



MEDINA CITY COUNCIL

Monday, January 26, 2026

5:00 PM – STUDY SESSION
6:00 PM - REGULAR MEETING

AGENDA

VISION STATEMENT

Medina is a family-friendly, diverse and inclusive community on the shores of Lake Washington. With parks and open spaces, Medina is a quiet and safe small city, with active and highly-engaged residents. Medina honors its heritage while preserving its natural environment and resources for current and future generations.

MISSION STATEMENT

Ensure efficient delivery of quality public services, act as responsible stewards of Medina's financial and natural resources, celebrate diversity, leverage local talent, and promote the safety, health, and quality of life of those who live, work, and play in Medina.



MEDINA, WASHINGTON
MEDINA CITY COUNCIL
SPECIAL AND REGULAR MEETING

Hybrid - On-line/In-Person
Medina City Hall – Council Chambers
501 Evergreen Point Road, Medina, WA 98039
Monday, January 26, 2026 – 5:00 PM

AGENDA

MAYOR | Jessica Rossman

DEPUTY MAYOR | Randy Reeves

COUNCIL MEMBERS | Joseph Brazen, Laura Bustamante, Harini Gokul, Michael Luis, Heija Nunn

CITY MANAGER | Jeff Swanson

CITY ATTORNEY | Jennifer S. Robertson

ACTING CITY CLERK | Dawn Nations

Hybrid Meeting Participation

The Medina City Council has moved to hybrid meetings, offering both in-person and online meeting participation. Medina City Council welcomes and encourages in-person public comments. To participate in person, please fill out a comment card upon arrival at City Hall and turn it in to the City Clerk. To participate online, please register your request with the City Clerk at 425.233.6410 or email dnations@medina-wa.gov and leave a message before 2PM on the day of the Council meeting; please reference Public Comments for the Council meeting on your correspondence. The City Clerk will call 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. The city will also accept written comments to Council@medina-wa.gov at any time.

Join Zoom Meeting

<https://medina-wa.zoom.us/j/82744321998?pwd=oNyGHuaSlKurNS5fXbsbi5pOHT3RYH.1>

Meeting ID: 827 4432 1998

Passcode: 311113

One tap mobile

+12532158782 US (Tacoma)

1. **STUDY SESSION**

The Study Session is an informal discussion for the City Council. This session is held in person only and is not recorded. The public is welcome to attend; however, Zoom access will not be available until the regular meeting begins at **6:00 PM**.

[1.1](#) 2026 Draft Capital Project List by Ryan Osada, Public Works Director

Time Estimate: 50 minutes

The Regular meeting will start at 6:00 PM.

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

Council Members Brazen, Bustamante, Gokul, Luis, Nunn, Reeves, Rossman

3. **APPROVAL OF MEETING AGENDA**

4. **PUBLIC COMMENT PERIOD**

Individuals wishing to speak live during the Virtual City Council meeting may register their request with the Acting City Clerk at 425.233.6410 or email dnations@medina-wa.gov and leave a message **before 2PM** on the day of the Council meeting. Please reference Public Comments for the Council Meeting on your correspondence. The Acting City Clerk 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.

5. **PRESENTATIONS**

5.1 Introduction of New Assistant Finance Director

Time Estimate: 5 minutes

6. **CITY MANAGER'S REPORT**

Time Estimate: 10 minutes

[6.1a](#) State Legislative Update

7. **CONSENT AGENDA**

Time Estimate: 5 minutes

Consent agenda items are considered to be routine and will be considered for adoption by one motion. There will be no separate discussion of these items unless a Councilmember or City staff requests the Council to remove an item from the consent agenda.

[7.1](#) Amending Chapter 2.04 MMC to update Council Meeting times and procedures

Recommendation: Adopt Ordinance No. 1051.

Staff Contacts: Jeff Swanson, City Manager and Jennifer Robertson, City Attorney

8. **LEGISLATIVE HEARING**

None.

9. **PUBLIC HEARING**

[9.1](#) Public Hearing on Interim Official Control – Outdoor Lighting

Recommendation: Receive Public Comment and discussion.

Staff Contacts: Jeff Swanson, City Manager and Jennifer Robertson, City Attorney

Time Estimate: 20 minutes

10. **CITY BUSINESS**

[10.1](#) Council Committee Structures - Finance, Personnel, Development Services

Recommendation: Discussion and direction.

Staff Contacts: Jeff Swanson, City Manager and Jessica Rossman, Mayor

Time Estimate: 20 minutes

11. **REQUESTS FOR FUTURE AGENDA ITEMS**

a) Requests for future agenda items.

12. **PUBLIC COMMENT**

Comment period is limited to 10 minutes. Speaker comments are limited to one minute per person.

13. **EXECUTIVE SESSIONS**

Time Estimate: 15 minutes

RCW 42.30.110 (1)(i)

To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency; and

Time Estimate: 30 minutes

RCW 42.30.110 (1)(g)

To evaluate the qualifications of an applicant for public employment or to review the performance of a public employee. However, subject to **RCW 42.30.140(4)**, discussion by a governing body of salaries, wages, and other conditions of employment to be generally applied within the agency shall occur in a meeting open to the public, and when a

governing body elects to take final action hiring, setting the salary of an individual employee or class of employees, or discharging or disciplining an employee, that action shall be taken in a meeting open to the public.

No action will be taken following Executive Sessions.

14. **ADJOURNMENT**

Next regular City Council Meeting: February 9, 2026, at 5 PM.

ADDITIONAL INFORMATION

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk's office located in Medina City Hall.

The agenda items are accessible on the City's website at www.medina-wa.gov on Thursdays or Fridays prior to the Regular City Council Meeting.

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 AND EVENTS

Monday, February 9, 2026 - City Council Meeting (5:00PM)
Monday, February 16, 2026 - Presidents' Day - City Hall Closed
Monday, February 23, 2026 - City Council Meeting (5:00PM)
Monday, March 9, 2026 - City Council Meeting (5:00PM)
Monday, March 23, 2026 - City Council Meeting (5:00PM)
Monday, April 13, 2026 - City Council Meeting (5:00PM)
Monday, April 27, 2026 - City Council Meeting (5:00PM)
Monday, May 11, 2026 - City Council Meeting (5:00PM)
Monday, May 25, 2026 - Memorial Day - City Hall Closed
Tuesday, May 26, 2026 - City Council Meeting (5:00PM)
Monday, June 8, 2026 - City Council Meeting (5:00PM)
Friday, June 19, 2026 - Juneteenth - City Hall Closed
Monday, June 22, 2026 - City Council Meeting (5:00PM)
Friday, July 3, 2026 - Independence Day - City Hall Closed

CERTIFICATION OF POSTING AGENDA

The agenda for Monday, January 26, 2026, Special and Regular Meeting of the Medina City Council was posted and available for review on Thursday, January 22, 2026, at City Hall of the City of Medina, 501 Evergreen Point Road, Medina, WA 98039. The agenda is also available on the city website at www.medina-wa.gov.



MEDINA, WASHINGTON

AGENDA BILL

Monday, January 26, 2026

| | |
|---|---|
| Subject/Topic: DRAFT 2026 Proposed Project List Dept. Origin: Public Works Category: Study Session Prepared by: Ryan Osada, Public Works Director Attachments: PP - DRAFT_2026 Proposed Project List_01262026 | Proposed Council Action/Motion: <input checked="" type="checkbox"/> Information Only <input type="checkbox"/> Receive and File <input checked="" type="checkbox"/> Discuss <input type="checkbox"/> Provide Direction <input type="checkbox"/> Public Hearing <input type="checkbox"/> Adopt/Approve <input type="checkbox"/> Other: |
|---|---|

Summary

At the beginning of each year, a proposed project list is presented to Council summarizing what was adopted during the budget process. This list organizes the anticipated projects for the year which includes the Capital Improvement Projects (CIP) that were approved by council on July 14, 2025 and submitted to the state. It also helps with transparency throughout the year when projects are brought before council on consent. The study session will be an overview of the projects and allow for specific questions regarding each project. Please note that the **Pedestrian Improvements Design Project** in Sidewalks will have its own study session in February 2026.

Council Priorities

This proposal furthers Council Priorities 1,2,3,4, & 5.

1. Financial Stability and Accountability
2. Quality Infrastructure
3. Efficient and Effective Government
4. Public Safety and Health
5. Neighborhood Character and Community Building

Budget/Fiscal Impact: ~\$1,065,000.00

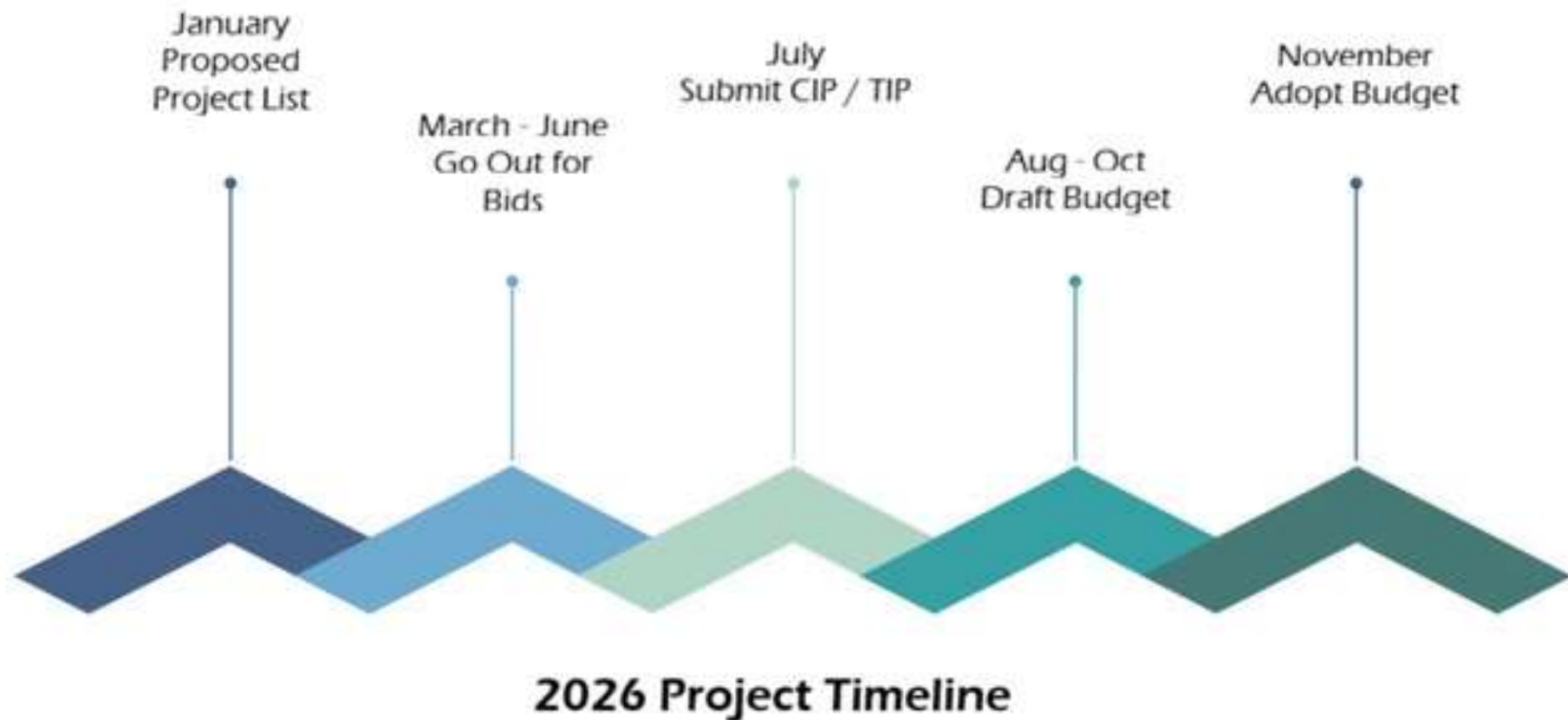
Recommendation: Discussion item only.

