

CITY OF MEDINA
Planning Commission Meeting

*April 22, 2014
6:00 p.m.*

*Medina City Hall Council Chambers
501 Evergreen Point Road*

CALL TO ORDER

The Planning Commission meeting of April 22, 2014, was called to order at 6:00 PM by Chair Nunn.

ROLL CALL

Present: Chair Heija Nunn, Vice-Chair Jennifer Garone, Jeanne Carlson, Peter May, Peter Papano, Randy Reeves (arrived 6:25 PM) and Shawn Schubring

Absent: None

Staff Present: Robert Grumbach, Development Services Director
Donna Goodman, Development Services Coordinator
Michael Sauerwein, City Manager

ANNOUNCEMENTS (6:00 PM)

Grumbach made the following announcements:

- Welcomed new commissioner Jeanne Carlson to the planning commission.
- Cited the announcement on the upcoming short course in planning and invited the commissioners to attend even if they had not already signed up.
- The council held a public hearing on the zoning map amendments. A resident testified with concerns about the reduced impervious surface on their property which was changing from R-20 to R-30 zone.
- Shredder Day is Saturday at Medina Park. They will also be accepting unused drugs for disposal.
- The Shoreline Master Program was approved by the Department of Ecology and went into effect on April 18th.
- Several public works projects are planned to take place this summer, including road sealing and a sidewalk project on Evergreen Point Road. In addition, the city's maintenance building is near completion.
- The city council will hold a hearing on the tree code on May 12th. The City Tree Consultant and the City Arborist plus another arborist will be presenting.

Following a question from Chair Nunn, City Manager Sauerwein shared that a ribbon cutting for the new picnic shelter at Medina Park will be held Memorial Day weekend.

Chair Nunn made the following announcements:

- The park board agenda included discussion of a new boardwalk through the wetlands at Medina Park, which is in the discussion stage at this point.
- She attended the last city council meeting and there was a lively discussion of the tree code which focused on residents' concerns with hazardous trees.

APPROVAL OF MINUTES (6:09 PM)

MOTION PAPANO / SECOND GARONE TO APPROVE THE MINUTES FOR THE MARCH 25, 2014, PLANNING COMMISSION MEETING AS WRITTEN. APPROVED 4 – 0, WITH MAY AND CARLSON ABSTAINING. (6:10 PM)

May stated that he would like to introduce a resolution that the planning commission recognizes Robert Grumbach for his professionalism in seeing the city through the successful process of revision and adoption of the Shoreline Master Program. This was supported by a unanimous vote of the commissioners. (6:11 PM)

AUDIENCE PARTICIPATION (6:13 PM)

There were no comments from the audience.

PUBLIC HEARING (6:13 PM)

Chair Nunn announced that there were no public hearings.

OTHER BUSINESS

1) R-30 Maximum Impervious Surface Code Amendment (6:13 PM)

Grumbach briefed the commissioners about the testimony given at the city council hearing on the zoning map concerning the loss of 2.5% impervious surface with a rezone from R-20 to R-30. As a result of the testimony, the zoning map amendments were tabled and the council directed an amendment be prepared to increase the maximum impervious surface standard in the R-30 to match the R-20 zone.

Grumbach summarized the information in the planning commission packet, including a memo that outlined general information relating to the proposal. He noted that the Shoreline Master Program also has impervious standards based on lot sizes that won't be impacted by a change to the zoning code.

Grumbach shared three possible alternatives for consideration: (1) Increase the maximum impervious surface standard to 52.5% for all R-30 zoned lots, (2) Increase the maximum impervious surface standard to 52.5% for R-30 zoned lots less than 30,000 square feet, or (3) no change.

The commissioners discussed the first two alternatives.

MOTION MAY / SECOND SCHUBRING TO FORWARD A RECOMMENDATION TO THE CITY COUNCIL TO ADOPT OPTION TWO OF THE PROPOSED CHANGES TO IMPERVIOUS SURFACE REQUIREMENTS IN THE R-30 ZONING DISTRICT. APPROVED 6 – 0. (6:23 PM)

Grumbach noted that the city council is required to hold a public hearing, which will be scheduled for the May city council meeting.

2) Public Participation Plan – Comprehensive Plan Update (6:24 PM)

Grumbach briefed the commissioners on the requirement to complete a review of the Comprehensive Plan for consistency with the Growth Management Act. He referenced the checklist recently distributed that was developed by the Washington State Department of Commerce to assist with this process.

Grumbach cited a 2009 community survey that revealed a desire by citizens for revisions to the Medina Comprehensive Plan. He added that it was decided that the city would endeavor to determine if major changes to the comprehensive plan were warranted and, if so, to combine them with the state required changes. Grumbach voiced concern that a proper public visioning process to determine what changes might be desired could be time consuming and there is a June 2015 deadline with the state. He indicated that it was not practical to try and do both by the state deadline.

Grumbach summarized the four major steps in the review process. He suggested two approaches for the review: (1) Divide the process into two tracks and review the mandatory changes first followed by the community vision process, or (2) divide the process into two tracks and review the proposed changes simultaneously but separately.

Discussion followed. Grumbach explained that the city must provide opportunities for public input and that the public participation component should occur early in the review process. He noted that refinements to the checklist were necessary before determining the scope of the state required changes, but wanted to give the commissioners an opportunity to provide input on how to approach the update processes.

Discussion continued on the process using two tracks. Grumbach shared that he will have a better idea of the scope of work at the next planning commission meeting after he completes the checklist. He added that the vision review portion will be the most time consuming, but that will depend on how much controversy is raised with the proposed changes.

The commissioners commented on the process but expressed a desire to see the checklist completed before offering any definitive input. Discussion was continued to the next meeting.

ADJOURNMENT

MOTION MAY / SECOND GARONE TO ADJOURN THE APRIL 22, 2014,
PLANNING COMMISSION MEETING. APPROVED 7 - 0. (7:05 PM)

The next Planning Commission meeting is scheduled for Tuesday, May 20, 2014, at 6:00 PM.

Minutes taken by:



Donna Goodman
Development Services Coordinator