUBLIC FACILITIES**

Certain areas within the City have unique planning requirements because of the impact these areas and the facilities they contain have on surrounding uses. These areas and facilities typically serve regional needs, and any planning involving them requires coordination with other jurisdictions and agencies. By establishing a process for reviewing requests for development within these designated Special Planning Areas, the City can ensure that (i) the public will be included in the planning process, (ii) appropriate mitigation is implemented, (iii) adverse impacts on the surrounding uses and the City as a whole will be minimized, and (iv) regional planning will be facilitated. To accomplish these goals, development within designated Special Planning Areas will be handled through the City's Special Use Public Hearing process.

It is intended that future development of Special Planning Areas will be guided by the need to limit or mitigate the impact of such development on surrounding uses and the City as a whole. The role of government, in this context, is to seek a balance between the needs of a growing population and preservation of the environment and to ensure the maintenance of a high standard of living.

Any consideration of facilities to be sited within Special Planning Areas (or the expansion of existing facilities within Special Planning Areas) should follow submittal by the applicant of a

Master Plan for the facility providing at a minimum the application criteria specified in Chapter 20.32 and must apply and integrate, to the extent applicable, the policies and requirements of:

- This Comprehensive Plan.
- The City's Shoreline Master Program (Subtitle 20.6), the SEPA Model Ordinance, Critical Areas Regulations (Ch. 20.50 and 20.67), Construction Mitigation Ordinance (Ch. 15.20), and Medina Tree Code (Ch. 20.52).
- Environmental assessments and studies procured by the City dealing with drainage and water quality, wildlife habitat, noise, the City's shoreline and aquatic habitat, and air quality.
- State and regional plans and studies.
- Reports and studies generated by the towns of Hunts Point and Yarrow Point, and the City of Clyde Hill on issues common to the Points Communities.

**SR 520 Corridor Special Planning Area:**

This Special Planning Area consists of the SR 520 right-of-way, including the Evergreen Point Bridge to mid-span, which runs across the City at the base of Evergreen Point, from Lake Washington on the west to the City's boundaries with the Town of Hunts Point and the City of Clyde Hill on the east. The area has undergone significant changes as part of the Washington Department of Transportation (WSDOT) SR 520 bridge replacement project. In addition to replacing the floating bridge, approaches, and interchanges, the project includes a lidded overpass at Evergreen Point Road in Medina, with pedestrian access down to a median transit stop. The new bridge features two general travel lanes and one HOV lane in each direction. The bridge also includes a bicycle/pedestrian path that connects to regional trails east of Medina, and a pedestrian overlook and view corridor within the bridge's southern right-of-way west of Evergreen Point Road.

**84<sup>th</sup> Avenue N.E. Corridor Special Planning Area:**

This Special Planning Area consists of that portion of the 84<sup>th</sup> Avenue N.E. right-of-way within the City of Medina between the SR 520 interchange on the north and N.E. 12<sup>th</sup> Street on the south. The easterly portion of the 84<sup>th</sup> Avenue N.E. right-of-way is located within the City of Clyde Hill. In 2012, the City completed improvements to a 0.75-mile stretch of the corridor between NE 12<sup>th</sup> Street and NE 24<sup>th</sup> Street. Improvements included new roadway resurfacing, new road channelization with formal designated bike lanes, and a new landscaped median.

**Essential Public Facilities:**

The GMA requires that jurisdictions planning under its authority develop and adopt a process for identifying and siting essential public facilities. The GMA defines essential public facilities as "those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities [such as SR 520], state and local correctional facilities, solid waste handling facilities, and in-patient facilities, including substance abuse facilities, mental health facilities, and group homes." The County and all its cities must jointly agree upon the siting process for these types of facilities. The GMA states that no Comprehensive Plan or development regulation may preclude the siting of essential public facilities. SR 520 is the only essential public facility currently located in Medina.

The City reviews proposals for the siting of essential public facilities or the expansion of existing essential public facilities through the Special Planning Area process. If a proposed essential public facility is not located within a Special Planning Area, the proposed essential public facility shall be designated as a Special Planning Area. The boundaries of the resulting Special Planning Area will be the boundaries of the proposed essential public facility.

**LAND USE PLAN**

Medina has developed and matured into the type of community envisioned at the time of its incorporation. Old and new residents alike have invested substantially in their homes on the premise that Medina will continue to maintain its residential quality and character. Development ordinances and regulations have been adopted over time to assure that these expectations are met. As the above discussions indicate, there are no compelling reasons for Medina to institute fundamental changes to its basic land use pattern.

It is important to the community that uses such as the post office and the Medina grocery store, and facilities such as the City Hall, clock tower, and water tower are retained because of their functional, historic and cultural contribution to the City. The historical character of these buildings and structures, and appropriate uses should be retained for future generations. In line with this policy, in 2013 the City Council amended its zoning regulations and map (Ordinance No. 900) to better reflect existing uses. St. Thomas Church/School and the Post Office were both rezoned under the Park and Public Places zoning designation. The amendment also created more uniform zoning boundaries, and eliminated split zoning on individual parcels.

In the absence of any substantial future growth, it is the basic policy of the City to retain and promote the high-quality residential setting that has become the hallmark of the Medina community. Medina will continue to consider ways in which to restrict the size of homes so that individual lots do not become over-developed and adversely impact the character of the community or the environment.

**Future Land Use Designations**

The Future Land Use Map adopted in this plan establishes the future distribution, extent, and location of generalized land uses within the City (see Figure 3). The land use categories on the Future Land Use Map include Single Family Residential, Local Business, Public Facility, School/Institution, Utility, Park, and Open Space.

**GOALS**

- LU-G1 To maintain Medina’s high-quality residential setting and character.
- LU-G2 To maintain, preserve, and enhance the functional and historic contributions of Medina’s public facilities and amenities.
- LU-G3 To maintain active community involvement **and equitable engagement** in land use policy and regulations.
- LU-G4 To preserve community treasures, including, but not limited to, those structures and uses that reflect the City’s heritage and history.

**Commented [KM1]:** This draft revised goal implements related new draft policies focused on equity and aims to implement MPP-DP-1 (implementing CPP is DP-40 - see pg. 10 of the Gap Analysis)  
**Formatted:** Indent: Left: 0.1", Hanging: 0.88"

**POLICIES**

LU-P1 The City shall minimize changes to existing zoning and land use patterns, except as to meet above goals when deemed necessary by its citizens. The existing residential character of Medina should promote the health and well-being of its residents by supporting equitable access to parks and open space and safe pedestrian and bicycle routes.

**Commented [KM2]:** This draft revised policy aims to implement MPP-RC-3 (implementing CPP is H-24 - see pg. 2 of the Gap Analysis)

LU-P2 The City shall consider ways to restrict the size of homes in order to retain the character of the community and lessen impacts associated with construction.

LU-P3 Residential uses shall not be considered for conversion to non-residential use except when clearly supported by the community and when impacts to the surrounding area can be fully mitigated.

LU-P4 The City shall develop a program to preserve community treasures, including, but not limited to, those historical structures that reflect the City’s heritage and history.

LU-P5 Existing non-residential uses are encouraged to be maintained. Existing non-residential uses include:

- City Hall
- Medina Grocery Store
- Post Office
- Bellevue Christian School
- Wells Medina Nursery
- Overlake Golf and Country Club
- St. Thomas Church
- St. Thomas School
- Gas Station
- Medina Elementary School
- City facilities and parks
- Utilities

LU-P6 Existing non-residential uses within a residential zone may be converted to residential use, or may be redeveloped with a new non-residential use in a manner compatible with surrounding properties when allowed through the conditional use process.

LU-P7 The City shall work with WSDOT and City residents to develop mitigation measures that it seeks to be implemented as part of regional facilities development or improvement projects, such as SR 520 and related structures and improvements, and are designed to promote and improve physical, mental, and social health and reduce the impacts of climate change on the natural and built environments.

**Commented [KM3]:** This draft revised policy aims to implement MPP-DP-17 (implement CPP is T-17 - see pg. 14 of the Gap Analysis)

**Commented [KM4]:** This draft revised policy aims to implement MPP-DP-1, MPP-DP-2, MPP-DP-4, and MPP-DP-9 (implementing CPP is DP-40 - see pgs. 10-14 of the Gap Analysis). This policy would implement the revised Medina LU-G3.

LU-P8 The City ~~shall~~ should encourage and facilitate equitable public participation in all land use planning processes, including participation from community members of all ethnicities and races, socioeconomic statuses, members with disabilities, language access needs, and immigrants or refugees. Engagement efforts should also facilitate the participation of local tribes, the Puget Sound Partnership, and other affected jurisdictions to support regional collaborative land use planning.

**Commented [KM5]:** This draft revised policy aims to implement MPP-RC-4 (implementing CPP is DP-23 - see pg. 2 of the Gap Analysis).

**Commented [KM6]:** This draft revised policy aims to implement MPP-RC-15, MPP-EN-17, MPP-EN-18, MPP-EN-19, and MPP-EN-20 (implementing CPP is EN-16 - see pgs. 2-5 of the Gap Analysis).

LU-P9 The City shall afford due consideration to all stakeholders prior to any land use decision, including consideration of the potential physical, economic, and

**Commented [KM7]:** Recommend revisiting this term - who decides what is “due consideration”?

cultural displacement risk to residents, particularly to communities that have historically faced greater risk of displacement.

- LU-P10 Development of Special Planning Areas and essential public facilities shall require review of a Master Plan that addresses mitigation of impacts on surrounding uses and the City as a whole.
- LU-P11 If a proposed essential public facility is not located in an existing Special Planning Area, the proposed site of the essential public facility shall be designated as a Special Planning Area.

**Commented [KM8]:** This draft revised policy aims to implement MPP-DP-8 (implementing CPP is DP-39 - see pg. 13 of the Gap Analysis).

LU-P12 The City shall not preclude the siting of essential public facilities.  
LU-P13 The process to site proposed new or expansions to existing essential public facilities should consist of the following:

- a. An inventory of similar existing essential public facilities, including their locations and capacities;
- b. A forecast of the future needs for the essential public facility;
- c. An analysis of the affordable and equitable access to public services to all communities, especially those historically underserved;
- e.d. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities;
- d.e. An analysis of the proposal's consistency with County and City policies;
- e.f. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;
- g. An analysis of alternative sites based on siting criteria developed through an inter-jurisdictional process;
- f.h. An analysis of opportunities to facilitate or encourage modes of travel other than single-occupancy vehicles, the incorporation of energy-saving strategies in infrastructure planning and design, and the feasibility of using electric, sustainable, or other renewable energy sources for new or expended public facilities and developments to reduce greenhouse gasses;
- g.i. An analysis of environmental impacts and mitigation; and
- h.i. Extensive public involvement.

**Commented [KM9]:** This draft revised policy aims to implement MPP PS-2 (implementing CPP is PF-2 - see pgs. 21-22 of the Gap Analysis).

**Commented [KM10]:** This draft revised policy aims to implement MPP-EN-21, MPP-EN-22, MPP-CC-2, and MPP-CC-3 (implementing CPP is EN-4, EN-28, and EN-30) - see pgs. 5-9 of the Gap Analysis). This also implements MPP-PS-1 (implementing CPP is PF-25 - see pgs. 20-21 of the Gap Analysis).

LU-P14 The City should consider opportunities to promote public health and address racially and environmentally disparate health outcomes by providing or enhancing opportunities to safe and convenient physical activity, social connectivity, protection from exposure to harmful substances and environments, and denser housing in potential future changes to land use designations, as appropriate to serve the needs of the Medina community.

**Commented [KM11]:** This draft policy aims to implement MPP-RC-3 (implementing CPP is DP-6 - see pg. 1 of the Gap Analysis)

LU-P15

**Formatted:** Indent: Left: 0", First line: 0"

**Commented [KM12]:** To consider for either/both the Land Use and Housing Elements: The city should consider revising LU-P1 or creating a new policy that allows for denser zoning, middle housing, or infill development along planned or existing high-capacity and frequent transit corridors. This will help address CPP H-16, H-17, and H-18. Revised land use policies could make mention of the City's participation in A Regional Coalition for Housing (ARCH) and its contributions toward its Housing Trust Fund to create and preserve affordable housing in East King County.  
Current land use and zoning densities do not allow for middle housing or severely limits its development. LU-P1 can be revised to plan for allowing middle housing, at least along transit corridors, in the future. Many of the CPPs that implement Vision 2050's housing goal will fall back to this same solution.  
This would implement MPP-H-1, MPP-H-2, MPP-H-6, MPP-H-7, MPP-H-8, and MPP-H-9 (implementing CPPs are H-16, H-17, and H-18 - see pgs. 14-19 of the Gap Analysis)