City Manager Approval:

Proposed Council Motions: N/A

Time Estimate: 50 Minutes

DRAFT 2026 Proposed Project List



| 2026 PROPOSED PROJECT LIST | START DATE | DURATION | GRANT FUNDS | TOTAL COST | CITY COST |
|---|-------------|----------|---------------|---------------|---------------|
| STREETS: | | | | | |
| 2026 Overlake Drive Bridge Repairs 1014C (REET) | TBD | 2 weeks | \$ - | \$ 200,000.00 | \$ 200,000.00 |
| 78th PL NE Asphalt Overlay (REET) | Summer | 2 weeks | \$ - | \$ 160,000.00 | \$ 160,000.00 |
| SIDEWALK: | | | | | |
| Resurface Gravel Sidewalk OLDr & Points Loop Trail (REET & Park Levy) | TBD | 2 weeks | \$ - | \$ 50,000.00 | \$ 50,000.00 |
| Pedestrian Improvements Design - EPR & Overlake Drive | Jul-05 | TBD | \$ - | \$ 200,000.00 | \$ 200,000.00 |
| PARKS: | | | | | |
| Fairweather Invasive Species Removal - Goats (Park Levy) | TBD | 3 weeks | \$ - | \$ 15,000.00 | \$ 15,000.00 |
| Fairweather Nature Preserve Foot Bridge Improvements (REET) | Summer | 1 week | \$ - | \$ 60,000.00 | \$ 60,000.00 |
| Post Office Pocket Park Ph 1 - Design (REET) | TBD | NA | \$ - | \$ 25,000.00 | \$ 25,000.00 |
| Medina Beach Park Tree Planting <i>*trees purchased in 2025</i> (Tree Fund) | TBD | 2 days | \$ - | \$ 2,000.00 | \$ 2,000.00 |
| STORMWATER: | | | | | |
| 2026 Localized Improvements - 78th PL NE + three locations (REET) | Aug-25 | 3 weeks | \$ - | \$ 200,000.00 | \$ 200,000.00 |
| 2025 Medina Park North Pond Vegetation Removal (KC SROF) | Jul-26 | 4 weeks | \$ 200,000.00 | \$ 200,000.00 | \$ - |
| Citywide Stormwater System Mapping (NPDES) | In progress | TBD | \$ 20,000.00 | \$ 20,000.00 | \$ - |
| BUILDING: | | | | | |
| 2026 Post Office Interior Painting (REET) | TBD | 2 weeks | \$ - | \$ 20,000.00 | \$ 20,000.00 |
| Public Works Carport & Storage (REET) | TBD | 2 weeks | \$ - | \$ 50,000.00 | \$ 50,000.00 |
| City Hall Backup Generator Inlet Plug (REET) | TBD | 2 Days | \$ - | \$ 10,000.00 | \$ 10,000.00 |
| City Hall Security, Lobby Design & Space Planning (REET) | TBD | 1 week | \$ - | \$ 20,000.00 | \$ 20,000.00 |
| City Hall Water Filler Station (REET) | TBD | 3 Days | \$ - | \$ 5,000.00 | \$ 5,000.00 |
| OTHER: | | | | | |
| Points Loop Trail - QR Code Sign (Parks Levy) | 2026 | 3 days | \$ - | \$ 3,000.00 | \$ 3,000.00 |
| Beach & Medina Park Restroom Automated Locks (REET) | 2026 | NA | \$ - | \$ 20,000.00 | \$ 20,000.00 |
| 2026 Hazardous Tree Removal & Planting Program (Tree Fund) | 2026 | NA | \$ - | \$ 25,000.00 | \$ 25,000.00 |

*UPDATED 1/21/2026

Roll-Over from previous years

TOTALS

\$ 220,000.00

\$1,285,000.00

\$ 1,065,000.00

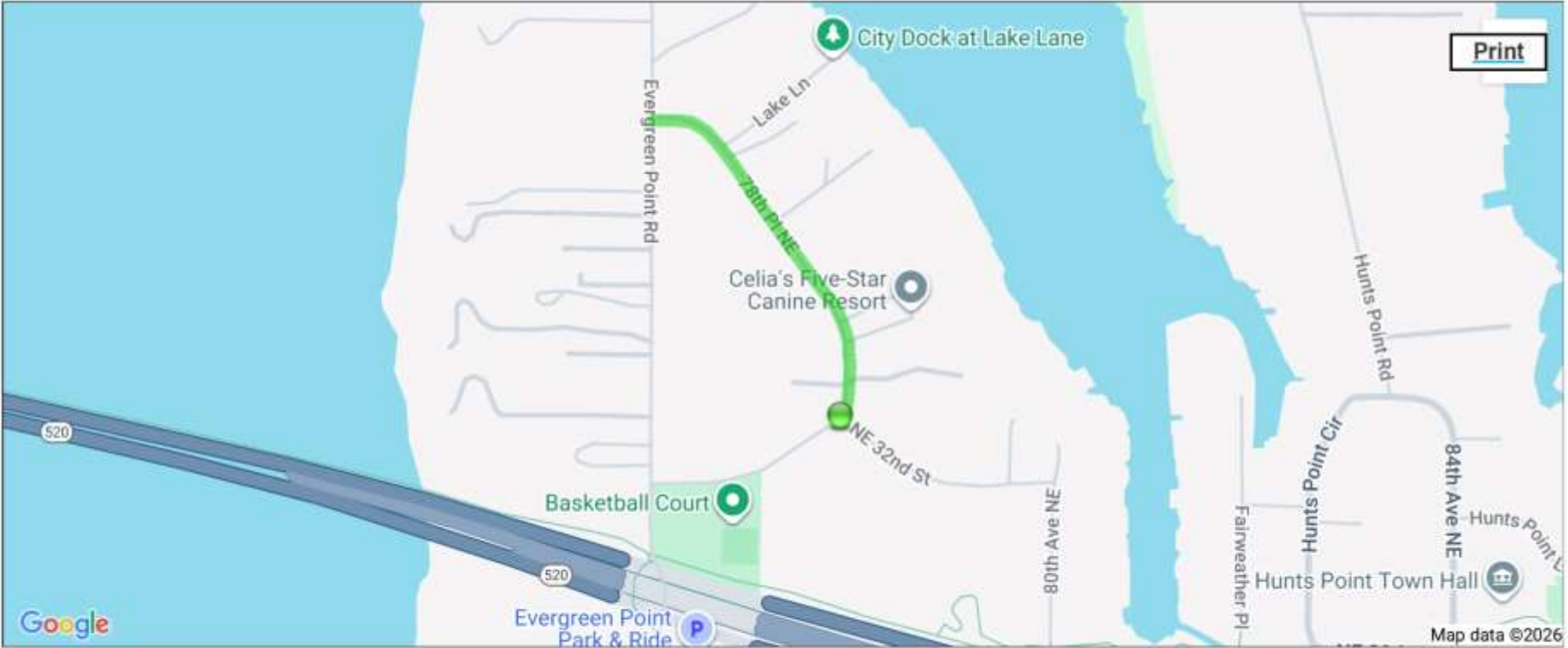
Walk-On project, Not on CIP

FEBRUARY 9TH STUDY SESSION

2026 Overlake Dr Bridge Repairs



78TH Place Asphalt Overlay



| Termini | Length | Surface | Last Review | PCR Score |
|----------------------------------|--------|---------|-------------|-----------|
| NE 32RD ST to EVERGREEN POINT RD | 0.24 | ACP | 07/15/2024 | 81 |

Resurface Gravel Sidewalk OLDr & Pts Loop



Fairweather Invasive Species Removal

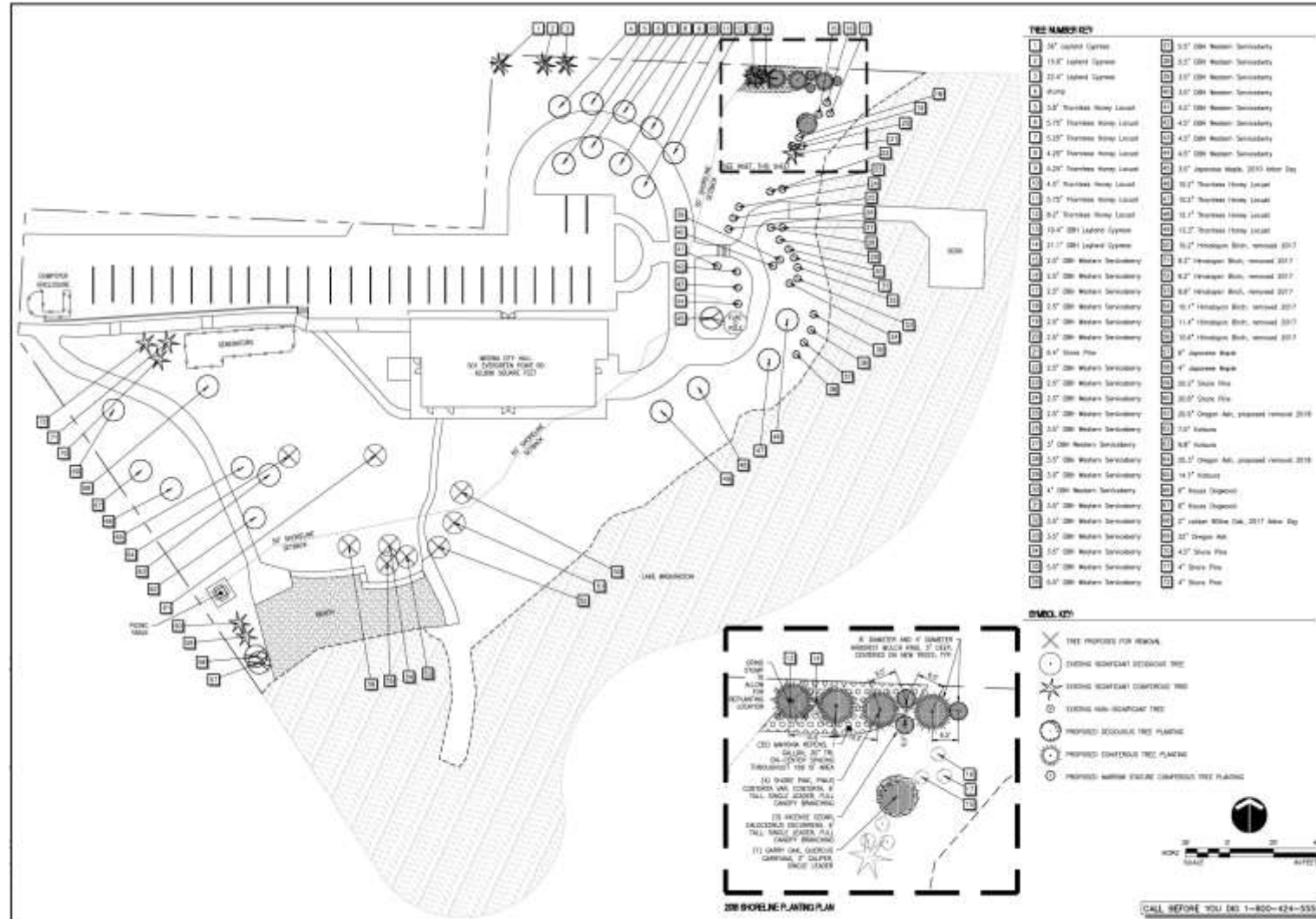


Fairweather Foot Bridge Improvements



Post Office Pocket Park Ph 1 - Design





2026 Localized Improvements – 78TH PI NE



2025 Medina Park North Pond Vegetation Removal



Citywide Stormwater System Mapping



Post Office Interior Painting



Public Works Carport & Storage



City Hall Backup Generator Inlet Plug

HRIW 45 T4F



City Hall Security, Lobby Design & Space Planning



City Hall Water Filler Station



Points Loop Trail QR Code Sign



Medina Park & Beach Restroom Automated Locks



Magnetic door lock



2026 Hazardous Tree Removal & Planting





2026 Weekly Legislative Session Update

Points Communities

January 18, 2026

General Background

On Monday, January 12, the Washington State Legislature kicked off its 2026 legislative session. This first week of the 60-day session included some [ceremonial activity](#) as well as a full calendar of legislative hearings. Swearing in ceremonies held this week officially transitioned nine newly elected legislators. Also made official this week is the 2026 legislative session [cutoff calendar](#), which was adopted during this first week of session.

