



MEDINA, WASHINGTON  
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**PLANNING COMMISSION  
REGULAR MEETING  
MEDINA CITY HALL COUNCIL CHAMBERS  
Tuesday, May 22, 2018  
6:00 PM**

**MINUTES**

**A. CALL TO ORDER 6:00 PM**

The Planning Commission meeting of May 22, 2018, was called to order at 6:03 p.m. by Chair Schubring.

**B. ROLL CALL**

Commissioners Present: Carlson, Langworthy, Nelson, Preston, Reeves, Schubring, and Truitt  
Commissioners Absent: None  
Staff Present: Wilcox, McKenna, Haworth and Missall

**C. ANNOUNCEMENTS**

Wilcox made the following announcements:

- Introduced himself as the new Director of Development Service.
- There are 2 CMP hearing set for the June Planning Commission Meeting.
- Due to staff scheduling, asked the Commissioners to discuss cancelling the July 24, 2018 Planning Commission Meeting.

**D. APPROVAL OF MINUTES**

1. Minutes from the April 18, 2018 special meeting:

**ACTION:** Motion Nelson second Reeves. Approved 7-0.

**E. AUDIENCE PARTICIPATION**

None

## **F. PUBLIC HEARING**

### **1. LEGISLATIVE:**

#### **School-Related Zoning Code Amendments**

The following disclosures were made by Commissioners:

- Schubring is a member of Overlake Golf and Country Club and has a child that attends Cub Scouts at St Thomas School.
- Langworthy is a member of Overlake Golf and Country Club.
- Nelson knows the St Thomas School officials.
- Reeves is a member of Overlake Golf and Country Club and has children that attend St Thomas School.
- Truitt has children that have attended summer camp at St Thomas School.

Scott Missall, City Attorney, presented the staff report with amendments. He provided explanations of changes to the draft and confirmed the text amendments will affect all schools in Medina.

Commissioners asked questions and discussed the draft amendment.

### **2. LEGISLATIVE:**

#### **Area-Wide Zoning Map Amendments**

Scott Missall, City Attorney, presented the staff report with amendments. He provided explanations of changes to the draft.

Commissioners asked questions and discussed the draft amendment.

Chair Schubring opened the public comment period at 6:59 p.m.

Ian Morrison offered some friendly amendments and commented in support of both the proposed area-wide Map Amendments and proposed Text Amendments.

Kirk Wheeler commented in support of both the proposed area-wide Map Amendments and proposed Text Amendments.

Lauren Silvernail commented in support of both the proposed area-wide Map Amendments and proposed Text Amendments.

Madeleine Valdman commented in support of both the proposed area-wide Map Amendments and proposed Text Amendments.

Brian lent commented in support of both the proposed area-wide Map Amendments and proposed Text Amendments.

Sarah Reed commented in support of both the proposed area-wide Map Amendments and proposed Text Amendments.

Chair Schubring closed the public comment period at 7:20 p.m.

Commissioners discussed both the Text Amendments and area-wide Map Amendments at length. Missall and Haworth responded to questions. Commissioners made and discussed several motions to amend the proposed draft Text Amendment. Chair Schubring listed the following amendments:

- ACTION:** Motion Truitt second Nelson to amend section 2:l to: *The rooftop outdoor play area shall be surfaced with sound dampening material.* Approved 7-0.
- ACTION:** Motion Preston second Reeves to amend section 2:a to strike: *parapets less than XX feet in height.* Approved 4-3. Schubring, Langworthy and Nelson opposed.
- ACTION:** Motion Langworthy second Carlson to amend section 2:a to: *The bonus height is only applicable to stair and elevator penthouses, and open mesh fencing that are apparatuses of an outdoor play area.* Approved 4-3. Truitt, Preston and Reeves opposed.
- ACTION:** Motion Nelson second Reeves to amend section G:2b by adding *crosswalks, streetlights and flashing lights at crosswalks.* Approved 7-0.
- ACTION:** Motion Nelson second Reeves to amend section G:2 by adding new condition g. *Acoustical Treatment* and new condition h. *Landscaping Treatment.* Approved 5-2. Truitt and Schubring opposed.
- ACTION:** Motion Nelson second Langworthy to strike sections:  
G:2f *Any combination of amenities and/ or cash in lieu of any amenity.*  
G:3b *The total value of the public amenity must be equivalent to or greater than four dollars (\$4.00) per each square foot of the rooftop play area including stair and elevator penthouses.*  
G:4 *The total value in MMC 20.32.030(G)(3)(b) is in 2018 dollars and shall be adjusted annually by the annual growth rate in consumer price index for Seattle-Tacoma-Bellevue.* Failed 2-5. Schubring, Preston, Langworthy, Reeves and Truitt opposed.
- ACTION:** Motion Nelson second Reeves to amend section 2:h to *The hours of outdoor play area located on rooftops is limited to the hours of 8:00 a.m. to 6:00 p.m. daily.* Approved 7-0.
- ACTION:** Motion Nelson second Reeves to amend section 2:g by striking:  
i: *At least 60 feet from rear property line.*  
ii: *At least 75 feet from side property line.*  
And replacing with only 2:g i: *At least 150 feet from all property lines adjoining a public street or residential zone and the SR 520 setback shall be the minimum requirements in MMC.* Approved 7-0.

**ACTION:** Motion Nelson second Carlson to correct the Seattle Times publishing date in the WHEREAS on page 2 of 6, to May 7, 2018. Approved 7-0.

**ACTION:** Motion Preston second Nelson to delete *Chapter 20.12* on the recommendation paragraph and replace with *Section 20.12.170*. Approved 7-0.

**ACTION:** Motion Nelson second Carlson to approve the code amendments to the School-Related Zoning Code, with amendments as described, and forward to the City Council with a recommendation of the Planning Commission to approve as amended. Approved 6-1. Schubring opposed.

**ACTION:** Motion Nelson second Reeves to approve the Area-Wide Zoning Map Amendments, with amendment to the 8<sup>th</sup> listed WHEREAS, changing *activity space* to *play area*, and forward to City Council with a recommendation of the Planning Commission to approve as amended. Approved 7-0.

## **G. OTHER BUSINESS**

Chair Schubring provided the Commissioners with a draft hand out of a revised outline to their work program and asked for input to be discussed at future meeting.

**ACTION:** Motion Truitt second Langworthy to maintain the June 26, 2018 Planning Commission Meeting and cancel the July 24, 2018 Planning Commission meeting. Approved 7-0.

## **H. ADJOURNMENT**

Motion Carlson second Nelson; the Commission adjourned the Regular Meeting at 9:05 p.m.

Minutes taken by:



Kristin McKenna  
Development Services Coordinator