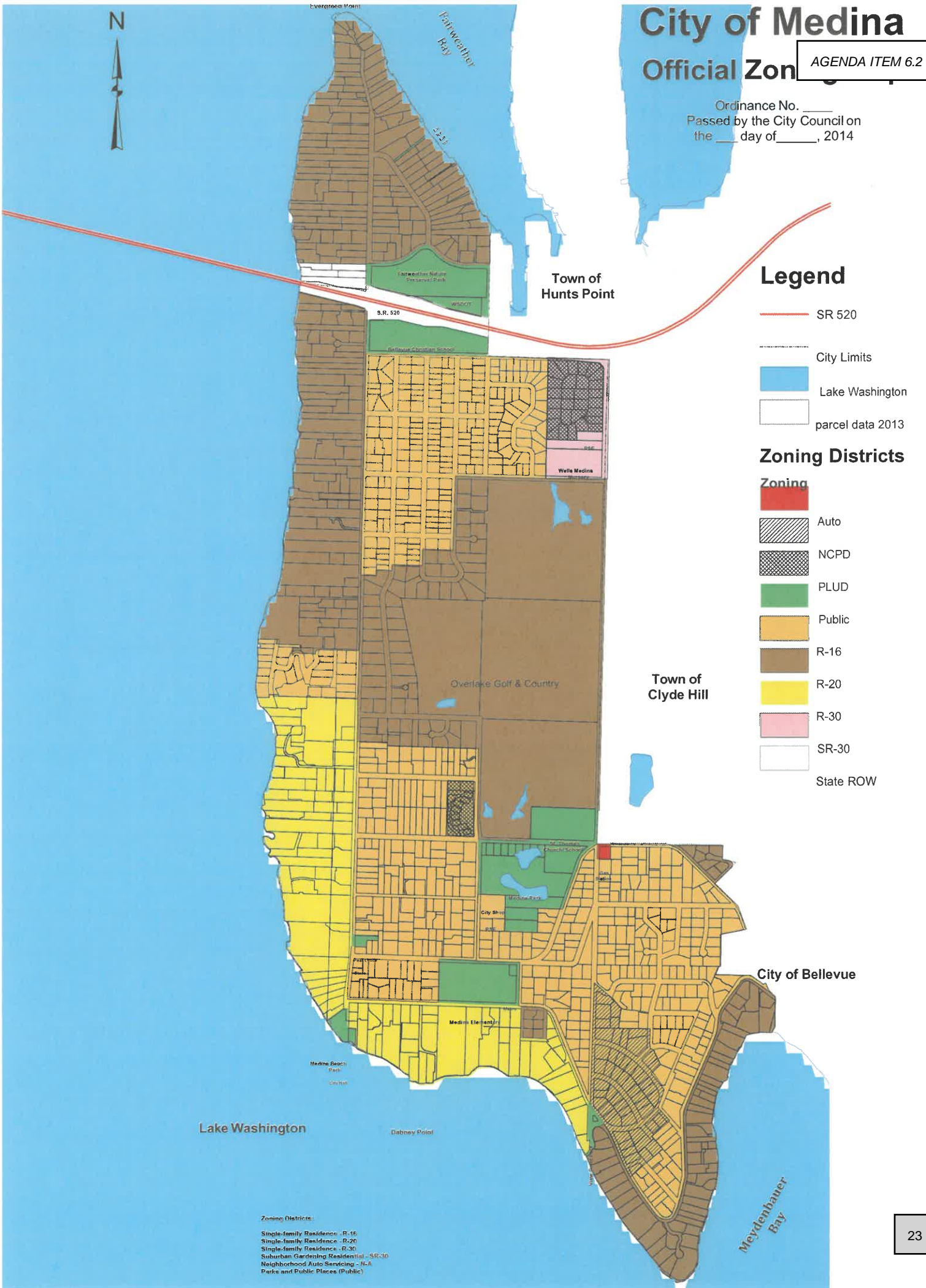
**Formatted:** Indent: Left: 0.1", Hanging: 0.88", Right: 0.23"

# City of Medina

## Official Zoning Map

AGENDA ITEM 6.2

Ordinance No. \_\_\_\_  
 Passed by the City Council on  
 the \_\_\_\_ day of \_\_\_\_, 2014



### Legend

- SR 520
- City Limits
- Lake Washington
- parcel data 2013

### Zoning Districts

- Zoning**
- Auto
  - NCPD
  - PLUD
  - Public
  - R-16
  - R-20
  - R-30
  - SR-30
  - State ROW

Zoning Districts:  
 Single-family Residence - R-16  
 Single-family Residence - R-20  
 Single-family Residence - R-30  
 Suburban Gardening Residential - SR-30  
 Neighborhood Auto Servicing - N-A  
 Parks and Public Places (Public)

## CITY OF MEDINA POLICY COMPARISON TABLE

**NOTES:**

- 1) This document represents an initial effort to identify potential gaps where the City of Medina Comprehensive Plan may not fully implement the revised VISION 2050 Multi-County Countywide Planning Policies (MPPs) and King County Countywide Planning Policies (CPPs).
- 2) Strikethroughs and underlines in the VISION 2050 reflect revisions and additions to the multi-county planning policies in VISION 2050 compared to Vision 2040.
- 3) Countywide Planning Policies are shown in the adopted format adopted by the King County Council under Ordinance No. 19384. A track change version is provided in the table. Track changes may be turned off (Review/No Marup)
- 4) Columns three and four are utilized to highlight where existing Medina comprehensive plan policies implement revised CPPs and MPPs. The table highlights where existing comprehensive plan policies fully implement the MPPs/CPPs or where there are possible, partial, or full gaps in policy language. Possible gaps are areas where the city may not need a new or revised policy but where the item is highlighted to it can be further reviewed for consistency. A partial gap is where an existing policy could be updated with additional text or a new policy developed. A full gap is where there may not be an existing policy covering a topic addressed within the MPPs/CPPs.

VISION 2050 POLICY	Implementing King County Countywide Planning Policy – adopted December 14, 2021 (Ord. 19384)	Is there a current Medina Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/Suggested Action for 2024 Comprehensive Plan update
VISION 2050 # Policy/Action	Countywide Planning Policy		Indicate if there is a partial or full policy gap
<b>Regional Collaboration Goal</b> The region plans collaboratively for a healthy environment, thriving communities, and opportunities for all.			
<b>MPP-RC-3</b> Make reduction of health disparities and improvement of health outcomes across the region a priority when developing and carrying out regional, countywide, and local plans.	<b>DP-3</b> Develop and use residential, commercial, and manufacturing land efficiently in the Urban Growth Area to create healthy, vibrant, and equitable urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Natural Resource Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as: <ul style="list-style-type: none"> <li>a) Directing concentrations of housing and employment growth to high opportunity areas like designated centers and transit station areas, consistent with the numeric goals in the Regional Growth Strategy;</li> <li>b) Encouraging compact and infill development with a mix of compatible residential, commercial, and community activities;</li> <li>c) Providing opportunities for greater housing growth closer to areas of high employment to reduce commute times;</li> <li>d) Optimizing the use of existing capacity for housing and employment;</li> <li>e) Redeveloping underutilized lands, in a manner that considers equity and mitigates displacement; and</li> <li>f) Coordinating plans for land use, transportation, schools, capital facilities and services.</li> </ul> <b>DP-6</b> Adopt land use and community investment strategies that promote public health and address racially and environmentally disparate health outcomes and promote access to opportunity. Focus on residents with the highest needs in providing and enhancing opportunities for employment, safe and convenient daily physical activity, social connectivity, protection from exposure to harmful substances and environments, and housing in high opportunity areas. <b>DP-39</b> Evaluate the potential physical, economic, and cultural displacement of residents and businesses in countywide and local centers, particularly for Black, Indigenous, and other People of Color communities; immigrants and refugees, low-income populations; disabled communities; and other communities at greatest risk of displacement. Use a range of strategies to mitigate identified displacement impacts. <b>EN-1</b> Incorporate environmental protection and restoration efforts including climate action, mitigation, and resilience into local comprehensive plans to ensure that the quality of the natural environment and its contributions to human health and vitality is sustained now and for future generations. <b>EN-5</b> Ensure all residents of the region regardless of race, social, or economic status have a clean and healthy environment. Identify, mitigate, and correct for unavoidable	<b>NE-G3:</b> To promote community-wide stewardship of the natural environment for future generations through protection, preservation/conservation, and enhancement of those natural environment features which are most sensitive to human activities and which are critical to fish and wildlife survival and proliferation. <b>NE-P2:</b> The City shall preserve and should enhance where possible the functions and values of Medina’s critical areas in a manner consistent with best available science. <b>PO-G2:</b> To expand and improve the City parks and open spaces through property acquisitions as special funding allows and when opportunities arise. <b>PO-P1:</b> The City shall seek to acquire additional waterfront access along the shoreline, when opportunities arise and continue to maintain the public piers. <b>PO-G2:</b> To expand and improve the City parks and open spaces through property acquisitions as special funding allows and when opportunities arise.	<b>Partial Gap</b> <ul style="list-style-type: none"> <li>• City could consider implementing <b>CPP EN-5</b> by revising policy language to incorporate language related to ensuring “all residents of the region regardless of race, social, or economic status have a clean and healthy environment. Identify, mitigate, and correct for unavoidable negative impacts of public actions that disproportionately affect those frontline communities impacted by existing and historical racial, social, environmental, and economic inequities, and who have limited resources or capacity to adapt to a changing environment.”</li> </ul> <b>Partial Gap (PO-G2, PO-P1, PO-G2):</b> Policy could be strengthened to align with CPP’s <b>Full Gap</b> The City should implement <b>CPP DP-6</b> through new land use policies and/or goals that promote public health and address racially and environmentally disparate impacts and promote access to opportunity. <b>Full Gap</b> The City should implement <b>CPP H-24</b> through new land use policies and/or goals. The City could work in language from <b>CPP-H-24</b> into the existing policy framework within the Land Use Element. This is also an issue for the Land Use, Transportation, Parks and Economic Development Elements.



VISION 2050 POLICY	Implementing King County Countywide Planning Policy – adopted December 14, 2021 (Ord. 19384)	Is there a current Medina Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/Suggested Action for 2024 Comprehensive Plan update
VISION 2050 # Policy/Action	Countywide Planning Policy		Indicate if there is a partial or full policy gap
	<p>negative impacts of public actions that disproportionately affect those frontline communities impacted by existing and historical racial, social, environmental, and economic inequities, and who have limited resources or capacity to adapt to a changing environment.</p> <p><b>H-24</b> Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting equitable access to parks and open space, safe pedestrian and bicycle routes, clean air, soil and water, fresh and healthy foods, high-quality education from early learning through K-12, affordable and high-quality transit options and living wage jobs and by avoiding or mitigating exposure to environmental hazards and pollutants.</p> <p><b>T-30</b> Develop a transportation system that minimizes negative health and environmental impacts to all communities, especially Black, Indigenous, and other People of Color communities and low-income communities, that have been disproportionately affected by transportation decisions.</p> <p><b>PF-25</b> Consider climate change, economic, equity, and health impacts when siting and building essential public services and facilities.</p>		
<p><b>MPP-RC-4</b></p> <p>Coordinate with tribes in regional and local planning, recognizing the mutual benefits and potential for impacts between growth occurring within and outside tribal boundaries.</p>	<p><b>DP-23</b> Coordinate the preparation of comprehensive plans with adjacent and other affected jurisdictions, military facilities, tribal governments, ports, airports, and other related entities to avoid or mitigate the potential cross-border impacts of urban development and encroachment of incompatible uses.</p>	<p>No current policy</p>	<p><b>Full Gap</b></p> <ul style="list-style-type: none"> <li>While existing policies are provided for coordination on specific issues, <a href="#">HB 1717</a>, which requires tribal coordination, may result in new policies to address coordination with tribes more broadly.</li> <li>The City should consider addressing tribal coordination throughout its goals and policies. For example, policies related to resource management, watershed planning, siting of essential capital facilities, and preservation could incorporate tribal coordination. See <b>LU-P4, LU-P8, LU-P9, LU-P13.</b></li> </ul>
<p><b>MPP-RC-15</b></p> <p>Promote regional and national efforts to restore Puget Sound and its watersheds, in coordination with cities, counties, federally recognized tribes, federal and state agencies, utilities, and other partners.</p>	<p><b>EN-2</b> Develop and implement environmental strategies using integrated and interdisciplinary approaches to environmental assessment and planning, in coordination with local jurisdictions, tribes, and other stakeholders.</p> <p><b>EN-16</b> Collaborate with the Puget Sound Partnership to implement the Puget Sound Action Agenda and to coordinate land use and transportation plans and actions for the benefit of Puget Sound and its watersheds.</p> <p><b>EN-24</b> Restore the region’s freshwater and marine shorelines, watersheds, estuaries, and other waterbodies to a natural condition for ecological function and value, where appropriate and feasible.</p>	<p><b>NE-P1</b> The City shall maintain and update critical areas regulations as required by the GMA, and utilizing the best available science.</p> <p><b>NE-P2</b> The City shall preserve and should enhance where possible the functions and values of Medina’s critical areas in a manner consistent with best available science.</p> <p><b>NE-P3</b> The City shall coordinate with other cities, King County, federal and state agencies, tribes, and the WRIA 8 Salmon Recovery Council on regional environmental issues, such as surface and groundwater quality and quantity, and salmon conservation.</p> <p><b>NE-P4</b> No net loss of wetlands functions, values, and acreage should result from development.</p> <p><b>NE-P8</b> The City should restore Medina Creek to provide salmon habitat by developing and implementing a salmon restoration/habitat recovery plan.</p> <p><b>LU-P7</b> The City shall work with WSDOT and City residents to develop mitigation measures that it seeks to</p>	<p><b>Partial Gap</b></p> <ul style="list-style-type: none"> <li>City could consider implementing <b>CPP EN-16</b> by including Puget Sound Partnership in its list of agencies/stakeholders to coordinate with in its planning in a revision to <b>NE-P3.</b></li> <li>The City should implement <b>CPP EN-16</b> in its Land Use policies through the consideration of inter-jurisdictional coordination in the context of watershed management. This could be accomplished by including Puget Sound Partnership in its list of agencies/stakeholders to coordinate with in the siting of essential public facilities. See policies <b>LU-P7, LU-P9, LU-P13.</b></li> <li>Transportation Element: Needs to take into consideration Puget Sound Action Agenda and watersheds.</li> </ul>