Scheduled to end on March 12, this year's session is anticipated to be a rigorous and challenging one, due primarily because of the state's budget shortfalls. Although typically during 60-day sessions, fewer bills are introduced than during odd-year 105-day sessions, a large amount of bills have been introduced this session. Additionally, all bills introduced in 2025 that were not adopted remain alive for this second year of the legislative biennium.

Below is a summary of session highlights from this week. Please note that bill numbers are hyperlinked so that you can find the most up-to-date information about bill hearings and status.

Budget

In December, Governor Bob Ferguson unveiled a \$2.5 billion supplemental budget proposal to address a projected \$2.3 billion shortfall, including tapping \$1 billion from the rainy day fund and allocating \$4.7 million for litigation against federal actions, as outlined in this *Spokesman Review* [article](#). "It's raining," Ferguson said, citing flood recovery and federal funding cuts. The rainy day fund, at \$2 billion, ranks among the nation's lowest and typically requires a supermajority to access. Representative Travis Couture (R-Allyn) warned, "Using reserves now leaves the state exposed when the next downturn hits."

Notably, the governor's supplemental budget proposals rely on spending cuts only, not new taxes, to address the state's multi-billion-dollar shortfall. The governor vowed to veto any sales or property tax hikes the Legislature sends to his desk to sign into law this session, as detailed in this *Seattle Times* [article](#).

Various tax proposals have already been legislatively introduced. For instance, there is legislation proposing a new 5% payroll excise tax on wages above \$125,000 for the state's largest employers, sponsored by Representative Shaun Scott (D-Seattle) with [HB 2100](#) and Senator Rebecca Saldaña (D-Seattle) with [SB 6093](#), as detailed in this *Seattle Times* [article](#). This legislation, if passed, could raise \$3 billion annually, with first-year revenue going to the general fund and later split between the general fund and a new "Well Washington Fund" for housing, health care, and education.

Additionally, other tax-related bills have been introduced for the 2026 session, as detailed in this *Washington Research Council* [blog](#). [HB 2097](#) would allow counties to impose a B&O tax starting in 2027, capped at 0.002%, with voter-approved increases. [HB 2089](#) would amend B&O tax rules on mortgage loan interest and dedicate new revenue to the Wildfire Response Account, projected to exceed the planned \$500 million funding goal. [HB 2098](#) removes the cap on the advanced computing surcharge, raising revenue for Washington College Grant expansions and a 10% annual tuition cut for resident undergraduates from 2027–2030.

In other fiscal news, the Washington State Economic Climate Council published its [2025 Climate Study](#). The study came about due to the passage of [HB 2758](#) in 1996. Its purpose is to select a series of benchmarks that characterize the competitive environment of the state. The benchmarks are indicators of the quality of life, education and skills of the workforce, infrastructure, and the costs of doing business in the state.

Transportation

Washington's 2026 short session also will tackle transportation funding. The governor's \$15.5 billion supplemental transportation budget proposal included a proposal to bond, about \$2 billion in road and bridge preservation work, as well as \$1.1 billion for new hybrid-electric ferries and ferry preservation, as noted in this *Seattle Times* [article](#). In this official [statement](#), Senator Liias praised Governor Ferguson's proposed supplemental transportation budget stating, "Funding for preservation and maintenance must be a long-term budget commitment."

As a reminder, to address transportation budget shortfalls legislators passed new taxes and fees during the 2025 legislative session, including a gas tax hike, and approved a sales tax transfer of 0.1% to transportation, expected to raise \$300 million annually starting in the next biennium. However, this session lawmakers may reverse the transfer to cover an operating budget shortfall, sparking concern from House Transportation Chair Representative Jake Fey (D-Tacoma), who warned it would "put us in more of a squeeze," as explained in this *Washington State Standard* [article](#).

[SB 6002/HB 2332](#) pertaining to license plate readers has been introduced to address two main areas, as explained in this *Washington State Standard* [article](#). These include retention (how long a state agency can hold the data) and if the plate reader database information can be shared with other entities.

This Week's Bills of Interest

- [HB 2092](#) - Establishing a passenger rail advisory committee.
- [HB 2111](#) - Allowing the Interstate 5 bridge replacement project toll facility bond retirement account to receive its proportionate share of earnings.

Work Sessions of Interest

- January 12 - House Transportation - [Impact of the December 2025 atmospheric river climate events to the state highway system and the Department of Transportation response.](#)
- January 13 - Senate Transportation - [Transportation budget and revenue overview.](#)
- January 14 - House Transportation - ["Keep Washington Moving": An update for 2026 from the Secretary of the Department of Transportation and Governor's proposed supplemental transportation budget: A briefing.](#)

- January 15 - Senate Transportation - [“Keep Washington Moving” - Washington State Department of Transportation Secretary - Washington State Ferries preservation needs - Local highway preservation needs.](#)

Housing & Homelessness

Governor Ferguson unveiled a \$244 million housing plan in his 2026 supplemental budget proposal, as reported in this [Seattle Times article](#). The plan is funded mostly through state bonds. Additionally, the governor’s plan includes an executive order to create a state Department of Housing. The proposal includes \$81 million for 2,000 affordable rentals, \$73 million for 664 first-time homebuyer units, and \$55 million for rehabilitation and flood repairs, plus \$20 million to preserve mobile home communities. Ferguson said, “We have affordable housing that is in desperate need of repair.”

This Week’s Bills of Interest

- [HB 2269](#) - Concerning middle housing in unincorporated areas.
- [HB 2118](#) - Concerning common interest community restrictions.
- [HB 2236](#) - Concerning the housing finance commission.
- [SB 5884](#) - Expanding the limited sales and use tax incentive program to encourage redevelopment of underutilized property.
- [SB 5885](#) - Expanding opportunities for affordable housing developments on properties owned by religious organizations. (Hearing is on the Proposed Substitute.)
- [SB 5937](#) - Concerning the use of a smart access system in a residential property subject to the residential landlord-tenant act.
- [SB 5938](#) - Concerning the foreclosure prevention fee.
- [HB 2299](#) - Establishing an independent living ombuds to support seniors living in independent living facilities and the independent living portion of continuing care retirement communities.
- [HB 1717](#) - Creating a sales and use tax remittance program for affordable housing.
- [HB 1859](#) - Expanding opportunities for affordable housing developments on properties owned by religious organizations.
- [SB 6018](#) - Concerning the housing finance commission.
- [SB 6026](#) - Concerning residential development in commercial and mixed-use zones. (
- [SB 6027](#) - Modifying requirements and allowed uses for certain funding related to providing and maintaining affordable housing and related services.
- [SB 6028](#) - Establishing a revolving loan fund for mixed-income affordable homeownership development.

2026 Session Important Dates

February

- **February 4 - Policy Committee Cutoff.**
 - Last day to read in committee reports in house of origin, except House fiscal committees and Senate Ways & Means and Transportation committees.
- **February 9 - Fiscal Committee Cutoff.**
 - Last day to read in committee reports from House fiscal committees and Senate Ways & Means and Transportation committees in house of origin.
- **February 17 - House of Origin Cutoff.**
 - Last day to consider bills in house of origin (5 p.m.).

2026 Weekly Legislative Session Update

January 18, 2026

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- **February 25 - Policy Committee Cutoff - Opposite House.**

- Last day to read in committee reports from opposite house, except House fiscal committees and Senate Ways & Means and Transportation committees.

March

- **March 2 - Fiscal Committee Cutoff - Opposite House.**

- Last day to read in opposite house committee reports from House fiscal committees and Senate Ways & Means and Transportation committees.

- **March 6 - Opposite House Cutoff (until 5 p.m.)**

- Last day to consider opposite house bills with the exception of budgets, matters necessary to implement budgets, matters that affect state revenue, initiatives to the legislature and alternatives, differences between the two houses, and business related to the interim or closing the session.

- **March 12 - Sine Die.**

- Last day allowed for regular session under state constitution.

Governor Review Period

- The Governor has 5 days, if the Legislature is still in session, or 20 days, if the Legislature has adjourned, to take action on any bill passed by the Legislature.

Committee Activities of Interest

Finance (House) - HHR A and Virtual JLOB - 1/20 @ 8:00am

- HB 2442 - Public Hearing - Providing local governments tax resources and fund flexibility. (Remote Testimony Available).

Housing (House) - HHR C and Virtual JLOB - 1/20 @ 4:00pm

- HB 2266 - Public Hearing - Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters. (Remote Testimony Available).
- HB 2489 - Public Hearing - Establishing statewide standards for when local governments may enforce laws regulating the use of public space for life-sustaining activities. (Remote Testimony Available).

Housing (Senate) - SHR 4 and Virtual JACB - 1/21 @ 10:30am

- SB 5885 - Exec Session - Expanding opportunities for affordable housing developments on properties owned by religious organizations.
- SB 6018 - Exec Session - Concerning the housing finance commission.
- SB 6026 - Exec Session - Concerning residential development in commercial and mixed-use zones.
- SB 6027 - Exec Session - Modifying requirements and allowed uses for certain funding related to providing and maintaining affordable housing and related services.

Housing (House) - HHR C and Virtual JLOB - 1/22 @ 8:00am

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- HB 2236 - Exec Session - Concerning the housing finance commission.

Housing (Senate) - SHR 4 and Virtual JACB - 1/23 @ 10:30am

- SB 6069 - Public Hearing - Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters. (Remote Testimony Available).

Bills of Interest

| Bill # | Abbrev. Title | Title | Status | Sponsor |
|--------------------------------------|------------------------------|---|------------------|-----------|
| HB 2097 | County B&O tax | Authorizing counties to impose a business and occupation tax. | H Finance | Scott |
| HB 2201 | Urban growth area planning | Standardizing city and county planning and development regulations with an urban growth area. | H Local Govt | Parshley |
| HB 2227 | Affordable housing/REET | Providing a real estate excise tax exemption for the sale of qualified affordable housing. | H Finance | Ramel |
| HB 2236 (SB 6018) | Housing finance commission | Concerning the housing finance commission. | H Housing | Zahn |
| HB 2266 (SB 6069) | Supportive & emerg. housing | Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters. | H Housing | Peterson |
| HB 2289 (SB 5998) | Operating budget, supp. | Making 2025-2027 fiscal biennium supplemental operating appropriations. | H Approps | Ormsby |
| HB 2295 (SB 6003) | Capital budget, supplemental | Concerning the capital budget. | H Cap Budget | Tharinger |
| HB 2306 (SB 6005) | Transportation budget, supp. | Making supplemental transportation appropriations for the 2025-2027 fiscal biennium. | H Transportation | Fey |
| HB 2346 | Middle housing/perf. codes | Concerning performance-based building codes for middle housing. | H Local Govt | Duerr |
| HB 2359 (SB 6027) | Affordable housing funding | Modifying requirements and allowed uses for certain funding related to providing and maintaining affordable housing and related services. | H Finance | Peterson |
| HB 2442 | Local government fund use | Providing local governments tax resources and fund flexibility. | H Finance | Berg |
| HB 2480 (SB 6026) | Residential dev./zones | Concerning residential development in commercial and mixed-use zones. | H Local Govt | Street |
| HB 2489 | Public space/local use laws | Establishing statewide standards for when local governments may enforce laws regulating the use of public space for life-sustaining activities. | H Housing | Gregerson |
| HB 2495 | Removal of vehicles | Addressing the removal of vehicles by certain cities when obstructing the operation of streetcar vehicles or jeopardizing public safety. | H Transportation | Thomas |
| HB 2528 | Real estate excise taxes/GMA | Creating uniformity for the process by which cities planning under the growth management act implement real estate excise taxes. | H Finance | Springer |

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| Bill # | Abbrev. Title | Title | Status | Sponsor |
|--------------------------------------|------------------------------|---|------------------|----------|
| HB 2566 | Local government procurement | Concerning local government procurement. | | Zahn |
| SB 5885 (HB 1859) | Housing dev./religious orgs. | Expanding opportunities for affordable housing developments on properties owned by religious organizations. | S Housing | Riccelli |
| SB 5998 (HB 2289) | Operating budget, supp. | Making 2025-2027 fiscal biennium supplemental operating appropriations. | S Ways & Means | Robinson |
| SB 6003 (HB 2295) | Capital budget, supplemental | Concerning the capital budget. | S Ways & Means | Trudeau |
| SB 6005 (HB 2306) | Transportation budget, supp. | Making supplemental transportation appropriations for the 2025-2027 fiscal biennium. | S Transportation | Liias |
| SB 6018 (HB 2236) | Housing finance commission | Concerning the housing finance commission. | S Housing | Trudeau |
| SB 6026 (HB 2480) | Residential dev./zones | Concerning residential development in commercial and mixed-use zones. | S Housing | Alvarado |
| SB 6027 (HB 2359) | Affordable housing funding | Modifying requirements and allowed uses for certain funding related to providing and maintaining affordable housing and related services. | S Housing | Alvarado |
| SB 6069 (HB 2266) | Supportive & emerg. housing | Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters. | S Housing | Alvarado |
| SB 6127 | Paid leave integrity audit | Requiring a performance audit of program integrity measures in Washington's paid family and medical leave program. | S Labor & Comm | Braun |
| SB 6211 (HB 2528) | Real estate excise taxes/GMA | Creating uniformity for the process by which cities planning under the growth management act implement real estate excise taxes. | | Wilson |



January 19, 2026

Week two is heating up and looking forward to City Action Days

This week is shaping up to be quite the week—most importantly because we are hosting over 300 city officials for City Action Days! We are so excited to have our city leaders in town to learn more about the legislative process, engage with us, and meet with their legislators. It is going to be a great event. We are also happy to announce that Gov. Bob Ferguson plans to join us to talk about his priorities for this session.

On top of that excitement, this week is full of hearings on big bills that are important to cities. There are committee hearings on bills on local government revenue options, housing and land use, public safety, and transportation. You can read more about some of these big proposals and their impacts on your cities and towns below. We are also excited to kick off our first bill [Hot Sheet](#) of the session. Our Hot Sheet is our highlights version/cheat sheet for tracking bills of interest to cities. We will update it each Monday for the rest of the session. Please feel free to share it with your legislators for a quick guide of what we are tracking and weighing in on.

Can't join us this week in person? While we will miss you, that doesn't mean you can't still engage. Even if you can't come to Olympia, you can still testify remotely on bills, schedule calls with your legislators, and join us for our Friday City Action Calls. Everyone's voice is important, and we want to make sure you add yours to our collective advocacy efforts.

As always, if you need help or have questions, reach out to the Government Relations team. We are here for you.

Candice Bock
Government Relations Director

Hot topics

Automated license plate readers bills scheduled for hearings

Automated license plate readers (ALPRs) have been a hot button topic in local governments across the state for several months. Senate and House policy committees are scheduled to hear bills aimed at regulating ALPRs on Tuesday morning. AWC urges cities that have been using this tool to share how important it is for public safety and solving crimes with your local legislators and through public comment during the committee hearings. [More](#)



Bills seek to greatly expand AGO authority

A suite of legislation requested by Attorney General Nick Brown's office seeks transformative change that would expand the office's investigative reach and power. A narrow effort to expand the authority of the Attorney General's Office (AGO) occurred during the 2025 legislative session related to investigating police agencies, with AWC members voicing concerns about potential consequences. Thanks to outreach from cities, that proposal did not pass. The new series of bills takes a different approach toward a highly similar expansion, raising similar questions. [More](#)



Homeless response bill emerges to allow camping in all public spaces

[HB 2489](#) seeks to prohibit adoption or enforcement of ordinances restricting "life-sustaining activities" on public property unless the city or town can demonstrate that (a newly defined) "adequate alternative shelter space" was available. Although the bill no longer contains the vague legal standard proposed last year of "objective reasonableness," it takes cities—and the state—back to 2019 by allowing individuals to camp in public, without restriction and at all times, and undermines the comprehensive programs now in place in cities that are working to end homelessness. Please reach out to your legislators and share feedback with AWC. [More](#)





STEP housing bill returns

Returning in concept, [HB 2266/SB 6069](#) is the latest iteration of **HB 1195** from 2025. This year, the proposal focuses more on requirements or restrictions on how cities permit STEP housing types (permanent supportive, transitional, and indoor emergency housing and shelters) and does not include the dispute resolution components from previous years. The bill requires cities to allow STEP housing in all zones except industrial, many of which are not appropriate due to lack of transit or services. It also removes the ability for cities to require an operating agreement as a condition of permitting, which has proven critical for neighborhood acceptance of shelters and addressing public safety concerns. [More](#)

Media time

AWC video: Easing the indigent defense burden on Washington cities and towns

In this brief video, AWC Government Relations Advocate Derrick Nunnally covers the unique role Washington cities and towns play in providing indigent defense services, the challenges they face in light of new caseload limits set by the Washington Supreme Court, and how AWC is asking the Legislature in 2026 to ease the burden so cities can continue to support this constitutionally required service. [Watch now!](#)

AWC bill tracker and coverage

Visit AWC's [bill tracker](#) for easy access to the bills you're most interested in and to filter by the information you're looking for, whether it's a brief description of a bill, the status of bills you're tracking, or AWC's comprehensive coverage.

Tip: [Bookmark the tracker](#) and check it regularly for the latest updates.

This week's bill highlights:

Affordable housing

- Local option short-term rental tax bill returns (**HB 2559/SB 5576**) [More](#)
- Concerning permit approval bill continues to advance (**SB 5729**) [More](#)
- Permit-ready housing plans—feasible statewide? (**SB 6015**) [More](#)

Broadband & telecommunications

- Expanding broadband access and adoption to those most in need (**HB 2365**) [More](#)

Budget & finance

- Cities support proposal to eliminate requirement for annual lodging tax report (**HB 2120, SB 5879**) [More](#)
- Agency-requested bill clarifying implementation of sales tax on services scheduled for hearing (**SB 6113**) [More](#)
- Voter-approved single-city fire protection district bills are gaining momentum (**HB 2224/SB 6037**) [More](#)
- Bill allows fire districts to capture areas left out of EMS by voter approval (**HB 2326**) [More](#)
- House Finance Committee chair introduces a bill to bring cities more fiscal flexibility (**HB 2442**) [More](#)

Emergency management

- New emergency responder bill mandates citywide policy reviews (**HB 2351**) [More](#)

Environment & natural resources

- Common-sense approach to local government culvert permits is introduced (**SB 6154**) [More](#)

General government

- AWC testifies on ranked choice voting bill (**HB 2210**) [More](#)

HR & labor relations

- Favorable changes proposed to immigrant workers protections bill (**SB 5852**) [More](#)

- Employers face potentially costly addition to workers' compensation permanent total disability benefits (**HB 2372, SB 6067**) [More](#)
- L&I seeks to create PTSD pilot program (**HB 2405**) [More](#)
- Changes to PFML contributions proposed in response to IRS guidance (**HB 2345**) [More](#)

Land use & planning

- Neighborhood cafe bill is back (**HB 1175**) [More](#)
- Bill proposes reforms to project permit vesting & permit shot clocks (**HB 2418**) [More](#)

Open government

- PRA exemption for demographic data tied to personal identifying information (**HB 6123**) [More](#)

Public safety & criminal justice

- AWC shares concerns over right-of-way civil liability bill with city consequences (**HB 2095**) [More](#)
- AWC testifies with concerns over the police face coverings bills (**HB 2173/SB 5855**) [More](#)
- Indigent defense task force bill passes out of committee (**SB 5912**) [More](#)
- AWC testifies against new mandatory restrictions on police volunteers (**SB 5974**) [More](#)

Transportation

- Cities could contract with counties to lower street maintenance costs under new bill (**HB 1529**) [More](#)
- AWC seeks city input on traffic safety improvement bill (**HB 2192**) [More](#)
- AWC seeks support for bill to address proliferation of 'e-motos' (**HB 2374**) [More](#)

Need to know

Listening session on wildfire hazard mapping. The Department of Natural Resources is hosting public listening sessions in 16 locations over three months to gather input on wildfire hazard mapping and ratings. [More](#)

Recycling Reform Act: Service provider registration due January 31. The Recycling Reform Act, passed in 2025, will bring important changes to how a city manages residential recycling services. Starting in 2030, packaging producers will reimburse service providers for their costs in providing collection and processing of residential paper and packaging. To be eligible for reimbursement, service providers need to register with the Department of Ecology. [More](#)

Advocacy corner

Friday City Action Calls every week (city members only)

During the legislative session, AWC hosts Friday City Actions calls every week at 12:30 pm. In these meetings, AWC lobbyists provide the latest updates and city officials can ask questions and provide feedback. [Register now.](#)

Make sure you are ready for City Action Days

Do these three things before you arrive:

1. Make appointments to meet with your legislators. If you haven't already, reach out now and schedule time to meet with your legislators.
2. Invite legislators to AWC's Legislative Reception. Ask your legislators to join you at the Legislative Reception on Wednesday from 5-7 pm.
3. Get up to speed on the latest information. Take time to review [AWC's 2026 City Legislative Priorities](#) and the latest news from our [Legislative Bulletin](#) so you are up to speed on the issues and ready for the latest updates.