VISION 2050 POLICY	Implementing King County Countywide Planning Policy – adopted December 14, 2021 (Ord. 19384)	Is there a current Medina Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/Suggested Action for 2024 Comprehensive Plan update
VISION 2050 # Policy/Action	Countywide Planning Policy		Indicate if there is a partial or full policy gap
		<p>be implemented as part of regional facilities development or improvement projects, such as SR 520 and related structures and improvements.</p> <p><b>LU-P8</b> The City shall encourage and facilitate public participation in all land use planning processes.</p> <p><b>LU-P9</b> The City shall afford due consideration to all stakeholders prior to any land use decision.</p> <p><b>LU-P13</b> The process to site proposed new or expansions to existing essential public facilities should consist of the following:</p> <ul style="list-style-type: none"> <li>a. An inventory of similar existing essential public facilities, including their locations and capacities;</li> <li>b. A forecast of the future needs for the essential public facility;</li> <li>c. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities;</li> <li>d. An analysis of the proposal's consistency with County and City policies;</li> <li>e. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;</li> <li>f. An analysis of alternative sites based on siting criteria developed through an inter-jurisdictional process;</li> <li>g. An analysis of environmental impacts and mitigation; and</li> <li>h. Extensive public involvement</li> </ul>	
<p><b>MPP-En-17</b></p> <p>Maintain and restore natural hydrological functions and water quality within the region's ecosystems and watersheds to recover the health of Puget Sound.</p>	<p><b>EN-2</b> Develop and implement environmental strategies using integrated and interdisciplinary approaches to environmental assessment and planning, in coordination with local jurisdictions, tribes, and other stakeholders.</p> <p><b>EN-16</b> Collaborate with the Puget Sound Partnership to implement the Puget Sound Action Agenda and to coordinate land use and transportation plans and actions for the benefit of Puget Sound and its watersheds.</p> <p><b>EN-24</b> Restore the region's freshwater and marine shorelines, watersheds, estuaries, and other waterbodies to a natural condition for ecological function and value, where appropriate and feasible.</p>	<p><b>NE-P1</b> The City shall maintain and update critical areas regulations as required by the GMA, and utilizing the best available science.</p> <p><b>NE-P2</b> The City shall preserve and should enhance where possible the functions and values of Medina's critical areas in a manner consistent with best available science.</p> <p><b>NE-P3</b> The City shall coordinate with other cities, King County, federal and state agencies, tribes, and the WRIA 8 Salmon Recovery Council on regional environmental issues, such as surface and groundwater quality and quantity, and salmon conservation.</p> <p><b>NE-P4</b> No net loss of wetlands functions, values, and acreage should result from development.</p> <p><b>NE-P8</b> The City should restore Medina Creek to provide salmon habitat by developing and implementing a salmon restoration/habitat recovery plan.</p> <p><b>LU-P7</b> The City shall work with WSDOT and City residents to develop mitigation measures that it seeks to be implemented as part of regional facilities development</p>	<p><b>Partial Gap:</b> The City could consider amending <b>NE-P3</b> to include "and other stakeholders" to more broadly include other agencies/organizations and implement <b>CPP EN-2</b>. City could consider implementing <b>CPP EN-16</b> by including Puget Sound Partnership in its list of agencies/stakeholders to coordinate with in its planning in a revision to <b>NE-P3</b>.</p> <p>Consider adding Puget Sound Partnership as an entity to work with as part of <b>LU-P7</b> to implement <b>EN-16</b>.</p>

VISION 2050 POLICY	Implementing King County Countywide Planning Policy – adopted December 14, 2021 (Ord. 19384)	Is there a current Medina Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/Suggested Action for 2024 Comprehensive Plan update
VISION 2050 # Policy/Action	Countywide Planning Policy		Indicate if there is a partial or full policy gap
		or improvement projects, such as SR 520 and related structures and improvements.  <b>LU-P8</b> The City shall encourage and facilitate public participation in all land use planning processes.  <b>LU-P9</b> The City shall afford due consideration to all stakeholders prior to any land use decision.	
<b>MPP-En-18</b> Reduce stormwater impacts from transportation and development through watershed planning, redevelopment and retrofit projects, and low-impact development.	<b>EN-2</b> Develop and implement environmental strategies using integrated and interdisciplinary approaches to environmental assessment and planning, in coordination with local jurisdictions, tribes, and other stakeholders. <b>EN-3</b> Ensure public and private projects incorporate locally appropriate, low-impact development approaches developed using a watershed planning framework for managing stormwater, protecting water quality, minimizing flooding and erosion, protecting habitat, and reducing greenhouse gas emissions. <b>EN-10</b> Ensure that new development, open space protection efforts, and mitigation projects support the State’s streamflow restoration law. Promote robust, healthy, and sustainable salmon populations and other ecosystem functions working closely within Water Resource Inventory Areas and utilizing adopted watershed plans. <b>EN-16</b> Collaborate with the Puget Sound Partnership to implement the Puget Sound Action Agenda and to coordinate land use and transportation plans and actions for the benefit of Puget Sound and its watersheds. <b>T-25</b> Reduce stormwater pollution from transportation facilities and improve fish passage through retrofits and updated design standards. When feasible, integrate with other improvements to achieve multiple benefits and cost efficiencies.	<b>NE-P3</b> The City shall coordinate with other cities, King County, federal and state agencies, tribes, and the WRIA 8 Salmon Recovery Council on regional environmental issues, such as surface and groundwater quality and quantity, and salmon conservation. <b>NE-P10</b> The City should encourage and educate residents on development and land use practices that minimize impacts on the natural environment, with emphasis on anadromous fisheries. <b>NE-P8</b> The City should restore Medina Creek to provide salmon habitat by developing and implementing a salmon restoration/habitat recovery plan. <b>NE-P10</b> The City should encourage and educate residents on development and land use practices that minimize impacts on the natural environment, with emphasis on anadromous fisheries. <b>LU-P7</b> The City shall work with WSDOT and City residents to develop mitigation measures that it seeks to be implemented as part of regional facilities development or improvement projects, such as SR 520 and related structures and improvements. <b>LU-P8</b> The City shall encourage and facilitate public participation in all land use planning processes. <b>LU-P9</b> The City shall afford due consideration to all stakeholders prior to any land use decision.	<b>Partial Gap:</b> The City could consider amending <b>NE-P3</b> to include “and other stakeholders” to more broadly include other agencies/organizations and implement <b>CPP EN-2</b> .  <b>Partial Gap:</b> The City could consider amending <b>NE-P10</b> to include an address of encouraging/educating its residents on incorporating low-impact development (LID) approaches to planning development/land use within the Medina watershed to better manage stormwater, protect water quality, minimize flooding and erosion, protect habitat, and reduce greenhouse gas emissions. This would implement <b>CPP EN-3</b> .  <b>Partial Gap:</b> <b>NE-P8</b> and <b>NE-P10</b> could be expanded to include reference to the State’s streamflow restoration law, even if generally stated as “compliant with germane state regulations,” or something similar that would implement <b>CPP EN-10</b> .  <b>Partial Gap:</b> City could consider implementing <b>CPP EN-16</b> by including Puget Sound Partnership in its list of agencies/stakeholders to coordinate with in its planning in a revision to <b>NE-P3</b> .  Consider adding Puget Sound Partnership as an entity to work with as part of <b>LU-P7</b> to implement <b>EN-16</b> .
<b>MPP-En-19</b> Reduce the use of toxic pesticides, fertilizers, and other products to the extent feasible and identify alternatives that minimize risks to human health and the environment.	<b>EN-2</b> Develop and implement environmental strategies using integrated and interdisciplinary approaches to environmental assessment and planning, in coordination with local jurisdictions, tribes, and other stakeholders. <b>EN-16</b> Collaborate with the Puget Sound Partnership to implement the Puget Sound Action Agenda and to coordinate land use and transportation plans and actions for the benefit of Puget Sound and its watersheds. <b>EN-22</b> Provide parks, trails, and open space within walking distance of urban residents. Prioritize historically underserved communities for open space improvements and investments. <b>EN-24</b> Restore the region’s freshwater and marine shorelines, watersheds, estuaries, and other waterbodies to a natural condition for ecological function and value, where appropriate and feasible.	<b>PO-P4</b> The City should preserve easements to protect unique trees and tree groupings.  <b>PO-P6</b> The City should retain the Fairweather Nature Preserve in its natural state and provide maintenance only when necessary. <b>NE-P3</b> The City shall coordinate with other cities, King County, federal and state agencies, tribes, and the WRIA 8 Salmon Recovery Council on regional environmental issues, such as surface and groundwater quality and quantity, and salmon conservation. <b>NE-P4</b> No net loss of wetlands functions, values, and acreage should result from development.	<b>Partial Gap</b> (PO-P4, P6): Policies should be reworked to help meet CPPS and MPPS  <b>Partial Gap:</b> The City could consider amending <b>NE-P3</b> to include “and other stakeholders” to more broadly include other agencies/organizations and implement <b>CPP EN-2</b> .  <b>Partial Gap:</b> City could consider implementing <b>CPP EN-16</b> by including Puget Sound Partnership in its list of agencies/stakeholders to coordinate with in its planning in a revision to <b>NE-P3</b> .  Consider adding Puget Sound Partnership as an entity to work with as part of <b>LU-P7</b> to

VISION 2050 POLICY	Implementing King County Countywide Planning Policy – adopted December 14, 2021 (Ord. 19384)	Is there a current Medina Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/Suggested Action for 2024 Comprehensive Plan update
VISION 2050 # Policy/Action	Countywide Planning Policy		Indicate if there is a partial or full policy gap
		<p><b>NE-P8</b> The City should restore Medina Creek to provide salmon habitat by developing and implementing a salmon restoration/habitat recovery plan.</p> <p><b>LU-P7</b> The City shall work with WSDOT and City residents to develop mitigation measures that it seeks to be implemented as part of regional facilities development or improvement projects, such as SR 520 and related structures and improvements.</p> <p><b>LU-P8</b> The City shall encourage and facilitate public participation in all land use planning processes.</p> <p><b>LU-P9</b> The City shall afford due consideration to all stakeholders prior to any land use decision.</p>	<p>implement <b>EN-16</b>.</p>
<p><b>MPP-En-20</b></p> <p>Restore – where appropriate and possible – the region’s freshwater and marine shorelines, watersheds, and estuaries to a natural condition for ecological function and value.</p>	<p><b>EN-2</b> Develop and implement environmental strategies using integrated and interdisciplinary approaches to environmental assessment and planning, in coordination with local jurisdictions, tribes, and other stakeholders.</p> <p><b>EN-16</b> Collaborate with the Puget Sound Partnership to implement the Puget Sound Action Agenda and to coordinate land use and transportation plans and actions for the benefit of Puget Sound and its watersheds.</p> <p><b>EN-24</b> Restore the region’s freshwater and marine shorelines, watersheds, estuaries, and other waterbodies to a natural condition for ecological function and value, where appropriate and feasible.</p>	<p><b>NE-P3</b> The City shall coordinate with other cities, King County, federal and state agencies, tribes, and the WRIA 8 Salmon Recovery Council on regional environmental issues, such as surface and groundwater quality and quantity, and salmon conservation.</p> <p><b>NE-P4</b> No net loss of wetlands functions, values, and acreage should result from development.</p> <p><b>NE-P8</b> The City should restore Medina Creek to provide salmon habitat by developing and implementing a salmon restoration/habitat recovery plan.</p> <p><b>LU-P7</b> The City shall work with WSDOT and City residents to develop mitigation measures that it seeks to be implemented as part of regional facilities development or improvement projects, such as SR 520 and related structures and improvements.</p> <p><b>LU-P8</b> The City shall encourage and facilitate public participation in all land use planning processes.</p> <p><b>LU-P9</b> The City shall afford due consideration to all stakeholders prior to any land use decision.</p>	<p><b>Partial Gap:</b> The City could consider amending <b>NE-P3</b> to include “and other stakeholders” to more broadly include other agencies/organizations and implement <b>CPP EN-2</b>.</p> <p><b>Partial Gap:</b> City could consider implementing <b>CPP EN-16</b> by including Puget Sound Partnership in its list of agencies/stakeholders to coordinate with in its planning in a revision to <b>NE-P3</b>.</p> <p>Consider adding Puget Sound Partnership as an entity to work with as part of <b>LU-P7</b> to implement <b>EN-16</b>.</p>
<p><b>MPP-En-21</b></p> <p>Continue efforts to reduce pollutants from transportation activities, including through the use of cleaner fuels and vehicles and increasing alternatives to driving alone, as well as design and land use.</p>	<p><b>EN-28</b> Plan for development patterns that minimize air pollution and greenhouse gas emissions, including:</p> <ul style="list-style-type: none"> <li>a) Directing growth to Urban Centers and other mixed-use or high-density locations that support mass transit, encourage non-motorized modes of travel, and reduce trip lengths;</li> <li>b) Facilitating modes of travel other than single-occupancy vehicles including transit, walking, bicycling, and carpooling;</li> <li>c) Incorporating energy-saving strategies in infrastructure planning and design;</li> <li>d) Encouraging interjurisdictional planning to ensure efficient use of transportation infrastructure and modes of travel;</li> <li>e) Encouraging new development to use low emission construction practices, low or zero net lifetime energy requirements, and green building techniques; and</li> </ul>	<p><b>PO-P4</b> The City should preserve easements to protect unique trees and tree groupings.</p> <p><b>PO-P6</b> The City should retain the Fairweather Nature Preserve in its natural state and provide maintenance only when necessary.</p> <p><b>PO-P7</b> The City should improve the Fairweather playfield for year-round use.</p> <p><b>LU-P13</b> The process to site proposed new or expansions to existing essential public facilities should consist of the following:</p> <ul style="list-style-type: none"> <li>a. An inventory of similar existing essential public facilities, including their locations and capacities;</li> <li>b. A forecast of the future needs for the essential public facility;</li> </ul>	<p><b>Partial GAP (PO-P4, PO-P6, PO-P7):</b> Policies could be strengthened or new policies drafted to support existing ones.</p> <p><b>Full Gap:</b> The City could consider adopting a new policy that addresses GHG reduction targets and air emission improvement goals to incorporate <b>CPP EN-28</b> and <b>CPP EN-30</b>.</p> <p>City could consider modifying <b>LU-P13</b> to include feasibility of using electric, sustainable, or other renewable energy sources for any new or expended public facilities and developments to reduce greenhouse gasses and incorporate <b>CPP EN-28</b> and <b>CPP EN-30</b>.</p>