Here are a few tips to consider when visiting your legislator in Olympia:

- Meetings during session are generally limited to 15 minutes, so prepare to be succinct in conveying your message. Legislators also tend to run late and leave early given their tight schedules, so be flexible and understanding.
- Legislative offices discourage and generally do not accept paper copies of materials. You can always show them your materials in person and then email electronic copies to your legislator after your meeting.

- If you can't get a sit-down meeting, ask if you can walk with them as they go to a committee meeting or if you can pull them out of a committee meeting or off the floor for a few minutes for a quick conversation.

Need some advocacy tips to get ready for session? Check out our advocacy how-to videos

Learn some of the important “nuts-and-bolts” of advocating for your city directly from members of the AWC Government Relations team in this series of short videos that walks you through everything from how to testify and best practices for testimony to how to navigate the legislative web page.

- [Learn how to sign in and testify](#)
- [Best practices and practical tips for testifying on a bill](#)
- [Learn how to navigate the Washington State Legislature's website](#)
- [How to meet with your state elected officials during session](#)

wacities.org/Advocacy | [Legislative issues](#)

AWC's mission is to serve our members through advocacy, education, and services.

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ARCH Legislative Update - Week 2

From Glass, Sophie <SGlass@bellevuewa.gov>

Date Mon 1/19/2026 7:00 AM

Hi All – Welcome to week 2 of the legislative session. See below for action alerts and updates on the bills associated with ARCH's [2026 legislative agenda](#).


Priority Action Alerts Related to Core Priorities

- **Housing Funding Flexibility.** SB 2442, which would allow flexibility in the use of funds generated from HB 1406 (state sales tax credit) and HB 1590 (.1% sales tax), is scheduled for public hearing on 1/20 at 8:00 AM in House Committee on Finance. This bill would allow these funds to support *existing* affordable housing, in line with ARCH's priorities to protect East King County's existing stock of affordable housing.
- [Consider signing in pro here](#)
- [Consider signing up to testify](#). Let me know if you'd like talking points.

Bill Updates

indicates upcoming public hearing. Cell color shading indicates related bills.

| Bill Number | Description | Status | ARCH Member Positions (message me your position!) |
|--------------------------------------|---|---|---|
| HB 1867 (Ramel) | Local Real Estate Excise Tax (REET) for affordable housing | Substitute bill going back to House Finance. | |
| SB 5576 (Lovelett) | Local tax on short-term rentals (e.g. AirBnB) | Referred to Ways and Means | |
| HB 1808 (Zahn) | Revolving loan fund for affordable homeownership | Referred to House Committee on Capital Budget | |
| SB 6028 (Alvarado) | Revolving loan fund for mixed income affordable homeownership | 1/21 @ 10:30 AM – Exec. Session Senate Committee on Housing | |
| HB 1859 (Salahuddin) | Affordable housing on faith owned land | Referred to House Finance | Bellevue Deputy Mayor Hamilton testified – thank you! |
| SB 5885 (Riccelli) | Affordable housing on faith owned land | 1/21 @ 10:30 AM - Exec. Session Senate Committee on Housing | Redmond Mayor Birney testified – thank you! |
| HB 1974 (Hill) | Establishing land banking authorities | 1/19 @ 1:30 PM – Public Hearing in the House Housing | |

| | | | |
|--|--|---|--|
| | | Committee. See fact sheet. | |
| SB 6026 (Alvarado) | Concerning residential development in commercial and mixed-use zones. | 1/21 @10:30 AM Exec. Session Senate Housing | Redmond and Kirkland have concerns about SB 6026. Woodinville will be opposed if threshold drops to cities below 30K population. |
| SB 6027 (Alvarado) | Allowing for flexibility for use of HB 1590 and 1406 funds. | 1/21 Exec. Session Senate Housing | |
| HB 2442 (Berg).  | Providing local governments tax resources and fund flexibility. | 1/20 @ 8 AM -Public Hearing in the House Committee on Finance. See action alert above. | |
| HB 2295 (Tharinger) | Concerning the capital budget. | No funding for the Workforce Housing Accelerator Program was included in the Governor's proposed supplemental budget. | |
| SB 6003 | Concerning the capital budget | But \$73M was included for homeownership (record!) | |
| HB 2153 (Connors) | Prohibits homebuyers from receiving multiple state-funded down payment assistance loans or grants. | Referred to the House Housing Committee. | Could negatively impact ARCH's downpayment assistance program. |

Please reach out if you need any support from ARCH to advance bills that align with ARCH's legislative priorities.

ARCH **Sophie Glass**
 Government Affairs, Policy, and Communications Manager
 A Regional Coalition for Housing | D. 425.305.5363 | archhousing.org
 Together Center | 16305 NE 87th St. Suite 119 | Redmond, WA 98052
Over 30 years of bringing cities together to house East King County

 [Book time to meet with me](#)



WEEKLY LEGISLATIVE UPDATE

Week 3: 1/26/2026 – 2/1/2026

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COMMITTEE PUBLIC HEARINGS

House Housing – Monday, January 26 at 1:30 PM

[HB 1542](#) - Concerning senior independent housing.

[HB 2527](#) - Increasing opportunities for tenants to own homes under eventual tenant ownership programs established under the federal low-income housing tax credit program.

Senate Local Government – Monday, January 26 at 1:30 PM

[SB 6234](#) - Regulating sewage grinder pumps for new residential buildings.

Senate Ways & Means – Monday, January 26 at 4:00 PM

[SB 6220](#) - Ensuring nonprofit housing providers qualify for a property tax exemption when the property is temporarily used for certain community purposes other than affordable housing.

House Finance – Tuesday, January 27 at 8:00 AM

[HB 2227](#) - Providing a real estate excise tax exemption for the sale of qualified affordable housing.

[HB 2270](#) - Providing specified flexibility for use of lodging tax revenues for small cities.

House Civil Rights & Judiciary – Wednesday, January 28 at 8:00 AM

[HB 2354](#) - Concerning common interest communities.

House Local Government – Wednesday, January 28 at 8:00 AM

[HB 2480](#) - Concerning residential development in commercial and mixed-use zones.

Senate Housing – Wednesday, January 28 at 10:30 AM

[SB 6069](#) - Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters. **SSHAP will testify with concerns**

[SB 6167](#) - Prohibiting homebuyers from receiving multiple state-funded down payment assistance loans or grants.

[SB 6201](#) - Establishing tax exemptions for property used as affordable housing owned or operated by a social housing agency.

[SB 6205](#) - Increasing accountability for the distribution of grants for economically disadvantaged people.

Senate Local Government – Thursday, January 29 at 1:30 PM

[SB 5633](#) - Concerning the subdivision of land.

Senate Labor & Commerce – Friday, January 30 at 8:00 AM

[SB 6158](#) - Adopting national standards for factory built housing and commercial structures. **SSHAP will sign in PRO**

Senate Housing – Friday, January 30 at 10:30 AM

[SB 6139](#) - Concerning partial rental payments and rental payment methods of an unlawful detainer action or issuance of a writ of restitution.

[SB 6214](#) - Establishing land banking authorities.

[SB 6237](#) - Concerning rental property disclosures of flooding history and flood risk.



PRIORITIES

Workforce Housing Accelerator Program

HB 2295 – Concerning the capital budget

Status: Received public hearing on January 15 in the House Capital Budget Committee.

Summary-in-brief: No funding for the Workforce Housing Accelerator Program was included in the Governor’s proposed supplemental budget.

Position: Support, with a continued ask for Workforce Housing Accelerator and CHIP Program funding.

SB 6003 – Concerning the capital budget

Status: Received a public hearing on January 12 in the Senate Ways & Means Committee.

Summary-in-brief: No funding for the Workforce Housing Accelerator Program was included in the Governor’s proposed supplemental budget.

Position: Support, with a continued ask for Workforce Housing Accelerator and CHIP Program funding.

Fund Pierce County Affordable Housing Projects

HB 2295 – Concerning the capital budget

Status: Received a public hearing on January 15 in the House Capital Budget Committee.

Summary-in-brief: Thrive Center Tacoma’s capital budget appropriation increased from \$2M to \$4M

Position: Support

SB 6003 – Concerning the capital budget

Status: Received a public hearing on January 12 in the Senate Ways & Means Committee.

Summary-in-brief: Thrive Center Tacoma’s capital budget appropriation increased from \$2M to \$4M

Position: Support

Reduce Affordable Housing Costs

HB 1717 – Creating a sales and use tax remittance program for affordable housing.

Status: Scheduled for executive session in the House Finance Committee on January 29.

Summary-in-brief: Legislation to create a local option sales and use tax remittance program for the developers of affordable housing.

Position: Support

HB 2141 – Concerning building codes.

Status: Referred to Local Government Committee on January 12.

Summary-in-brief: Amends current state building code update cycle from a 3-year period to a 10-year period.

Position: Support

SB 5647 – Providing a real estate excise tax exemption for the sale of qualified affordable housing.

Status: Referred to Ways & Means Committee on January 12.

Summary-in-brief: Expands the current real estate excise tax exemption for eligible self-help homeownership homebuyers to include buyers of community land trust homes.

Position: Neutral

SSHAP

HB 2227 – Providing a real estate excise tax exemption for the sale of qualified affordable housing.

Status: Scheduled for public hearing in the House Finance Committee on January 27.

Summary-in-brief: Expands the current real estate excise tax exemption for eligible self-help homeownership homebuyers to include buyers of community land trust homes.

Position: Neutral

SB 5884 – Expanding the limited sales and use tax incentive program to encourage redevelopment of underutilized property.

Status: Received executive action in the Senate Housing Committee on January 21. Referred to Ways & Means Committee on January 22.

Summary-in-brief: Legislation to expand a current sales and use tax incentive for the conversion of parking lots into residential development to include undeveloped and underdeveloped properties, and modifies maximum population threshold for a city to be eligible from 250,000 to 275,000.

Position: Neutral

HB 2151 – Adopting national standards for factory built housing and commercial structures.

Status: Scheduled for executive session in House Labor & Workplace Standards Committee on January 23.

Summary-in-brief: This bill updates Washington's regulatory framework for factory built housing and commercial structures by aligning state rules with national International Code Council (ICC) standards. It directs L&I to consider ICC consensus standards for off-site construction planning, design, fabrication, and inspections; updates code references from the Uniform Building Code to the International Building Code; and strengthens requirements for qualified inspection agencies.

Position: Support

HB 2486 – Controlling costs imposed by the state energy code.

Status: Referred to Local Government Committee on January 14

Summary-in-brief: Allows local building officials to waive energy code requirements based up on physical or economic practicalities.

Position: Concerns

SB 6256 – Concerning tax exemptions for unoccupied property used for affordable housing that is owned by a nonprofit entity.

Status: Referred to Senate Ways & Means Committee on January 21.

Summary-in-brief: Companion bill to HB 2227, this legislation would expand the property tax exemption for non-profit owned affordable housing under RCW 84.36.560 to include community services elements of the building.

Position: Neutral

SUPPPOT FOR PERMANENT SUPPORTIVE HOUSING

SB 6027 – Modifying certain funding and exemptions related to providing and maintaining affordable housing and related services.

Status: Received executive session in Senate Housing Committee on January 21. Referred to Ways & Means on January 22.

Summary-in-brief: Modifies certain funding sources – most commonly referred to as 1590, 1406, and DRF – to expand uses to ensure flexibility in funding permanent supportive housing, supportive services, and rental assistance.

Position: Support

HB 2359 – Modifying requirements and allowed uses for certain funding related to providing and maintaining affordable housing and related services.

Status: Referred to Finance Committee on January 12

Summary-in-brief: Companion bill to SB 6027, this bill would modify certain funding sources – most commonly referred to as 1590, 1406, and DRF – to expand uses to ensure flexibility in funding permanent supportive housing, supportive services, and rental assistance.

Position: Support

SSHAP

HB 2442 – Providing local governments tax resources and fund flexibility.

Status: Received public hearing in the House Finance Committee on January 20.

Summary-in-brief: Omnibus local revenue bill that allows funds collected via RCW 82.14.530 to be used the rehabilitation of existing affordable and supportive housing.

Position: Support

SB 6294 – Providing local governments tax resources and fund flexibility.

Status: Introduced January 22

Summary-in-brief: Companion bill to HB 2442, this omnibus local revenue bill that allows funds collected via RCW 82.14.530 to be used the rehabilitation of existing affordable and supportive housing.

Position: Support



ACTIVE ENGAGEMENT

Capital Budget Housing Investments

HB 2295 – Concerning the capital budget

Status: Received a public hearing on January 15 in the House Capital Budget Committee.

Summary-in-brief: Governor Ferguson’s proposed supplemental capital budget would increase the Housing Trust Fund investment by \$230 million, including:

- \$50 million for the Housing Trust Fund Preservation Program to maintain existing affordable housing units.
- \$81 million for affordable rental project development
- \$73 million for affordable homeownership project development
- \$12.5 million for the Northwest Development Cooperative Center to provide grants for the acquisition and preservation of mobile or manufactured home communities
- \$1.5 million for predevelopment and technical assistance
- Increases the Thrive Center Tacoma’s project appropriation to \$4 million

The supplemental proposal also includes:

- \$5 million inside the Low-income Home Rehabilitation Program to assist homeowners impacted by recent flooding who have incomes at or below 200% of the federal poverty level
- \$350,000 to create a housing accelerator framework
- \$2 million to support land banking legislation (HB 1974)

Position: Support, with ask to fund the Workforce Housing Accelerator and CHIP Programs

SB 6003 – Concerning the capital budget

Status: Received a public hearing on January 12 in the Senate Ways & Means Committee.

Summary-in-brief: Same as summary of HB 2295

Position: Support, with ask to fund the Workforce Housing Accelerator and CHIP Programs

Local Affordable Housing Funding Options

SB 5576 – Providing a local government option for the funding of essential affordable housing programs.

Status: Referred to Ways & Means on January 12.

Summary-in-brief: This legislation would allow local governments to impose up to a 4% excise tax on short term rentals and funds generated would be eligible to support affordable housing development and affordable housing programs.

Position: Support

HB 2559 – Providing a local government option for the funding of essential affordable housing programs.

Status: Received public hearing in the House Finance Committee on January 20.

Summary-in-brief: Newly filed companion bill to SB 5576. This legislation would allow local governments to impose up to a 4% excise tax on short term rentals and funds generated would be eligible to support affordable housing development and affordable housing programs.

Position: Support

HB 1867 – Allowing counties or cities to impose a real estate excise tax for the purpose of developing affordable housing, subject to the will of the voters.

Status: Referred to Finance Committee on January 12.

Summary-in-brief: This legislation would allow counties to impose a 0.5% real estate excise tax, subject to the will of the voters, for developing affordable housing.

Position: Support

SSHAP

HB 2583 – Concerning authority to impose local excise taxes on lodging.

Status: Referred to Finance Committee on January 20.

Summary-in-brief: TBD

Position: TBD

Investments in Rental Assistance

HB 2289 – Making 2025-2027 fiscal biennium supplemental operating appropriations.

Status: Received a public hearing on January 12 in the House Appropriations Committee.

Summary-in-brief: No additional investments in rental assistance are included in this supplemental proposal.

Position: Neutral

SB 5998 – Making 2025-2027 fiscal biennium supplemental operating appropriations.

Status: Received a public hearing on January 13 in the Senate Ways & Means Committee.

Summary-in-brief: No additional investments in rental assistance are included in this supplemental proposal.

Position: Neutral

Mixed-Income Housing

HB 1859 – Expanding opportunities for affordable housing developments on properties owned by religious organizations.

Status: Received a public hearing on January 15 in the House Finance Committee.

Summary-in-brief: Decreases the amount of affordable units, from 100% to 50%, required to qualify for a density bonus for affordable housing developed on property owned by a religious organization. and establishes a sales and use tax exemption for the construction or improvement of existing buildings to be used for affordable housing if the project is owned by, built on land owned by, or owned or built in partnership with a nonprofit religious organization.

Position: Support, with concerns regarding local government requirement for a density bonus.

SB 5885 – Expanding opportunities for affordable housing developments on properties owned by religious organizations.

Status: Received public hearing in Senate Housing Committee on January 14.

Summary-in-brief: Decreases the amount of affordable units, from 100% to 50%, required to qualify for a density bonus for affordable housing developed on property owned by a religious organization. and establishes a sales and use tax exemption for the construction or improvement of existing buildings to be used for affordable housing if the project is owned by, built on land owned by, or owned or built in partnership with a nonprofit religious organization.

Position: Support, with concerns regarding local government requirement for a density bonus.

SB 6028 – Establishing a revolving loan fund for mixed-income affordable homeownership development.

Status: Received executive session in the Senate Housing Committee on January 21. Referred to Ways & Means on January 22.

Summary-in-brief: Establishes a revolving loan fund to provide loans to eligible organizations to finance mixed-income affordable homeownership development.

Position: Support

SB 6201 – Establishing tax exemptions for property used as affordable housing owned or operated by a social housing agency.

Status: Scheduled for public hearing the Senate Housing Committee on January 28.

Summary-in-brief: Establishes a definition of social housing agency and creates a property tax exemption for certain mixed-income housing

Position: Neutral

SSHAP

Siting of STEP Housing

HB 2266 – Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters.

Status: Received a public hearing in the House Housing Committee on January 20. Scheduled for executive session in the House Housing Committee on January 27.

Summary-in-brief: Bill requires cities to allow transitional housing, permanent supportive housing, and emergency housing and shelters in any zone that is not zoned for industrial usage. Additionally, cities may not require any development or operating standards, conditions, or requirements that are more restrictive than those required for other types of residential development within the same zone, but may apply any objective development regulations that are required for residential development including, but not limited to, setback, lot coverage, stormwater, clearing, and tree canopy and retention requirements.

Position: Concerns

SB 6069 – Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters.

Status: Scheduled for public hearing in the Senate Housing Committee on January 28.

Summary-in-brief: Bill requires cities to allow transitional housing, permanent supportive housing, and emergency housing and shelters in any zone that is not zoned for industrial usage. Additionally, cities may not require any development or operating standards, conditions, or requirements that are more restrictive than those required for other types of residential development within the same zone, but may apply any objective development regulations that are required for residential development including, but not limited to, setback, lot coverage, stormwater, clearing, and tree canopy and retention requirements.

Position: Concerns

Property Tax Exemption Program Eligibility

HB 1165 - Expanding access to the property tax exemption program for seniors, people retired due to disability, and veterans with disabilities.

Status: House Committee on Finance

Summary-in-brief: Legislation would increase income eligibility for the senior and disability property tax exemptions.

Position: Neutral

HB 1179 - Providing a property tax valuation freeze for senior citizens and disabled veterans.

Status: Referred to Finance Committee

Summary-in-brief: The legislation freezes property tax valuations for eligible senior citizens and disabled veterans.

Position: Neutral

SB 5398 - Concerning property tax exemptions for veterans with disabilities.

Status: Referred to Ways & Means

Summary-in-brief: This legislation provides property tax exemptions for disabled veterans and their surviving spouses, with exemption amounts based on the veteran's disability rating, ranging from \$5,000 to full exemption for those rated 100% disabled.

Position: Neutral

SB 6295 - Concerning property tax relief for homeowners and renters.

Status: Introduced January 23

Summary-in-brief: TBD

Position: TBD

SSHAP**Recreational Vehicles as Permanent Housing Units**

[HB 1443](#) – Concerning mobile dwellings.

Status: House Rules Committee

Summary-in-brief: Bill requires a cities and counties to allow up to two mobile dwellings per residential lot if certain requirements are met.

Position: Opposed

Source-of-Income Discrimination in Rental Housing

No bills have been filed that would address this item.

TRACKING

Updates to the Washington Uniform Common Interest Community Act

[HB 2118](#) – Concerning common interest community restrictions.

Status: Scheduled for executive session in the House Housing Committee on January 22 but no action taken.

Summary-in-brief: Bill would not allow common interest ownership communities (HOAs and COAs) to amend, or enforce a covenant, condition, or restriction that imposes more onerous restrictions on the types of use of a lot than those restrictions that existed when the owner acquired it.

[HB 2304](#) – Increasing the supply of condominiums by expanding the types of condominium buildings that may be subject to an express warranty of quality and express warranty insurance coverage.

Status: Received a public hearing in the House Civil Rights & Judiciary Committee on January 23. Scheduled for executive session in House Civil Rights & Judiciary Committee on January 30.

Summary-in-brief: Exempts condominium created after July 7, 2025, from the implied warranties of quality if the condominium has 12 or fewer units and is 4 or fewer stories.

[HB 2354](#) – Concerning common interest communities.

Status: Scheduled for public hearing in House Civil Rights & Judiciary Committee on January 28.

Summary-in-brief: Would limit homeowners' associations' ability to prohibit or unreasonably restrict the installation of electric vehicle charging stations and heat pumps, establishing clear approval timelines, cost responsibilities, and enforcement penalties to promote clean energy upgrades in condominiums and similar communities.

[SB 6054](#) – Concerning unreasonable restrictions on wildfire home hardening practices in common interest communities.

Status: Received a public hearing in the Senate Housing Committee on January 21.

Summary-in-brief: Disallows common interest community governing documents from prohibiting the installation, use, or maintenance of certain fire-hardened building materials, while allowing governing documents to include reasonable rules regarding the design, dimensions, and placement of materials.

[HB 2590](#) – Exempting limited equity cooperatives from the Washington uniform common interest ownership act.

Status: Scheduled for public hearing in the House Civil Rights & Judiciary Committee on January 27. Scheduled for executive session in the House Civil Rights & Judiciary Committee on January 30.

Summary-in-brief: TBD

[HB 2646](#) – Mitigating disputes between unit owners and unit owners associations under the Washington uniform common interest ownership act.

Status: Introduced January 23

Summary-in-brief: TBD

Land Banking Legislation

[HB 1974](#) – Establishing land banking authorities.

Status: Executive action taken in the House Housing Committee on January 22.

Summary-in-brief: This bill would allow for the creation of land banking organizations, non-profit or governmental, to acquire, improve, and transfer real property for affordable housing development.

SSHAP

[SB 6214](#) – Establishing land banking authorities.

Status: Scheduled for public hearing in the Seante Housing Committee on January 30.

Summary-in-brief: Companion bill to HB 1974 would allow for the creation of land banking organizations, non-profit or governmental, to acquire, improve, and transfer real property for affordable housing development.