VISION 2050 POLICY	Implementing King County Countywide Planning Policy – adopted December 14, 2021 (Ord. 19384)	Is there a current Medina Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/Suggested Action for 2024 Comprehensive Plan update
VISION 2050 # Policy/Action	Countywide Planning Policy		Indicate if there is a partial or full policy gap
	<p>f) Reducing building energy use through green building methods in the retrofit of existing buildings.</p> <p><b>EN-30</b> Promote energy efficiency, conservation methods, sustainable energy sources, electrifying the transportation system, and limiting vehicle miles traveled to reduce air pollution, greenhouse gas emissions, and consumption of fossil fuels to support state, regional, and local climate change goals.</p> <p><b>DP-43</b> Create and protect systems of green infrastructure, such as urban forests, parks, green roofs, and natural drainage systems, in order to reduce climate-altering pollution and increase resilience of communities to climate change impacts. Prioritize neighborhoods with historical underinvestment in green infrastructure.</p> <p><b>T-25</b> Reduce stormwater pollution from transportation facilities and improve fish passage through retrofits and updated design standards. When feasible, integrate with other improvements to achieve multiple benefits and cost efficiencies.</p>	<p>c. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities;</p> <p>d. An analysis of the proposal's consistency with County and City policies;</p> <p>e. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;</p> <p>f. An analysis of alternative sites based on siting criteria developed through an inter-jurisdictional process;</p> <p>g. An analysis of environmental impacts and mitigation; and</p> <p>h. Extensive public involvement</p>	
<p><b>MPP-En-22</b> Meet all federal and state air quality standards and reduce emissions of air toxics and greenhouse gases.</p>	<p><b>EN-8</b> Use the best available science when establishing and implementing environmental standards.</p> <p><b>EN-27</b> Adopt and implement policies and programs to achieve a target of reducing countywide sources of greenhouse gas emissions, compared to a 2007 baseline, by 50% by 2030, 75% by 2040, and 95%, including net-zero emissions through carbon sequestration and other strategies, by 2050. Evaluate and update these targets over time in consideration of the latest international climate science and statewide targets aiming to limit the most severe impacts of climate change and keep global warming under 1.5 degrees Celsius.</p> <p><b>EN-28</b> Plan for development patterns that minimize air pollution and greenhouse gas emissions, including:</p> <ul style="list-style-type: none"> <li>a) Directing growth to Urban Centers and other mixed-use or high-density locations that support mass transit, encourage non-motorized modes of travel, and reduce trip lengths;</li> <li>b) Facilitating modes of travel other than single-occupancy vehicles including transit, walking, bicycling, and carpooling;</li> <li>c) Incorporating energy-saving strategies in infrastructure planning and design;</li> <li>d) Encouraging interjurisdictional planning to ensure efficient use of transportation infrastructure and modes of travel;</li> <li>e) Encouraging new development to use low emission construction practices, low or zero net lifetime energy requirements, and green building techniques; and</li> <li>f) Reducing building energy use through green building methods in the retrofit of existing buildings.</li> </ul> <p><b>EN-30</b> Promote energy efficiency, conservation methods, sustainable energy sources, electrifying the transportation system, and limiting vehicle miles traveled to reduce air pollution, greenhouse gas emissions, and consumption of fossil fuels to support state, regional, and local climate change goals.</p> <p><b>T-17</b> Promote coordinated planning and effective management to optimize the movement of people and goods in the region's aviation system in a manner that minimizes health, air quality, and noise impact to the community, especially frontline communities. Consider demand management alternatives as future aviation growth needs are analyzed, recognizing capacity constraints at existing facilities and the time and</p>	<p><b>PO-P4</b> The City should preserve easements to protect unique trees and tree groupings.</p> <p><b>NE-P1</b> The City shall maintain and update critical areas regulations as required by the GMA, and utilizing the best available science.</p> <p><b>NE-P2</b> The City shall preserve and should enhance where possible the functions and values of Medina's critical areas in a manner consistent with best available science.</p> <p><b>LU-P13</b> The process to site proposed new or expansions to existing essential public facilities should consist of the following:</p> <ul style="list-style-type: none"> <li>a. An inventory of similar existing essential public facilities, including their locations and capacities;</li> <li>b. A forecast of the future needs for the essential public facility;</li> <li>c. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities;</li> <li>d. An analysis of the proposal's consistency with County and City policies;</li> <li>e. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;</li> <li>f. An analysis of alternative sites based on siting criteria developed through an inter-jurisdictional process;</li> <li>g. An analysis of environmental impacts and mitigation; and</li> <li>h. Extensive public involvement</li> </ul>	<p><b>Full Gap:</b> The City could consider adopting a new policy that addresses GHG reduction targets and air emission improvement goals to incorporate <b>CPP EN-27, CPP EN-28, and CPP EN-30.</b></p> <p>City could consider modifying <b>LU-P13</b> to include feasibility of using electric, sustainable, or other renewable energy sources for any new or expended public facilities and developments to incorporate <b>CPP EN-4, CPP EN-28, and CPP EN-30.</b></p>

VISION 2050 POLICY	Implementing King County Countywide Planning Policy – adopted December 14, 2021 (Ord. 19384)	Is there a current Medina Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/Suggested Action for 2024 Comprehensive Plan update
VISION 2050 # Policy/Action	Countywide Planning Policy		Indicate if there is a partial or full policy gap
	resources necessary to build new ones. Support the ongoing process of development of a new commercial aviation facility in Washington State.		
<p><b>En-Action-3 (Countywide/watershed)</b></p> <p><b>Watershed Planning:</b> Counties and cities, together with other jurisdictions in the watershed, will continue to participate in watershed planning to integrate land use, transportation, stormwater, and related disciplines across the watershed to improve the health of Puget Sound. Include planning for culvert removal and work with tribal, federal, state, and local governments in planning, funding, and implementation to ensure the effective and efficient use of funds to restore salmon habitat.</p>	<p><b>EN-10</b> Ensure that new development, open space protection efforts, and mitigation projects support the State’s streamflow restoration law. Promote robust, healthy, and sustainable salmon populations and other ecosystem functions working closely within Water Resource Inventory Areas and utilizing adopted watershed plans.</p> <p><b>EN-16</b> Collaborate with the Puget Sound Partnership to implement the Puget Sound Action Agenda and to coordinate land use and transportation plans and actions for the benefit of Puget Sound and its watersheds.</p>	<p><b>NE-P3</b> The City shall coordinate with other cities, King County, federal and state agencies, tribes, and the WRIA 8 Salmon Recovery Council on regional environmental issues, such as surface and groundwater quality and quantity, and salmon conservation.</p> <p><b>NE-P8</b> The City should restore Medina Creek to provide salmon habitat by developing and implementing a salmon restoration/habitat recovery plan.</p> <p><b>NE-P10</b> The City should encourage and educate residents on development and land use practices that minimize impacts on the natural environment, with emphasis on anadromous fisheries.</p> <p><b>LU-G3</b> To maintain active community involvement in and use policy and regulations.</p> <p><b>LU-P7</b> The City shall work with WSDOT and City residents to develop mitigation measures that it seeks to be implemented as part of regional facilities development or improvement projects, such as SR 520 and related structures and improvements.</p> <p><b>LU-P8</b> The City shall encourage and facilitate public participation in all land use planning processes.</p> <p><b>LU-P9</b> The City shall afford due consideration to all stakeholders prior to any land use decision.</p> <p><b>LU-P13</b> The process to site proposed new or expansions to existing essential public facilities should consist of the following:</p> <ul style="list-style-type: none"> <li>i. An inventory of similar existing essential public facilities, including their locations and capacities;</li> <li>j. A forecast of the future needs for the essential public facility;</li> <li>k. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities;</li> <li>l. An analysis of the proposal's consistency with County and City policies;</li> <li>m. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;</li> <li>n. An analysis of alternative sites based on siting criteria developed through an inter-jurisdictional process;</li> <li>o. An analysis of environmental impacts and mitigation; and</li> <li>p. Extensive public involvement</li> </ul>	<p><b>Partial Gap: NE-P8 and NE-P10</b> could be expanded to include reference to the State’s streamflow restoration law, even if generally stated as “compliant with germane state regulations,” or something similar that would implement <b>CPP EN-10</b>.</p> <p><b>Partial Gap:</b> City could consider implementing <b>CPP EN-16</b> by including Puget Sound Partnership in its list of agencies/stakeholders to coordinate with in its planning in a revision to <b>NE-P3</b>.</p> <p>Consider adding Puget Sound Partnership as an entity to work with as part of <b>LU-P7</b> to implement <b>EN-16</b>.</p>

VISION 2050 POLICY	Implementing King County Countywide Planning Policy – adopted December 14, 2021 (Ord. 19384)	Is there a current Medina Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/Suggested Action for 2024 Comprehensive Plan update
VISION 2050 # Policy/Action	Countywide Planning Policy		Indicate if there is a partial or full policy gap
<p><b>Climate Change Goal</b></p> <p>The region substantially reduces emissions of greenhouse gases that contribute to climate change in accordance with the goals of the Puget Sound Clean Air Agency (50% below 1990 levels by 2030 and 80% below 1990 levels by 2050) and prepares for climate change impacts.</p>			
<p><b>MPP-CC-1</b></p> <p>Advance the adoption and implementation of actions that substantially reduce greenhouse gas emissions in support of state, regional, and local emissions reduction goals, including targets adopted by the Puget Sound Clean Air Agency.</p>	<p><b>EN-27</b> Adopt and implement policies and programs to achieve a target of reducing countywide sources of greenhouse gas emissions, compared to a 2007 baseline, by 50% by 2030, 75% by 2040, and 95%, including net-zero emissions through carbon sequestration and other strategies, by 2050. Evaluate and update these targets over time in consideration of the latest international climate science and statewide targets aiming to limit the most severe impacts of climate change and keep global warming under 1.5 degrees Celsius.</p>		<p><b>Full Gap:</b> The City could consider adopting a new policy that addresses GHG reduction targets and air emission improvement goals to implement <b>CPP EN-27</b>.</p>
<p><b>MPP-CC-2</b></p> <p>Reduce building energy use through green building and retrofit of existing buildings.</p>	<p><b>DP-45</b> Adopt flexible design standards, parking requirements, incentives, or guidelines that foster green building, multimodal transportation, and infill development that enhances the existing or desired urban character of a neighborhood/community. Ensure adequate code enforcement so that flexible regulations are appropriately implemented.</p> <p><b>EN-27</b> Adopt and implement policies and programs to achieve a target of reducing countywide sources of greenhouse gas emissions, compared to a 2007 baseline, by 50% by 2030, 75% by 2040, and 95%, including net-zero emissions through carbon sequestration and other strategies, by 2050. Evaluate and update these targets over time in consideration of the latest international climate science and statewide targets aiming to limit the most severe impacts of climate change and keep global warming under 1.5 degrees Celsius.</p> <p><b>EN-28</b> Plan for development patterns that minimize air pollution and greenhouse gas emissions, including:</p> <ul style="list-style-type: none"> <li>a) Directing growth to Urban Centers and other mixed-use or high-density locations that support mass transit, encourage non-motorized modes of travel, and reduce trip lengths;</li> <li>b) Facilitating modes of travel other than single-occupancy vehicles including transit, walking, bicycling, and carpooling;</li> <li>c) Incorporating energy-saving strategies in infrastructure planning and design;</li> <li>d) Encouraging interjurisdictional planning to ensure efficient use of transportation infrastructure and modes of travel;</li> <li>e) Encouraging new development to use low emission construction practices, low or zero net lifetime energy requirements, and green building techniques; and</li> <li>f) Reducing building energy use through green building methods in the retrofit of existing buildings.</li> </ul> <p><b>EN-29</b> King County shall assess and report countywide greenhouse gas emissions associated with resident, business, and local government buildings, vehicles, and solid waste at least every two years. King County shall update its comprehensive greenhouse gas emissions inventory that quantifies all direct local sources of greenhouse gas emissions as well as emissions associated with local consumption at least every five years. King County shall also develop city-specific emissions inventories and data, in partnership with cities.</p>	<p><b>T-P1</b> The City should provide street repairs as necessary to maintain safe driving and biking surfaces.</p> <p><b>T-P2options</b> The City should prioritize pedestrian improvements that provide safe and convenient network of pedestrian access throughout the City, including access to and from schools, parks, transit, and community facilities.</p> <p><b>LU-G1</b> To maintain Medina’s high-quality residential setting and character.</p> <p><b>LU-G2</b> To maintain, preserve, and enhance the functional and historic contributions of Medina’s public facilities and amenities.</p> <p><b>LU-P13</b> The process to site proposed new or expansions to existing essential public facilities should consist of the following:</p> <ul style="list-style-type: none"> <li>q. An inventory of similar existing essential public facilities, including their locations and capacities;</li> <li>r. A forecast of the future needs for the essential public facility;</li> <li>s. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities;</li> <li>t. An analysis of the proposal's consistency with County and City policies;</li> <li>u. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;</li> <li>v. An analysis of alternative sites based on siting criteria developed through an inter-jurisdictional process;</li> <li>w. An analysis of environmental impacts and mitigation; and</li> <li>x. Extensive public involvement</li> </ul>	<p><b>Full Gap:</b> The City could consider adopting a new policy that addresses GHG reduction targets and air emission improvement goals to incorporate <b>CPP EN-27, CPP EN-28, CPP EN-29, and CPP EN-30</b>.</p> <p>City could consider modifying <b>LU-P13</b> to include feasibility of using electric, sustainable, or other renewable energy sources for any new or expended public facilities and developments to incorporate <b>CPP EN-4, CPP EN-28, and CPP EN-30</b>.</p>