Updates to the Residential-Landlord-Tenant Act

[SB 5469](#) – Prohibiting algorithmic rent fixing and noncompete agreements in the rental housing market.

Status: Senate Rules Committee

Summary-in-brief: Prohibits a service provider from collecting or analyzing certain data to recommend rental prices, lease renewal terms, or occupancy levels for more than one landlord and prohibits a landlord from obtaining recommendations for rental prices, lease renewal terms, or occupancy levels from a service provider.

[SB 5937](#) – Concerning the use of a smart access system in a residential property subject to the residential landlord-tenant act.

Status: Senate Rules Committee for second reading.

Summary-in-brief: This bill clarifies the responsibility of a landlord of a rental property using biometric identifier information or a software application to access a building.

[HB 2265](#) – Protecting tenants from periods of extreme heat.

Status: Received a public hearing in the House Housing Committee on January 19.

Summary-in-brief: Bill would disallow a landlord from prohibiting or restricting a tenant from installing a portable cooling device of the tenant's choosing, unless certain issues exist.

[SB 6139](#) – Concerning partial rental payments and rental payment methods of an unlawful detainer action or issuance of a writ of restitution.

Status: Scheduled for a public hearing in the Housing Committee on January 30.

Summary-in-brief: In the event of a late rental payment, the bill would require a landlord must continue to allow the tenant to make a payment by any means agreed to in the lease.

[HB 2452](#) – Modifying requirements for service of rent increase notices.

Status: Received a public hearing the House Housing Committee on January 19.

Summary-in-brief: Regarding the delivery method of certain notices.

[SB 6200](#) – Concerning renters' and mobile home occupants' ability to install portable cooling devices.

Status: Received a public hearing in the Senate Housing Committee on January 23.

Summary-in-brief: Companion Bill to HB 2265 to disallow a landlord from prohibiting or restricting a tenant from installing a portable cooling device of the tenant's choosing, unless certain issues exist.

Legislation to Mandate Residential Land Use and Permitting Changes

[SB 5613](#) – Concerning the subdivision of land.

Status: Scheduled for public hearing in the Senate Local Government Committee on January 29.

Summary-in-brief: TBD

[SB 5613](#) – Concerning the development of clear and objective standards, conditions, and procedures for residential development

Status: Referred to Senate Ways & Means on January 12.

Summary-in-brief: Requires cities and counties to adopt and apply only clear and objective development regulations and design standards for residential development by January 1, 2029.

SSHAP

[HB 2201](#) – Standardizing city and county planning and development regulations with an urban growth area.

Status: Received a public hearing on January 14 in House Local Government Committee.

Summary-in-brief: Requires that county development regulations, within an urban growth area, and comprehensive planning must conform to that of the urban growth area's designated city.

[HB 2418](#) – Concerning permit review processes.

Status: Received a public hearing in the House Local Government Committee on January 16 and scheduled for executive session in the House Local Government Committee on January 23.

Summary-in-brief: Legislation regarding vesting residential project to the zoning in effect at the time a complete application is filed, establishing minimum two- to three-year vesting periods based on project size, and tightening statutory timelines for final permit decisions. The bill also holds utilities, special purpose districts, and state agencies to the same review deadlines as cities and counties.

[SB 6015](#) – Concerning permit-ready residential building plans.

Status: Received a public hearing in the Senate Housing Committee on January 21.

Summary-in-brief: Establishes a process to develop permit ready plans for certain housing types and requires cities and counties to land use applications utilizing these plans on residential lots meeting certain requirements.

[SB 6026](#) – Concerning residential development in commercial and mixed-use zones.

Status: Received a public hearing on January 16 in the Senate Housing Committee and scheduled for executive session in the Senate Housing Committee on January 28.

Summary-in-brief: Precludes cities and counties with populations over 30,000 from excluding residential uses in areas zoned for commercial or mixed-use development.

[HB 2480](#) – Concerning residential development in commercial and mixed-use zones.

Status: Scheduled for public hearing in House Local Government Committee on January 28.

Summary-in-brief: Companion bill to SB 6026 to precludes cities and counties with populations over 30,000 from excluding residential uses in areas zoned for commercial or mixed-use development.

[SB 6234](#) – Regulating sewage grinder pumps for new residential buildings.

Status: Scheduled for public hearing on January 26 in Senate Local Government Committee.

Summary-in-brief: Precludes cities and counties from prohibiting the installation of sewage grinder pumps for new residential buildings that if certain criteria are met.

[SB 6274](#) – Concerning street standards and frontage improvement requirements.

Status: Referred to Senate Local Government Committee on January 22.

Summary-in-brief: TBD

Dedicated Revenue to Fund Affordable Housing

[HB 1763](#) – Providing state funding for essential affordable housing programs.

Status: House Finance Committee

Summary-in-brief: Bill would establish a 6% excise tax on short term rentals and funding would be dedicated for affordable housing purposes.

[HB 2027](#) – Increasing the supply of affordable and workforce housing.

Status: Referred to House Finance Committee on January 12

Summary-in-brief: Bill would increase the state and local real estate excise taxes, with revenue generated dedicated to support the development of affordable and workforce housing.



DATES TO REMEMBER

| | |
|-------------|--|
| January 12 | First Day of 2026 Legislative Session |
| February 4 | Policy Committee Cutoff |
| February 9 | Fiscal Committee Cutoff |
| February 17 | House of Origin Cutoff |
| February 25 | Opposite House Policy Committee Cutoff |
| March 2 | Opposite House Fiscal Committee Cutoff |
| March 6 | Opposite House Cutoff |
| March 12 | Sine Die |



ARCH Weekly Legislative Updates

From Glass, Sophie <SGlass@bellevuewa.gov>

Date Mon 1/26/2026 7:30 AM

Cc Masters, Lindsay <LMasters@bellevuewa.gov>

📎 2 attachments (256 KB)

SB 6167 Talking Points.docx; SSHA3P Week 3 Legislative Update.pdf;

Hi All – See below for action alerts and updates on the bills associated with ARCH's [2026 legislative agenda](#). Please message me your city's position on these bills so that you can coordinate with fellow ARCH members as appropriate. I've also attached the legislative updates from ARCH's "sister organization" [SSHA3P](#) for your awareness.



🔔 Priority Action Alerts Related to Core Priorities 🔔


- **SB 6167 - Preventing layering downpayment assistance programs.** This bill would prohibit homebuyers from receiving multiple state-funded down payment assistance loans or grants. This would negatively impact ARCH's Homeownership Program as well as ARCH's Downpayment Assistance Programs. The hearing will be on 1/28 at 10:30 AM.
- [Consider signing in CON here.](#)
- [Consider signing up to testify.](#) See attached for talking points.

🔄 Bill Updates 🔄

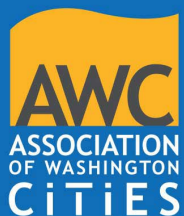
🔊 indicates upcoming public hearing. Cell color shading indicates companion bills.

| Bill Number | Description | Status | ARCH Member Positions (message me your position!) |
|------------------------------------|---|--|--|
| HB 1867 (Ramel) | Local Real Estate Excise Tax (REET) for affordable housing | Sub going back to House Finance. Incorporated into HB 2442. | ARCH has a REET cheat sheet – message me if you'd like it. |
| SB 5576 (Lovelett) | Local tax on short-term rentals (e.g. AirBnB) | Referred to Ways and Means | |
| HB 2559 (Parshley) | Local tax on short-term rentals (e.g. AirBnB) | 1/29 @ 1:30 PM -Exec Session in the House Committee on Finance | |
| HB 1808 (Zahn) | Revolving loan fund for affordable homeownership | Referred to House Committee on Capital Budget | |
| SB 6028 (Alvarado) | Revolving loan fund for mixed income affordable homeownership | Referred to Ways & Means | No ARCH members testified |

| | | | |
|---|---|---|---|
| HB 1859 (Salahuddin) | Affordable housing on faith owned land | 1/29 @ 1:30 PM -Exec Session in the House Committee on Finance | Bellevue Deputy Mayor Hamilton testified |
| SB 5885 (Riccelli) | Affordable housing on faith owned land | 1/21 @ 10:30 AM - Exec. Session Senate Committee on Housing | Redmond Mayor Birney testified |
| HB 1974 (Hill) | Establishing land banking authorities | 1/22/26 @ 8:30 AM - Executive session in the House Housing Committee. See fact sheet. | No ARCH testifiers. |
| SB 6214 (Riccelli)  | Establishing land banking authorities | 1/30/26 @ 10:30 AM - Public hearing in Senate Housing. See updated bill text not available online yet. Sign up to testify here. | |
| SB 6026 (Alvarado) | Concerning residential development in commercial and mixed-use zones. | 1/28 @10:30 AM - Exec. Session Senate Housing Committee | Redmond testified as “other”. Kirkland has concerns. Woodinville will be opposed if threshold drops to cities below 30K population. |
| HB 2480 (Ramel)  | Concerning residential development in commercial and mixed-use zones. | 1/28 @ 8 AM – Public hearing in House Local Gov’t Committee. Sign-up to testify here. | |
| SB 6027 (Alvarado) | Allowing for flexibility for use of HB 1590 and 1406 funds. | 1/21 Passed and referred to Ways and Means | No ARCH testifiers |
| HB 2359 (Peterson) | Allowing for flexibility for use of HB 1590 and 1406 funds. | Referred to House Finance Committee | |
| HB 2442 (Berg) | Providing local governments tax resources and fund flexibility, including updates to local option REET, 1590 funds, and 1406 funds. | 1/29 @ 1:30 PM -Exec Session in the House Committee on Finance. | Redmond signed in favor |
| SB 6294 (Frame) | Providing local governments tax resources and fund flexibility, including updates to local option | 1/23 Referred to Senate Ways and Means | |

| | | | |
|--|--|---|--|
| | REET, 1590 funds, and 1406 funds. | | |
| HB 2295 (Tharinger) | Concerning the capital budget. | 1/15 @ 1:30 - Public hearing in House Committee on Capital Budget | |
| SB 6003 (Trudeau) | Concerning the capital budget | 1/12 @ 4 PM - Public hearing in Senate Ways and Means Committee | |
| HB 2153 (Connors) | Prohibits homebuyers from receiving multiple state-funded down payment assistance loans or grants. | Referred to House Committee on Housing. | |
| SB 6167 (Goehner)  | Prohibiting homebuyers from receiving multiple state-funded down payment assistance loans or grants. | 1/28 @ 10:30 AM - Public hearing in Senate Housing Committee. See action alert above. | |

Please reach out if you need any support from ARCH to advance bills that align with ARCH's legislative priorities.



Bill Hot Sheet

Week of January 26, 2026



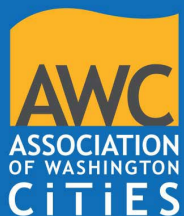
AWC creates this list as an easy reference guide for certain bills of interest to cities. It is not intended to be a comprehensive list of the bills that AWC is [tracking](#) or taking a position on. The list is updated weekly, and bills may be removed, added, or moved within categories at any time.