VISION 2050 POLICY	Implementing King County Countywide Planning Policy – adopted December 14, 2021 (Ord. 19384)	Is there a current Medina Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/Suggested Action for 2024 Comprehensive Plan update
VISION 2050 # Policy/Action	Countywide Planning Policy		Indicate if there is a partial or full policy gap
	<p><b>EN-30</b> Promote energy efficiency, conservation methods, sustainable energy sources, electrifying the transportation system, and limiting vehicle miles traveled to reduce air pollution, greenhouse gas emissions, and consumption of fossil fuels to support state, regional, and local climate change goals.</p> <p><b>T-29</b> Design roads, including retrofit projects, to accommodate a range of travel modes within the travel corridor in order to reduce injuries and fatalities, contribute to achieving the state goal of zero deaths and serious injuries, and encourage physical activity.</p>		
<p><b>MPP-CC-3</b> Reduce greenhouse gases by expanding the use of conservation and alternative energy sources, electrifying the transportation system, and reducing vehicle miles traveled by increasing alternatives to driving alone.</p>	<p><b>DP-5</b> Reduce greenhouse gas emissions through land use strategies that promote a mix of housing, employment, and services at densities sufficient to encourage walking, bicycling, transit use, and other alternatives to auto travel, and by locating housing closer to areas of high employment.</p> <p><b>EN-4</b> Encourage the transition to a sustainable energy future by reducing demand through efficiency and conservation, supporting the development of energy management technology, and meeting reduced needs from sustainable sources.</p> <p><b>EN-28</b> Plan for development patterns that minimize air pollution and greenhouse gas emissions, including:</p> <ul style="list-style-type: none"> <li>a) Directing growth to Urban Centers and other mixed-use or high-density locations that support mass transit, encourage non-motorized modes of travel, and reduce trip lengths;</li> <li>b) Facilitating modes of travel other than single-occupancy vehicles including transit, walking, bicycling, and carpooling;</li> <li>c) Incorporating energy-saving strategies in infrastructure planning and design;</li> <li>d) Encouraging interjurisdictional planning to ensure efficient use of transportation infrastructure and modes of travel;</li> <li>e) Encouraging new development to use low emission construction practices, low or zero net lifetime energy requirements, and green building techniques; and</li> <li>f) Reducing building energy use through green building methods in the retrofit of existing buildings.</li> </ul> <p><b>EN-30</b> Promote energy efficiency, conservation methods, sustainable energy sources, electrifying the transportation system, and limiting vehicle miles traveled to reduce air pollution, greenhouse gas emissions, and consumption of fossil fuels to support state, regional, and local climate change goals.</p> <p><b>T-3</b> Increase the share of trips made countywide by modes other than driving alone through coordinated land use planning, public and private investment, and programs focused on centers and connecting corridors, consistent with locally adopted mode split goals.</p> <p><b>T-5</b> Prioritize transportation investments that provide and encourage alternatives to single-occupancy vehicle travel and increase travel options, particularly to and within centers and along corridors connecting centers.</p> <p><b>T-32</b> Plan and develop a countywide transportation system that supports the connection between land use and transportation, and essential travel that reduces greenhouse gas emissions by advancing strategies that shorten trip length or replace vehicle trips to reduce vehicle miles traveled.</p> <p><b>T-33</b> Apply technologies, programs, and other strategies (e.g., intelligent transportation systems (ITS), first and last mile connections) to optimize the use of existing infrastructure and support</p>	<p><b>T-P13</b> The City shall promote public education efforts aimed at reducing transportation related activities that increase air pollution.</p> <p><b>LU-G1</b> To maintain Medina’s high-quality residential setting and character.</p> <p><b>LU-G2</b> To maintain, preserve, and enhance the functional and historic contributions of Medina’s public facilities and amenities.</p> <p><b>LU-P13</b> The process to site proposed new or expansions to existing essential public facilities should consist of the following:</p> <ul style="list-style-type: none"> <li>a. An inventory of similar existing essential public facilities, including their locations and capacities;</li> <li>b. A forecast of the future needs for the essential public facility;</li> <li>c. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities;</li> <li>d. An analysis of the proposal's consistency with County and City policies;</li> <li>e. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;</li> <li>f. An analysis of alternative sites based on siting criteria developed through an inter-jurisdictional process;</li> <li>g. An analysis of environmental impacts and mitigation; and</li> <li>h. Extensive public involvement</li> </ul>	<p><b>Full Gap:</b> The City could consider adopting a new policy that addresses GHG reduction targets and air emission improvement goals to incorporate <b>CPP EN-4, CPP EN-28, and CPP EN-30.</b></p> <p>City could consider modifying <b>LU-P13</b> to include feasibility of using electric, sustainable, or other renewable energy sources for any new or expended public facilities and developments to incorporate <b>CPP EN-4, CPP EN-28, and CPP EN-30.</b></p>



VISION 2050 POLICY	Implementing King County Countywide Planning Policy – adopted December 14, 2021 (Ord. 19384)	Is there a current Medina Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/Suggested Action for 2024 Comprehensive Plan update
VISION 2050 # Policy/Action	Countywide Planning Policy		Indicate if there is a partial or full policy gap
	equity; improve mobility; and reduce congestion, vehicle miles traveled, and greenhouse gas emissions. <b>T-34</b> Promote the expanded use of alternative fuel and zero emission vehicles by the general public with measures such as converting transit, public, and private fleets; applying incentive programs; and providing for electric vehicle charging stations.		
<p><b>Development Patterns Goal</b></p> <p>The region creates healthy, walkable, compact, and equitable transit-oriented communities that maintain unique character and local culture, while conserving rural areas and creating and preserving open space and natural areas.</p>			
<p><b>MPP-DP-1</b></p> <p>Develop high quality, compact urban communities throughout the region’s urban growth area that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.</p>	<p><b>DP-5</b> Reduce greenhouse gas emissions through land use strategies that promote a mix of housing, employment, and services at densities sufficient to encourage walking, bicycling, transit use, and other alternatives to auto travel, and by locating housing closer to areas of high employment.</p> <p><b>DP-7</b> Plan for street networks that provide a high degree of connectivity to encourage walking, bicycling, transit use, and safe and healthy routes to and from public schools.</p> <p><b>DP-40</b> Plan for neighborhoods or subareas to encourage infill and redevelopment, reuse of existing buildings and underutilized lands, and provision of adequate public spaces, in a manner that enhances public health, existing community character, and mix of uses. Neighborhood and subarea planning should include equitable engagement with Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low-incomes; people with disabilities; and communities with language access needs.</p> <p><b>DP-41</b> Promote a high quality of design and site planning throughout the Urban Growth Area. Provide for connectivity in the street network to accommodate walking, bicycling, and transit use to promote health and well-being.</p> <p><b>EN-28</b> Plan for development patterns that minimize air pollution and greenhouse gas emissions, including:</p> <ul style="list-style-type: none"> <li>a) Directing growth to Urban Centers and other mixed-use or high-density locations that support mass transit, encourage non-motorized modes of travel, and reduce trip lengths;</li> <li>b) Facilitating modes of travel other than single-occupancy vehicles including transit, walking, bicycling, and carpooling;</li> <li>c) Incorporating energy-saving strategies in infrastructure planning and design;</li> <li>d) Encouraging interjurisdictional planning to ensure efficient use of transportation infrastructure and modes of travel;</li> <li>e) Encouraging new development to use low emission construction practices, low or zero net lifetime energy requirements, and green building techniques; and</li> <li>f) Reducing building energy use through green building methods in the retrofit of existing buildings.</li> </ul>	<p><b>LU-G1</b> To maintain Medina’s high-quality residential setting and character.</p> <p><b>LU-G3</b> To maintain active community involvement in land use policy and regulations.</p> <p><b>LU-P1</b> The City shall minimize changes to existing zoning and land use patterns except as to meet above goals when deemed necessary by its citizens.</p> <p><b>LU-P3</b> Residential uses shall not be considered for conversion to non-residential use except when clearly supported by the community and when impacts to the surrounding area can be fully mitigated.</p> <p><b>LU-P8</b> The City shall encourage and facilitate public participation in all land use planning processes.</p> <p><b>LU-P9</b> The City shall afford due consideration to all stakeholders prior to any land use decision.</p>	<p><b>Full Gap:</b> The City could consider adopting a new policy that addresses GHG reduction targets and air emission improvement goals to incorporate <b>CPP EN-28</b>.</p> <p><b>Land Use policies</b> can be strengthened to address <b>CPP DP-40</b> by including zoning that encourages infill development, policy that encourages redevelopment that would increase density, and policy that prioritizes engagement with Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low-incomes; people with disabilities; and communities with language access needs.</p> <p><b>LU-G3</b> should be revised to include “equitable” engagement to implement <b>DP-40</b>.</p>
<p><b>MPP-DP-2</b></p> <p>Reduce disparities in access to opportunity for the region’s residents through inclusive community planning and targeted public and private investments that meet the needs of current and future residents and businesses.</p>	<p><b>DP-40</b> Plan for neighborhoods or subareas to encourage infill and redevelopment, reuse of existing buildings and underutilized lands, and provision of adequate public spaces, in a manner that enhances public health, existing community character, and mix of uses. Neighborhood and subarea planning should include equitable engagement with Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low-incomes; people with disabilities; and communities with language access needs.</p> <p><b>H-5</b> Evaluate the effectiveness of existing housing policies and strategies to meet a significant share of countywide need. Identify gaps in existing partnerships, policies, and</p>	<p><b>LU-G1</b> To maintain Medina’s high-quality residential setting and character.</p> <p><b>LU-G3</b> To maintain active community involvement in land use policy and regulations.</p> <p><b>LU-P1</b> The City shall minimize changes to existing zoning and land use patterns except as to meet above goals when deemed necessary by its citizens.</p>	<p><b>Partial Gap</b></p> <p><b>Land Use policies</b> can be strengthened to address <b>CPP DP-40</b> by including zoning that encourages infill development, policy that encourages redevelopment that would increase density, and policy that prioritizes engagement with Black, Indigenous, and other People of Color communities; immigrants and refugees;</p>

VISION 2050 POLICY	Implementing King County Countywide Planning Policy – adopted December 14, 2021 (Ord. 19384)	Is there a current Medina Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/Suggested Action for 2024 Comprehensive Plan update
VISION 2050 # Policy/Action	Countywide Planning Policy		Indicate if there is a partial or full policy gap
	<p>dedicated resources for meeting the countywide need and eliminating racial and other disparities in access to housing and neighborhoods of choice.</p> <p><b>H-9</b> Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing, and monitoring strategies that achieve the goals of this chapter. Prioritize the needs and solutions articulated by these disproportionately impacted populations.</p> <p><b>H-18</b> Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region's current and future residents by:</p> <ul style="list-style-type: none"> <li>a) Providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity;</li> <li>b) Expanding capacity for moderate-density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing in the Urban Growth Area, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy;</li> <li>c) Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and</li> <li>d) Providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults.</li> </ul> <p><b>EC-8</b> Foster a broad range of public-private partnerships to implement economic development policies, programs, and projects, including partnerships with community groups. Ensure such partnerships share decision-making power with and spread benefits to community groups.</p> <p><b>EC-15</b> Eliminate and correct for historical and ongoing disparities in income, employment, and wealth building opportunities for Black, Indigenous, and other People of Color; women; and other intersecting marginalized identities.</p> <p><b>EC-16</b> Direct investments to community and economic development initiatives that elevate equitable economic opportunity for those communities most marginalized and impacted by disinvestment and economic disruptions.</p> <p><b>EC-20</b> Promote the natural environment as a key economic asset and work to improve access to it as an economic driver. Work cooperatively with local businesses to protect and restore the natural environment in a manner that is equitable, efficient, predictable, and complements economic prosperity.</p> <p><b>PF-2</b> Provide affordable and equitable access to public services to all communities, especially the historically underserved. Prioritize investments to address disparities.</p>	<p><b>LU-P3</b> Residential uses shall not be considered for conversion to non-residential use except when clearly supported by the community and when impacts to the surrounding area can be fully mitigated.</p> <p><b>LU-P8</b> The City shall encourage and facilitate public participation in all land use planning processes.</p> <p><b>LU-P9</b> The City shall afford due consideration to all stakeholders prior to any land use decision.</p>	<p>people with low-incomes; people with disabilities; and communities with language access needs.</p> <p>LU-G3 should be revised to include "equitable" engagement to implement <b>DP-40</b>.</p> <p>City should consider creating a new policy that allows for denser zoning, middle housing, or infill development along planned or existing high-capacity and frequent transit corridors to implement <b>CPP H-18</b>.</p>
<p><b>MPP-DP-4</b></p> <p>Support the transformation of key underutilized lands, such as surplus public lands or environmentally contaminated lands, to higher density, mixed-use areas to complement the development of centers and the enhancement of existing neighborhoods.</p>	<p><b>DP-3</b> Develop and use residential, commercial, and manufacturing land efficiently in the Urban Growth Area to create healthy, vibrant, and equitable urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Natural Resource Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as:</p> <ul style="list-style-type: none"> <li>a) Directing concentrations of housing and employment growth to high opportunity areas like designated centers and transit station areas, consistent with the numeric goals in the Regional Growth Strategy;</li> <li>b) Encouraging compact and infill development with a mix of compatible residential, commercial, and community activities;</li> <li>c) Providing opportunities for greater housing growth closer to areas of high employment to</li> </ul>	<p><b>LU-G1</b> To maintain Medina's high-quality residential setting and character.</p> <p><b>LU-G3</b> To maintain active community involvement in land use policy and regulations.</p> <p><b>LU-P1</b> The City shall minimize changes to existing zoning and land use patterns except as to meet above goals when deemed necessary by its citizens.</p> <p><b>LU-P3</b> Residential uses shall not be considered for conversion to non-residential use except when clearly supported by the community and when impacts to the</p>	<p><b>Partial Gap</b></p> <p><b>Land Use policies</b> can be strengthened to address <b>CPP DP-40</b> by including zoning that encourages infill development, policy that encourages redevelopment that would increase density, and policy that prioritizes engagement with Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low-incomes; people with disabilities; and communities with language access needs.</p>

VISION 2050 POLICY	Implementing King County Countywide Planning Policy – adopted December 14, 2021 (Ord. 19384)	Is there a current Medina Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/Suggested Action for 2024 Comprehensive Plan update
VISION 2050 # Policy/Action	Countywide Planning Policy		Indicate if there is a partial or full policy gap
	<p>reduce commute times;</p> <p>d) Optimizing the use of existing capacity for housing and employment;</p> <p>e) Redeveloping underutilized lands, in a manner that considers equity and mitigates displacement; and</p> <p>f) Coordinating plans for land use, transportation, schools, capital facilities and services.</p> <p><b>DP-40</b> Plan for neighborhoods or subareas to encourage infill and redevelopment, reuse of existing buildings and underutilized lands, and provision of adequate public spaces, in a manner that enhances public health, existing community character, and mix of uses. Neighborhood and subarea planning should include equitable engagement with Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low-incomes; people with disabilities; and communities with language access needs.</p>	<p>surrounding area can be fully mitigated.</p> <p><b>LU-P8</b> The City shall encourage and facilitate public participation in all land use planning processes.</p> <p><b>LU-P9</b> The City shall afford due consideration to all stakeholders prior to any land use decision.</p>	<p><b>LU-G3</b> should be revised to include “equitable” engagement to implement <b>DP-40</b>.</p> <p>City should consider creating a new policy that allows for denser zoning, middle housing, or infill development along planned or existing high-capacity and frequent transit corridors to implement <b>CPP DP-3</b>.</p>
<p><b>MPP-DP-5</b></p> <p>Identify, protect and enhance those elements and characteristics that give the central Puget Sound region its identity, especially the natural visual resources and positive urban form elements.</p>	<p><b>EN-20</b> Identify and preserve regionally significant open space networks in both Urban and Rural Areas through implementation of the Regional Open Space Conservation Plan. Develop strategies and funding to protect lands that provide the following valuable functions:</p> <ul style="list-style-type: none"> <li>a) Ecosystem linkages and migratory corridors crossing jurisdictional boundaries;</li> <li>b) Physical or visual separation delineating growth boundaries or providing buffers between incompatible uses;</li> <li>c) Active and passive outdoor recreation opportunities;</li> <li>d) Wildlife habitat and migration corridors that preserve and enhance ecosystem resiliency in the face of urbanization and climate change;</li> <li>e) Preservation of ecologically sensitive, scenic, or cultural resources;</li> <li>f) Urban green space, habitats, and ecosystems;</li> <li>g) Forest resources; and</li> <li>h) Food production potential.</li> </ul> <p><b>DP-42</b> Preserve significant historic, visual, archeological, cultural, architectural, artistic, and environmental features, especially where growth could place these resources at risk. Support cultural resources and institutions that reflect the diversity of the community. Where appropriate, designate individual features or areas for protection or restoration. Encourage land use patterns and adopt regulations that protect historic resources and sustain historic community character while allowing for equitable growth and development.</p>	<p><b>LU-G4</b> To preserve community treasures, including, but not limited to, those structures and uses that reflect the City’s heritage and history.</p> <p><b>LU-P3</b> Residential uses shall not be considered for conversion to non-residential use except when clearly supported by the community and when impacts to the surrounding area can be fully mitigated.</p> <p><b>LU-P4</b> The City shall develop a program to preserve community treasures, including, but not limited to, those historical structures that reflect the City’s heritage and history.</p>	<p><b>No Policy Gap (for LU)</b></p>
<p><b>MPP-DP-6</b></p> <p>Preserve significant regional historic, visual, and cultural resources, including public views, landmarks, archaeological sites, historic and cultural landscapes, and areas of special character.</p>	<p><b>DP-42</b> Preserve significant historic, visual, archeological, cultural, architectural, artistic, and environmental features, especially where growth could place these resources at risk. Support cultural resources and institutions that reflect the diversity of the community. Where appropriate, designate individual features or areas for protection or restoration. Encourage land use patterns and adopt regulations that protect historic resources and sustain historic community character while allowing for equitable growth and development.</p>	<p><b>LU-G4</b> To preserve community treasures, including, but not limited to, those structures and uses that reflect the City’s heritage and history.</p> <p><b>LU-P3</b> Residential uses shall not be considered for conversion to non-residential use except when clearly supported by the community and when impacts to the surrounding area can be fully mitigated.</p> <p><b>LU-P4</b> The City shall develop a program to preserve community treasures, including, but not limited to, those historical structures that reflect the City’s heritage and history.</p>	<p><b>No Policy Gap</b></p>
<p><b>MPP-DP-7</b></p> <p>Consider the potential impacts of development to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds.</p>	<p><b>EN-2</b> Develop and implement environmental strategies using integrated and interdisciplinary approaches to environmental assessment and planning, in coordination with local jurisdictions, tribes, and other stakeholders.</p> <p><b>EN-17</b> Manage natural drainage systems to improve water quality and habitat functions, minimize erosion and sedimentation, protect public health, reduce flood risks, and moderate peak</p>	<p><b>CF-P6</b> The City shall pursue stormwater management strategies to minimize flooding, significant erosion to natural drainage ways, and degradation of water quality.</p> <p><b>NE-P3</b> The City shall coordinate with other cities, King County, federal and state agencies, tribes, and the WRIA</p>	<p><b>Partial Gap:</b> The City could consider amending NE-P3 to include “and other stakeholders” to more broadly include other agencies/organizations and implement <b>CPP EN-2</b>.</p>

VISION 2050 POLICY	Implementing King County Countywide Planning Policy – adopted December 14, 2021 (Ord. 19384)	Is there a current Medina Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/Suggested Action for 2024 Comprehensive Plan update
VISION 2050 # Policy/Action	Countywide Planning Policy		Indicate if there is a partial or full policy gap
	<p>stormwater runoff rates. Work cooperatively among local, regional, state, national, and tribal jurisdictions to establish, monitor, and enforce consistent standards for managing streams and wetlands throughout drainage basins.</p> <p><b>EC-15</b> Eliminate and correct for historical and ongoing disparities in income, employment, and wealth building opportunities for Black, Indigenous, and other People of Color; women; and other intersecting marginalized identities.</p>	<p>8 Salmon Recovery Council on regional environmental issues, such as surface and groundwater quality and quantity, and salmon conservation.</p> <p><b>LU-P13</b> The process to site proposed new or expansions to existing essential public facilities should consist of the following:</p> <ul style="list-style-type: none"> <li>a. An inventory of similar existing essential public facilities, including their locations and capacities;</li> <li>b. A forecast of the future needs for the essential public facility;</li> <li>c. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities;</li> <li>d. An analysis of the proposal's consistency with County and City policies;</li> <li>e. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;</li> <li>f. An analysis of alternative sites based on siting criteria developed through an inter-jurisdictional process;</li> <li>g. An analysis of environmental impacts and mitigation; and</li> <li>h. Extensive public involvement</li> </ul>	
<p><b>MPP-DP-8</b> Conduct inclusive engagement to identify and address the diverse needs of the region's residents.</p>	<p><b>H-9</b> Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing, and monitoring strategies that achieve the goals of this chapter. Prioritize the needs and solutions articulated by these disproportionately impacted populations.</p> <p><b>DP-39</b> Evaluate the potential physical, economic, and cultural displacement of residents and businesses in countywide and local centers, particularly for Black, Indigenous, and other People of Color communities; immigrants and refugees, low-income populations; disabled communities; and other communities at greatest risk of displacement. Use a range of strategies to mitigate identified displacement impacts.</p> <p><b>EH-17</b> Support the development and preservation of income-restricted affordable housing that is within walking distance to planned or existing high-capacity and frequent transit.</p> <p>Extremely low-, very low-, and low-income residents often have limited choices when seeking an affordable home and neighborhood. The King County Consortium's Analysis of Impediments to Fair Housing Choice found that many Black, Indigenous, and other People of Color communities and immigrant groups face disparities in access to opportunity areas with high quality schools, jobs, transit and access to parks, open space, and clean air, water, and soil. Some of the same groups are significantly less likely to own their home as compared to the countywide average, cutting them off from an important tool for housing stability and wealth building. Further, inequities in housing and land use practices as well as cycles of public and private disinvestment and investment have also resulted in communities vulnerable to displacement. Intentional actions to expand housing choices throughout the community will help address these challenges.</p>	<p><b>LU-G3</b> To maintain active community involvement in land use policy and regulations.</p> <p><b>LU-P8</b> The City shall encourage and facilitate public participation in all land use planning processes.</p> <p><b>LU-P9</b> The City shall afford due consideration to all stakeholders prior to any land use decision.</p> <p><b>LU-P13</b> The process to site proposed new or expansions to existing essential public facilities should consist of the following:</p> <ul style="list-style-type: none"> <li>a. An inventory of similar existing essential public facilities, including their locations and capacities;</li> <li>b. A forecast of the future needs for the essential public facility;</li> <li>c. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities;</li> <li>d. An analysis of the proposal's consistency with County and City policies;</li> <li>e. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;</li> <li>f. An analysis of alternative sites based on siting criteria developed through an inter-jurisdictional process;</li> <li>g. An analysis of environmental impacts and mitigation; and</li> </ul>	<p><b>Partial Gap</b> Policies in the <b>Land Use</b> element can be strengthened to prioritize communication and impacts to disproportionately impacted populations and other populations identified in <b>CPP DP-39</b>. Helps address <b>CPP H-9 and DP-39</b>. Revised land use policies could make mention of the City's participation in A Regional Coalition for Housing (ARCH) and its contributions toward its Housing Trust Fund to create and preserve affordable housing in East King County.</p>

VISION 2050 POLICY	Implementing King County Countywide Planning Policy – adopted December 14, 2021 (Ord. 19384)	Is there a current Medina Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/Suggested Action for 2024 Comprehensive Plan update
VISION 2050 # Policy/Action	Countywide Planning Policy		Indicate if there is a partial or full policy gap
<p><b>MPP-DP-9</b></p> <p>Support urban design, historic preservation, and arts to enhance quality of life, support local culture, improve the natural and human-made environments, promote health and well-being, contribute to a prosperous economy, and increase the region’s resiliency in adapting to changes or adverse events.</p>	<p><b>DP-40</b> Plan for neighborhoods or subareas to encourage infill and redevelopment, reuse of existing buildings and underutilized lands, and provision of adequate public spaces, in a manner that enhances public health, existing community character, and mix of uses. Neighborhood and subarea planning should include equitable engagement with Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low-incomes; people with disabilities; and communities with language access needs.</p> <p><b>DP-41</b> Promote a high quality of design and site planning throughout the Urban Growth Area. Provide for connectivity in the street network to accommodate walking, bicycling, and transit use to promote health and well-being.</p> <p><b>DP-42</b> Preserve significant historic, visual, archeological, cultural, architectural, artistic, and environmental features, especially where growth could place these resources at risk. Support cultural resources and institutions that reflect the diversity of the community. Where appropriate, designate individual features or areas for protection or restoration. Encourage land use patterns and adopt regulations that protect historic resources and sustain historic community character while allowing for equitable growth and development.</p>	<p>h. Extensive public involvement.</p> <p><b>LU-G3</b> To maintain active community involvement in land use policy and regulations.</p> <p><b>LU-G4</b> To preserve community treasures, including, but not limited to, those structures and uses that reflect the City’s heritage and history.</p> <p><b>LU-P1</b> The City shall minimize changes to existing zoning and land use patterns except as to meet above goals when deemed necessary by its citizens.</p> <p><b>LU-P3</b> Residential uses shall not be considered for conversion to non-residential use except when clearly supported by the community and when impacts to the surrounding area can be fully mitigated.</p> <p><b>LU-P4</b> The City shall develop a program to preserve community treasures, including, but not limited to, those historical structures that reflect the City’s heritage and history.</p> <p><b>LU-P8</b> The City shall encourage and facilitate public participation in all land use planning processes.</p> <p><b>LU-P9</b> The City shall afford due consideration to all stakeholders prior to any land use decision.</p>	<p><b>Partial Gap</b></p> <p><b>Land Use policies</b> can be strengthened to address <b>CPP DP-40</b> by including zoning that encourages infill development, policy that encourages redevelopment that would increase density, and policy that prioritizes engagement with Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low-incomes; people with disabilities; and communities with language access needs.</p> <p><b>LU-G3</b> should be revised to include “equitable” engagement to implement <b>DP-40</b>.</p>
<p><b>MPP-DP-17</b></p> <p>Promote cooperation and coordination among transportation providers, local government, and developers to ensure that joint- and mixed-use developments are designed to promote and improve physical, mental, and social health and reduce the impacts of climate change on the natural and built environments.</p>	<p><b>T-17</b> Promote coordinated planning and effective management to optimize the movement of people and goods in the region’s aviation system in a manner that minimizes health, air quality, and noise impact to the community, especially frontline communities. Consider demand management alternatives as future aviation growth needs are analyzed, recognizing capacity constraints at existing facilities and the time and resources necessary to build new ones. Support the ongoing process of development of a new commercial aviation facility in Washington State.</p> <p><b>PF-3</b> Provide reliable and cost-effective services to the public through coordination among jurisdictions and special purpose districts.</p>	<p><b>LU-P7</b> The City shall work with WSDOT and City residents to develop mitigation measures that it seeks to be implemented as part of regional facilities development or improvement projects, such as SR 520 and related structures and improvements.</p>	<p><b>Partial Gap</b></p> <p>Policy <b>LU-P7</b> can be modified to include “and are designed to promote and improve physical, mental, and social health and reduce the impacts of climate change on the natural and built environments.” To better address <b>CPP T-17</b>.</p>
<p><b>Housing Goal</b></p> <p>The region preserves, improves, and expands its housing stock to provide a range of affordable, healthy, and safe housing choices to every resident. The region continues to promote fair and equal access to housing for all people.</p>			
<p><b>MPP-H-1</b></p> <p>Plan for housing supply, forms and densities to meet the region’s current and projected needs consistent with the Regional Growth Strategy and to make significant progress towards jobs/housing balance.</p>	<p><b>H-1</b> All comprehensive plans in King County combine to address the countywide need for housing affordable to households with low-, very low-, and extremely low-incomes, including those with special needs, at a level that calibrates with the jurisdiction’s identified affordability gap for those households and results in the combined comprehensive plans in King County meeting countywide need. The countywide need for housing in 2044 by percentage of AMI is:</p> <ul style="list-style-type: none"> <li>- 30 percent and below AMI (extremely low) - 15 percent of total housing supply</li> <li>- 31-50 percent of AMI (very low) - 15 percent of total housing supply</li> <li>- 51-80 percent of AMI (low) - 19 percent of total housing supply</li> </ul> <p>Table H-1 provides additional context on the countywide need for housing.</p> <p><b>H-15</b> Increase housing choices for everyone, particularly those earning lower wages, that is co-located with, accessible to, or within a reasonable commute to major employment centers and affordable to all income levels. Ensure there are zoning ordinances and development regulations in place that allow and encourage housing</p>	<p><b>LU-G1</b> To maintain Medina’s high-quality residential setting and character.</p> <p><b>LU-P1</b> The City shall minimize changes to existing zoning and land use patterns except as to meet above goals when deemed necessary by its citizens.</p>	<p><b>Policy Gap</b> the city should consider revising <b>LU-P1</b> or creating a new policy that allows for denser zoning, middle housing, or infill development along planned or existing high-capacity and frequent transit corridors. This will help address <b>CPP H-16, H-17, and H-18</b>. Revised land use policies could make mention of the City’s participation in A Regional Coalition for Housing (ARCH) and its contributions toward its Housing Trust Fund to create and preserve affordable housing in East King County.</p> <p>Current land use and zoning densities do not allow for middle housing or severely limits its development. <b>LU-P1</b> can be revised to plan for</p>

VISION 2050 POLICY	Implementing King County Countywide Planning Policy – adopted December 14, 2021 (Ord. 19384)	Is there a current Medina Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/Suggested Action for 2024 Comprehensive Plan update
VISION 2050 # Policy/Action	Countywide Planning Policy		Indicate if there is a partial or full policy gap
	<p>production at levels that improve jobs-housing balance throughout the county across all income levels.</p> <p><b>H-18</b> Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region’s current and future residents by:</p> <ul style="list-style-type: none"> <li>a) Providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity;</li> <li>b) Expanding capacity for moderate-density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing in the Urban Growth Area, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy;</li> <li>c) Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and</li> <li>d) Providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults.</li> </ul>		<p>allowing middle housing, at least along transit corridors, in the future. Many of the CPPs that implement Vision 2050’s housing goal will fall back to this same solution.</p>
<p><b>MPP-H-2</b></p> <p>Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.</p>	<p><b>H-1</b> All comprehensive plans in King County combine to address the countywide need for housing affordable to households with low-, very low-, and extremely low-incomes, including those with special needs, at a level that calibrates with the jurisdiction’s identified affordability gap for those households and results in the combined comprehensive plans in King County meeting countywide need. The countywide need for housing in 2044 by percentage of AMI is:</p> <ul style="list-style-type: none"> <li>- 30 percent and below AMI (extremely low) - 15 percent of total housing supply</li> <li>- 31-50 percent of AMI (very low) - 15 percent of total housing supply</li> <li>- 51-80 percent of AMI (low) - 19 percent of total housing supply</li> </ul> <p>Table H-1 provides additional context on the countywide need for housing.<sup>1</sup></p> <p><b>H-2</b> Prioritize the need for housing affordable to households at or below 30 percent AMI (extremely low-income) by implementing tools such as:</p> <ul style="list-style-type: none"> <li>a) Increasing capital, operations, and maintenance funding;</li> <li>b) Adopting complementary land use regulations;</li> <li>c) Fostering welcoming communities, including people with behavioral health needs;</li> <li>d) Adopting supportive policies; and</li> <li>e) Supporting collaborative actions by all jurisdictions.</li> </ul> <p><b>H-3</b> Update existing and projected countywide and jurisdictional housing needs using data and methodology provided by the Washington State Department of Commerce, in compliance with state law.</p> <p><b>H-4</b> Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs of all segments of the population and summarize the findings in the housing element. The inventory and analysis shall include:</p>	<p><b>LU-G1</b> To maintain Medina’s high-quality residential setting and character.</p> <p><b>LU-P1</b> The City shall minimize changes to existing zoning and land use patterns except as to meet above goals when deemed necessary by its citizens.</p>	<p><b>Policy Gap</b> the city should consider revising <b>LU-P1</b> or creating a new policy that allows for denser zoning, middle housing, or infill development along planned or existing high-capacity and frequent transit corridors. This will help address <b>CPP H-16, H-17, and H-18</b>. Revised land use policies could make mention of the City’s participation in A Regional Coalition for Housing (ARCH) and its contributions toward its Housing Trust Fund to create and preserve affordable housing in East King County.</p>

<sup>1</sup> Table H-1 includes both homeownership and rental units.

VISION 2050 POLICY	Implementing King County Countywide Planning Policy – adopted December 14, 2021 (Ord. 19384)	Is there a current Medina Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/Suggested Action for 2024 Comprehensive Plan update
VISION 2050 # Policy/Action	Countywide Planning Policy		Indicate if there is a partial or full policy gap
	<ul style="list-style-type: none"> <li>a) Affordability gap of the jurisdiction’s housing supply as compared to countywide need percentages from Policy H-1 (see table H-3 in Appendix 4) and needs for housing affordable to moderate income households;</li> <li>b) Number of existing housing units by housing type, age, number of bedrooms, condition, tenure, and AMI limit (for income-restricted units);</li> <li>c) Number of existing emergency housing, emergency shelters, and permanent supportive housing facilities and units or beds, as applicable;</li> <li>d) Percentage of residential land zoned for and geographic distribution of moderate- and high-density housing in the jurisdiction;</li> <li>e) Number of income-restricted units and, where feasible, total number of units, within a half-mile walkshed of high-capacity or frequent transit service where applicable and regional and countywide centers;</li> <li>f) Household characteristics, by race/ethnicity:               <ul style="list-style-type: none"> <li>1) Income (median and by AMI bracket)</li> <li>2) Tenure (renter or homeowner)</li> <li>3) Size</li> <li>4) Housing cost burden and severe housing cost burden;</li> </ul> </li> <li>g) Current population characteristics:               <ul style="list-style-type: none"> <li>1) Age by race/ethnicity;</li> <li>2) Disability</li> </ul> </li> <li>h) Projected population growth;</li> <li>i) Housing development capacity within a half-mile walkshed of high-capacity or frequent transit service, if applicable;</li> <li>j) Ratio of housing to jobs in the jurisdiction;</li> <li>k) Summary of existing and proposed partnerships and strategies, including dedicated resources, for meeting countywide housing need, particularly for populations disparately impacted;</li> <li>l) The housing needs of people who need supportive services or accessible units, including but not limited to people experiencing homelessness, persons with disabilities, people with medical conditions, and older adults;</li> <li>m) The housing needs of communities experiencing disproportionate harm of housing inequities including Black, Indigenous, and People of Color (BIPOC); and</li> <li>n) Areas in the jurisdiction that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and public capital investments.</li> </ul> <p><b>H-6</b> Document the local history of racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources. Explain the extent to which that history is still reflected in current development patterns, housing conditions, tenure, and access to opportunity. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect, disinvestment, and infrastructure availability. Demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices. The County will support jurisdictions in identifying and compiling resources to support this analysis.</p> <p><b>H-9</b> Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing, and monitoring strategies that achieve the goals of this chapter. Prioritize the needs and solutions articulated by these disproportionately impacted populations.</p> <p><b>H-10</b> Adopt intentional, targeted actions that repair harms to Black, Indigenous, and other People of Color households from past and current racially exclusive and discriminatory land use and housing practices (generally identified through Policy H-6). Promote equitable outcomes in partnership with communities most impacted.</p>		

VISION 2050 POLICY	Implementing King County Countywide Planning Policy – adopted December 14, 2021 (Ord. 19384)	Is there a current Medina Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/Suggested Action for 2024 Comprehensive Plan update
VISION 2050 # Policy/Action	Countywide Planning Policy		Indicate if there is a partial or full policy gap
	<p><b>H-11</b> Adopt policies, incentives, strategies, actions, and regulations that increase the supply of long-term income-restricted housing for extremely low-, very low-, and low-income households and households with special needs.</p> <p><b>H-12</b> Identify sufficient capacity of land for housing including, but not limited to income-restricted housing; housing for moderate-, low-, very low-, and extremely low-income households; manufactured housing; multifamily housing; group homes; foster care facilities; emergency housing; emergency shelters; permanent supportive housing; and within an urban growth area boundary, duplexes, triplexes, and townhomes.</p> <p><b>H-15</b> Increase housing choices for everyone, particularly those earning lower wages, that is co-located with, accessible to, or within a reasonable commute to major employment centers and affordable to all income levels. Ensure there are zoning ordinances and development regulations in place that allow and encourage housing production at levels that improve jobs-housing balance throughout the county across all income levels.</p> <p><b>H-18</b> Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region’s current and future residents by:</p> <ul style="list-style-type: none"> <li>a) Providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity;</li> <li>b) Expanding capacity for moderate-density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing in the Urban Growth Area, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy;</li> <li>c) Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and</li> <li>d) Providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults.</li> </ul> <p><b>H-16</b> Expand the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments throughout the county.</p>		
<p><b>MPP-H-6</b></p> <p>Develop and provide a range of housing choices for workers at all income levels throughout the region that is accessible to job centers and attainable to workers at anticipated wages.</p>	<p><b>H-1</b> All comprehensive plans in King County combine to address the countywide need for housing affordable to households with low-, very low-, and extremely low-incomes, including those with special needs, at a level that calibrates with the jurisdiction’s identified affordability gap for those households and results in the combined comprehensive plans in King County meeting countywide need. The countywide need for housing in 2044 by percentage of AMI is:</p> <ul style="list-style-type: none"> <li>- 30 percent and below AMI (extremely low) - 15 percent of total housing supply</li> <li>- 31-50 percent of AMI (very low) - 15 percent of total housing supply</li> <li>- 51-80 percent of AMI (low) - 19 percent of total housing supply</li> </ul> <p>Table H-1 provides additional context on the countywide need for housing.</p> <p><b>H-15</b> Increase housing choices for everyone, particularly those earning lower wages, that is co-located with, accessible to, or within a reasonable commute to major employment centers and affordable to all income levels. Ensure there are zoning ordinances and development regulations in place that allow and encourage housing production at levels that improve jobs-housing balance throughout the county across all income levels.</p> <p><b>H-18</b> Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their</p>	<p><b>LU-G1</b> To maintain Medina’s high-quality residential setting and character.</p> <p><b>LU-P1</b> The City shall minimize changes to existing zoning and land use patterns except as to meet above goals when deemed necessary by its citizens.</p>	<p><b>Policy Gap</b> the city should consider revising <b>LU-P1</b> or creating a new policy that allows for denser zoning, middle housing, or infill development along planned or existing high-capacity and frequent transit corridors. This will help address <b>CPP H-16, H-17, and H-18</b>. Revised land use policies could make mention of the City’s participation in A Regional Coalition for Housing (ARCH) and its contributions toward its Housing Trust Fund to create and preserve affordable housing in East King County.</p>



VISION 2050 POLICY	Implementing King County Countywide Planning Policy – adopted December 14, 2021 (Ord. 19384)	Is there a current Medina Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/Suggested Action for 2024 Comprehensive Plan update
VISION 2050 # Policy/Action	Countywide Planning Policy		Indicate if there is a partial or full policy gap
	choice, reduce disparities in access to opportunity areas, and meet the needs of the region’s current and future residents by: <ul style="list-style-type: none"> <li>a) Providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity;</li> <li>b) Expanding capacity for moderate-density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing in the Urban Growth Area, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy;</li> <li>c) Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and</li> <li>a) Providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults.</li> </ul>		
<p><b>MPP-H-7</b></p> <p>Expand the supply and range of housing at densities to maximize the benefits of transit investments, including affordable units, in growth centers and station areas throughout the region.</p>	<p><b>H-16</b> Expand the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments throughout the county.</p>	<p><b>LU-G1</b> To maintain Medina’s high-quality residential setting and character.</p> <p><b>LU-P1</b> The City shall minimize changes to existing zoning and land use patterns except as to meet above goals when deemed necessary by its citizens.</p>	<p><b>Policy Gap</b> the city should consider revising <b>LU-P1</b> or creating a new policy that allows for denser zoning, middle housing, or infill development along planned or existing high-capacity and frequent transit corridors. This will help address <b>CPP H-16, H-17, and H-18</b>. Revised land use policies could make mention of the City’s participation in A Regional Coalition for Housing (ARCH) and its contributions toward its Housing Trust Fund to create and preserve affordable housing in East King County.</p>
<p><b>MPP-H-8</b></p> <p>Promote the development and preservation of long-term affordable housing options in walking distance to transit by implementing zoning, regulations, and incentives.</p>	<p><b>H-16</b> Expand the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments throughout the county.</p> <p><b>H-17</b> Support the development and preservation of income-restricted affordable housing that is within walking distance to planned or existing high-capacity and frequent transit.</p>	<p><b>LU-G1</b> To maintain Medina’s high-quality residential setting and character.</p> <p><b>LU-P1</b> The City shall minimize changes to existing zoning and land use patterns except as to meet above goals when deemed necessary by its citizens.</p>	<p><b>Policy Gap</b> the city should consider revising <b>LU-P1</b> or creating a new policy that allows for denser zoning, middle housing, or infill development along planned or existing high-capacity and frequent transit corridors. This will help address <b>CPP H-16, H-17, and H-18</b>. Revised land use policies could make mention of the City’s participation in A Regional Coalition for Housing (ARCH) and its contributions toward its Housing Trust Fund to create and preserve affordable housing in East King County.</p>
<p><b>MPP-H-9</b></p> <p>Expand housing capacity for moderate density housing to bridge the gap between single-family and more intensive multifamily development and provide opportunities for more affordable ownership and rental housing that allows more people to live in neighborhoods across the region.</p>	<p><b>H-16</b> Expand the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments throughout the county.</p> <p><b>H-18</b> Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region’s current and future residents by:</p> <ul style="list-style-type: none"> <li>a) Providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity;</li> <li>b) Expanding capacity for moderate-density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing in the Urban Growth Area, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy;</li> </ul>	<p><b>LU-G1</b> To maintain Medina’s high-quality residential setting and character.</p> <p><b>LU-P1</b> The City shall minimize changes to existing zoning and land use patterns except as to meet above goals when deemed necessary by its citizens.</p>	<p><b>Policy Gap</b> the city should consider revising <b>LU-P1</b> or creating a new policy that allows for denser zoning, middle housing, or infill development along planned or existing high-capacity and frequent transit corridors. This will help address <b>CPP H-16, H-17, and H-18</b>. Revised land use policies could make mention of the City’s participation in A Regional Coalition for Housing (ARCH) and its contributions toward its Housing Trust Fund to create and preserve affordable housing in East King County.</p>

VISION 2050 POLICY	Implementing King County Countywide Planning Policy – adopted December 14, 2021 (Ord. 19384)	Is there a current Medina Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/Suggested Action for 2024 Comprehensive Plan update
VISION 2050 # Policy/Action	Countywide Planning Policy		Indicate if there is a partial or full policy gap
	<p>c) Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and</p> <p>d) Providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults.</p> <p><b>DP-3</b> Develop and use residential, commercial, and manufacturing land efficiently in the Urban Growth Area to create healthy, vibrant, and equitable urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Natural Resource Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as:</p> <p>a) Directing concentrations of housing and employment growth to high opportunity areas like designated centers and transit station areas, consistent with the numeric goals in the Regional Growth Strategy;</p> <p>b) Encouraging compact and infill development with a mix of compatible residential, commercial, and community activities;</p> <p>c) Providing opportunities for greater housing growth closer to areas of high employment to reduce commute times;</p> <p>d) Optimizing the use of existing capacity for housing and employment;</p> <p>e) Redeveloping underutilized lands, in a manner that considers equity and mitigates displacement; and</p> <p>f) Coordinating plans for land use, transportation, schools, capital facilities and services.</p> <p><b>DP-31</b> Focus housing and employment growth into designated regional growth centers, at levels consistent with the Regional Growth Strategy, and at densities that maximize high-capacity transit.</p> <p><b>DP-38</b> Support the designation of local centers, such as city or neighborhood centers, transit station areas, or other activity nodes, where housing, employment, and services are accommodated in a compact form and at sufficient densities to support transit service and to make efficient use of urban land.</p>		
<p><b>H-Action-5 (Local)</b>  <b>Affordable Housing Incentives:</b> As counties and cities plan for and create additional housing capacity consistent with the Regional Growth Strategy, evaluate techniques such as inclusionary and incentive zoning to provide affordability.</p>	No CPP necessary – this will be evaluated as part of the comprehensive plan update	No current policies	<p><b>Policy Gap</b>                      The city should consider a policy to support affordable incentives. Revised/new land use policies could make mention of the City’s participation in A Regional Coalition for Housing (ARCH) and its contributions toward its Housing Trust Fund to create and preserve affordable housing in East King County.</p> <p>NOTE: the need for a new policy will be driven by the types of housing the city will be planning for – i.e., housing targets by income band.</p>
<p><b>Economy Goal</b>                      The region has a prospering and sustainable regional economy by supporting businesses and job creation, investing in all people and their health, sustaining environmental quality, and creating great central places, diverse communities, and high quality of life.</p>			

VISION 2050 POLICY	Implementing King County Countywide Planning Policy – adopted December 14, 2021 (Ord. 19384)	Is there a current Medina Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/Suggested Action for 2024 Comprehensive Plan update
VISION 2050 # Policy/Action	Countywide Planning Policy		Indicate if there is a partial or full policy gap
<p><b>MPP-Ec-16</b></p> <p>Ensure that economic development sustains and respects the region’s environment and encourages development of established and emerging industries, technologies, and services, that promote environmental sustainability, especially those addressing climate change and resilience.</p>	<p><b>EC-20</b> Promote the natural environment as a key economic asset and work to improve access to it as an economic driver. Work cooperatively with local businesses to protect and restore the natural environment in a manner that is equitable, efficient, predictable, and complements economic prosperity.</p>	<p><b>LU-G2</b> To maintain, preserve, and enhance the functional and historic contributions of Medina’s public facilities and amenities</p>	<p><b>Partial Gap</b> Policies in Land Use element can be enhanced (or add new policy) to include collaboration with local businesses to restore the natural environment to address <b>CPP EC-20</b>. Also aligns with goal <b>LU-G2</b>.</p>
<p><b>MPP-Ec-17</b></p> <p>Preserve and enhance the region’s unique attributes and each community’s distinctive identity and design as economic assets as the region grows.</p>	<p><b>EC-10</b> Identify, support, and leverage key regional and local assets to the economy, including assets that are unique to our region’s position as an international gateway, such as major airports, seaports, educational facilities, research institutions, health care facilities, long-haul trucking facilities, and manufacturing facilities.</p>	<p><b>LU-G2</b> To maintain, preserve, and enhance the functional and historic contributions of Medina’s public facilities and amenities.</p> <p><b>LU-P4</b> The City shall develop a program to preserve community treasures, including, but not limited to, those historical structures that reflect the City’s heritage and history.</p>	<p><b>No Policy Gap</b> Policy <b>LU-P4</b> could be modified to include key local assets to the economy (SR-520 and shoreline). It’s implied but being explicit will help address <b>CPP EC-10</b>.</p>
<p><b>MPP-Ec-18</b></p> <p>Develop and provide a range of job opportunities throughout the region to create a much closer balance and match between jobs and housing.</p>	<p><b>H-15</b> Increase housing choices for everyone, particularly those earning lower wages, that is co-located with, accessible to, or within a reasonable commute to major employment centers and affordable to all income levels. Ensure there are zoning ordinances and development regulations in place that allow and encourage housing production at levels that improve jobs-housing balance throughout the county across all income levels.</p>	<p><b>LU-G1</b> To maintain Medina’s high-quality residential setting and character.</p> <p><b>LU-P3</b> Residential uses shall not be considered for conversion to non-residential use except when clearly supported by the community and when impacts to the surrounding area can be fully mitigated.</p>	<p><b>Policy Gap</b> Consider revising Policies <b>LU-P1</b> and <b>LU-P2</b> to ensure diverse housing types are not restricted in the city and that zones/land uses that allow those housing choices are able to be implemented. This will directly address <b>CPP H-15</b>.</p>
<p><b>MPP-Ec-20</b></p> <p>Sustain and enhance arts and cultural institutions to foster an active and vibrant community life in every part of the region.</p>	<p><b>DP-42</b> Preserve significant historic, visual, archeological, cultural, architectural, artistic, and environmental features, especially where growth could place these resources at risk. Support cultural resources and institutions that reflect the diversity of the community. Where appropriate, designate individual features or areas for protection or restoration. Encourage land use patterns and adopt regulations that protect historic resources and sustain historic community character while allowing for equitable growth and development.</p> <p><b>DP-8</b> Increase access to healthy and culturally relevant food in communities throughout the Urban Growth Area by encouraging the location of healthy food purveyors, such as grocery stores, farmers markets, urban agriculture programs, and community food gardens in proximity to residential uses and transit facilities, particularly in those areas with limited access to healthy food.</p> <p><b>EC-14</b> Celebrate the cultural diversity of local communities as a means to enhance social capital, neighborhood cohesion, the county’s global relationships, and support for cultural and arts institutions.</p>	<p><b>LU-G2</b> To maintain, preserve, and enhance the functional and historic contributions of Medina’s public facilities and amenities.</p> <p><b>LU-P4</b> The City shall develop a program to preserve community treasures, including, but not limited to, those historical structures that reflect the City’s heritage and history.</p>	<p><b>No Policy Gap</b></p>
<p><b>Public Services Goal</b></p> <p>The region supports development with adequate public facilities and services in a timely, coordinated, efficient, and cost-effective manner that supports local and regional growth planning objectives.</p>			
<p><b>MPP-PS-1</b></p> <p>Protect and enhance the environment and public health and safety when providing services and facilities.</p>	<p><b>PF-3</b> Provide reliable and cost-effective services to the public through coordination among jurisdictions and special purpose districts.</p> <p><b>PF-25</b> Consider climate change, economic, equity, and health impacts when siting and building essential public services and facilities.</p>	<p><b>LU-G2</b> To maintain, preserve, and enhance the functional and historic contributions of Medina’s public facilities and amenities.</p> <p><b>LU-P10</b> Development of Special Planning Areas and essential public facilities shall require review of a Master Plan that addresses mitigation of impacts on surrounding uses and the City as a whole.</p> <p><b>LU-P11</b> If a proposed essential public facility is not located in an existing Special Planning Area, the proposed</p>	<p><b>Partial Gap:</b> Land use goals and policies that relate to siting of public facilities should consider climate change, economic, equity, and health impacts when siting and building to better address <b>CPP PF-25</b>.</p>

VISION 2050 POLICY	Implementing King County Countywide Planning Policy – adopted December 14, 2021 ( <a href="#">Ord. 19384</a> )	Is there a current Medina Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/Suggested Action for 2024 Comprehensive Plan update
VISION 2050 # Policy/Action	Countywide Planning Policy		Indicate if there is a partial or full policy gap
		<p>site of the essential public facility shall be designated as a Special Planning Area</p> <p><b>LU-P12</b> The City shall not preclude the siting of essential public facilities.</p> <p><b>LU-P13</b> The process to site proposed new or expansions to existing essential public facilities should consist of the following:</p> <ul style="list-style-type: none"> <li>a. An inventory of similar existing essential public facilities, including their locations and capacities;</li> <li>b. A forecast of the future needs for the essential public facility;</li> <li>c. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities;</li> <li>d. An analysis of the proposal's consistency with County and City policies;</li> <li>e. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;</li> <li>f. An analysis of alternative sites based on siting criteria developed through an inter-jurisdictional process;</li> <li>g. An analysis of environmental impacts and mitigation; and</li> <li>h. Extensive public involvement.</li> </ul>	
<p><b>MPP-PS-2</b></p> <p>Promote affordability and equitable access of public services to all communities, especially the historically underserved. Prioritize investments to address disparities.</p>	<p><b>PF-2</b> Provide affordable and equitable access to public services to all communities, especially the historically underserved. Prioritize investments to address disparities.</p>	<p><b>LU-P12</b> The City shall not preclude the siting of essential public facilities.</p> <p><b>LU-P13</b> The process to site proposed new or expansions to existing essential public facilities should consist of the following:</p> <ul style="list-style-type: none"> <li>a. An inventory of similar existing essential public facilities, including their locations and capacities;</li> <li>b. A forecast of the future needs for the essential public facility;</li> <li>c. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities;</li> <li>d. An analysis of the proposal's consistency with County and City policies;</li> <li>e. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;</li> <li>f. An analysis of alternative sites based on siting criteria developed through an inter-jurisdictional process;</li> <li>g. An analysis of environmental impacts and</li> </ul>	<p><b>Partial Gap:</b> <b>LU-P12</b> and/or <b>LU-P13</b> can be strengthened to better implement <b>CPP PF-2</b> by including language that addresses historically underserved communities and prioritizes investments to address disparities.</p>

VISION 2050 POLICY	Implementing King County Countywide Planning Policy – adopted December 14, 2021 ( <a href="#">Ord. 19384</a> )	Is there a current Medina Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/Suggested Action for 2024 Comprehensive Plan update
VISION 2050 # Policy/Action	Countywide Planning Policy		Indicate if there is a partial or full policy gap
		mitigation; and h. Extensive public involvement.	

DRAFT