Priority bills – Support

| | | |
|---|--|---|
| HB 2163 / SB 5913 | Clarifying existing law to definitively provide rules on the public defender caseload standards set by the state Supreme Court take precedence over guidance set forth by the state Bar Association. | Both need committee hearings |
| HB 2442 | This omnibus local government revenue flexibility and enhancement proposal includes updates to existing REET revenues to add nuisance abatement as an allowable use; creates a new local option REET authority for affordable housing; establishes a new local option sales tax for services for children and families; creates more flexibility for the existing local option housing sales tax; and expands the time frames for voter approved levy lid lifts to up to 10 years. | Needs committee vote |
| HB 2559 / SB 5576 | Local option to adopt a 4% excise tax on short-term rental lodging advertised through a web platform. Local governments would receive the revenue generated in their jurisdiction. Authorized expenditures include operating and capital costs of affordable housing programs including homeless housing assistance, temporary shelters, and other related services, as well as housing infrastructure projects. | HB 2559 needs committee vote SB 5576 needs committee hearing |
| HB 1717 | Local option to adopt state and local sales tax remittance program on affordable housing with equal revenue sharing to housing developers and city. City can use revenue for affordable housing, O&M of affordable or permanent supportive housing, and behavioral health treatment programs. | HB 1717 scheduled for committee vote |

Other bills – Support

| | | |
|---|--|--|
| HB 2224 / SB 6037 | Allows a city to form a single city fire district without having to reduce the city's existing property tax revenue. The new fire district has the same taxing authority as any other fire district. | SB 6037 & HB 2224 Passed committee |
| HB 2120 / SB 5879 | Eliminates the JLARC lodging tax reporting requirement. This reporting requirement takes up staff time and is unnecessary given the other accountability and reporting requirements cities are subject to with regular audits. | HB 2120 voted out of committee SB 5879 needs committee vote |
| HB 2270 | Allows small cities additional flexibility to use lodging taxes for specific infrastructure needs and tourist season law enforcement. | Needs committee hearing |
| HB 2349 | Increases community notifications to include multiple city leaders when a sexually violent predator is to be released or discharged. | Scheduled for committee hearing |
| HB 2209 | Adds sentencing enhancements for convictions of theft, robbery, or trafficking or possessing stolen property related to dollar-value thresholds. | Scheduled for committee vote |
| HB 1529 | Exempts a county's paving and striping of city and town streets under interlocal agreement from statutory public works requirements. | Needs committee vote |



Bill Hot Sheet

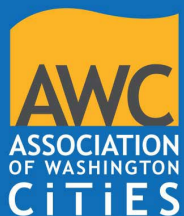
Week of January 26, 2026



| | | |
|---|--|--|
| <u>HB 2374</u> | Provides that vehicles that appear to be electric-assisted bicycles but do not meet criteria for existing classes of e-bicycles are not e-bicycles but e-motorcycles; provides that e-motorcycles are “motorcycles” under RCW; and creates work group to examine whether training or investments could facilitate rule compliance and help consumers distinguish between vehicles. | Needs committee vote |
| <u>SB 6239</u> | Bill address government liability challenges by requiring claims over \$15,000 against state and local government to go to arbitration prior to going to court. This alternative dispute resolution process is intended to reduce costs. | Scheduled for committee hearing |
| <u>HB 2174</u> / <u>SB 6066</u> | Allows a county, city, town, or WSDOT to create an “crash prevention zone” identifying public roads where there have been multiple traffic collisions—after conducting an engineering and traffic investigation of public roads in the zone—and doubles penalties for certain traffic infractions in that zone in accordance with posted signage. Both bills were voted out of committee but an amendment to HB 2174 did not include language that AWC sought excluding zone-related materials from evidence in civil actions. AWC prefers SB 6066 , which includes that language. | HB 2174 voted out of committee but needs amendment SB 6066 voted out of committee |
| <u>HB 2420</u> | Brings the cost threshold for use of a small works roster to award public works contracts up from \$350,000 to \$500,000, with a further increase of \$30,000 each year for five years, starting July 1, 2026. | Scheduled for committee hearing |

Other – Requesting amendments

| | | |
|---|---|---|
| <u>SB 6002</u> / <u>HB 2332</u> | Creates regulations for use of Automated License Plater Reader (ALPR) technology used by law enforcement. Helpfully clarifies that ALPR data is not subject to release for any non-law enforcement purpose unless by court order. We are requesting amendments to address concerns about the retention time limits and prohibits use of the data for solving misdemeanor crimes. SB 6002 was amended to address some concerns including the retention time. Additional work is still needed. | SB 6002 passed out of committee HB 2332 needs committee vote |
| <u>SB 5855</u> / <u>HB 2173</u> | Creates a private right of action if a person is detained by a law enforcement officer wearing a face covering. AWC seeks an amendment to cap the liability award possible, since the officer would be sued in their official capacity creating liability for the employing jurisdiction. | SB 5855 voted out of committee HB 2173 needs committee vote |
| <u>SB 6015</u> | Provides state-approved “permit-ready” housing plans that do not get reviewed at the local permit counter for code compliance under the building code, energy code, or fire code. Directs L&I to develop model ordinances that cities must adopt. | Scheduled for hearing |
| <u>SB 6110</u> | Like HB 2374 , provides that vehicles that appear to be electric-assisted bicycles but do not meet criteria for existing classes of e-bicycles are not e-bicycles, but stops short of providing that such vehicles are “motorcycles” under RCW or defining e-motorcycles; similarly creates work group, but charges it with recommending a new statutory framework for e-motorcycles. | Scheduled for committee hearing |



Bill Hot Sheet

Week of January 26, 2026



Opposed

| | | |
|--|---|--|
| <u>HB 2266 / SB 6069</u> | GMA planning jurisdictions must allow transitional housing, permanent supportive housing, indoor emergency shelters, and indoor emergency housing (STEP housing) in all zones except industrial. The bill removes the ability to require operating agreements as a condition of permitting for emergency housing. | HB 2266 scheduled for executive session SB 6069 scheduled for hearing |
| <u>HB 1622</u> | Requires public employers to bargain the decisions around the adoption of AI related technology. This interferes with management rights to make business decisions and can slow down implementation of new software. Public employers are already required to bargain the impacts of implementing new technology on wages, hours, and working conditions. | Set for Committee vote |
| <u>HB 2489</u> | Prohibits adoption or enforcement of ordinances restricting “life-sustaining activities” on public property unless the city or town can demonstrate that (a newly defined) “adequate alternative shelter space” was available. To be “available,” the shelter must be in the city and allow pets, partners, family members, other support persons, and the individual’s personal property. Allows for a cause of action against the city with a prevailing plaintiff entitled to attorney fees and costs. | Scheduled for committee vote |
| <u>SB 5729</u> | Deems a building permit complete if prepared, stamped, and signed by a professional engineer or architect under specified conditions. Deems a project permit application approved following three reviews or requests for additional information by the local government if it complies with the comprehensive plan and development regulations. Prohibits recovery of costs for third-party review of plans if city staff has the requisite license. | Scheduled for hearing |
| <u>SB 6026 / HB 2480</u> | Requires GMA cities over 30,000 to allow residential uses in commercial and mixed-use zones. Prohibits cities from requiring first-floor retail. Cities must comply within a year. Cities have expressed significant concerns with the restrictions around first-floor retail and the time frames for compliance. | SB 6026 Scheduled for committee vote HB 2480 Set for committee hearing |
| <u>HB 2102</u> | Restricts courts from ordering defendants to pay costs except specifically authorized by statute, and curtails cities’ ability to collect on fees and penalties, both going forward and retroactively. | Needs committee vote |
| <u>HB 2614 / SB 6204</u> | Legalizes cannabis home grows of up to six plants per person/15 plants per housing unit. Places entire burden of enforcement on local jurisdictions based on visibility, smell, and number of plants. | HB 2614 scheduled for committee hearing SB 6204 set for committee hearing |

Notes:

- Upcoming deadlines: Policy Committee cut-off February 4; Fiscal Committee cut-off February 9
- Committee action indicates the bill needs to be heard and/or voted on by a policy or fiscal committee

ARCH Talking Points for SB 6167 (oppose)

Bill Page: [Link](#)

Senate Committee on Housing Hearing: Wednesday, January 28 at 10:30 am

Sign-Up to Provide Oral or Written Testimony: [Link](#)

Talking Points

- [CITY] is opposed to SB 6167.
- Layering downpayment assistance programs is common, encouraged and necessary.
- In East King County, the cost of entry to homeownership is unattainable for most first-time home buyers. Currently, the median home sale price in East King County is \$1.3 million.
- [CITY] is a member of ARCH: A Regional Coalition for Housing and in 2005, ARCH, the Washington State Housing Finance Commission, and King County created a downpayment assistance program.
- Layering downpayment assistance programs can give households the ability to actually purchase a home in opportunity-rich regions like East King County.
- Even households purchasing ARCH Affordable Homeownership homes often need Down Payment Assistance to make it possible.
- If this bill is passed, it will reduce our ability to serve high-need borrowers in high-cost areas, reduce our commitment to equity, undermine a proven affordability strategy, and shrink access for first-time and low-to-moderate income buyers.
- SB 6167 is a blunt misguided legislative strategy that will cause harm when there are already robust underwriting protections in place and no evidence of increased default risk from layering.
- [CITY] opposes this bill as it will harm first time buyers in our communities.



2026 Weekly Legislative Session Update Points Communities January 25, 2026

General Background

On campus this week, the weather was sunny with milder winter temperatures than is typical for Olympia as legislative activity kicked off with ceremonies held by the 2026 Washington State Legislature to celebrate Martin Luther King, Jr. Day. Following this ceremonial activity, lawmakers quickly transitioned back into the rigors of conducting legislative business.

Looking ahead, the first legislative cutoff date this session will occur on February 4 with the Policy Committee Cutoff. This is the day a bill must be passed out of its house of origin in order to remain alive this session. There are exceptions to legislative cutoff dates, especially for bills in fiscal and transportation committees and all bills marked necessary to implement the budget (NTIB). Until legislative cutoff dates start coming into effect, all bills introduced this session and last session are in play, making for a considerably high volume of bills to track.

To effectively conduct their business during this short 60-day session, lawmakers have been holding hearings nearly every business day from 8am to 6pm. This legislative work will seep into the weekends as cutoff dates get nearer, in order to keep as many priority bills alive as possible.

Below is a summary of session highlights from this week. Please note that bill numbers are hyperlinked so that you can find the most up-to-date information about bill hearings and status.

Budget

Governor Bob Ferguson (D-Olympia) proposed redirecting \$569 million from carbon-auction funds under the Climate Commitment Act to protect the [Working Families Tax Credit](#) amid a \$1.6–\$2.3 billion shortfall. Governor Ferguson said, “It’s in the legislation. It’s an entirely appropriate use. Is it ideal? No.” The funds, previously dedicated to clean-energy projects, have supported overburdened communities. House Minority Leader Representative Drew Stokesbary (R-Auburn) praised the move stating, “I appreciate him following Republicans’ lead.” Climate advocates called it an “unprecedented raid” on climate funding, as reported in this *KUOW News* [article](#).

The Legislature is also considering a “millionaire’s tax” during this 60-day session as reported in this *KNKX News* [article](#). “The focus... is to make our tax structure more fair,” explained Governor Ferguson. “It’s got to be targeted... helping out Washingtonians,” stated Speaker Jinkins about the tax proposal. The proposal aims to address affordability and revisit the 1933 Supreme Court ban on income tax.

As noted in this *KING News* [article](#), Governor Ferguson's proposal to withdraw \$1 billion from Washington's Budget Stabilization Account (BSA) as another solution to address the large projected deficit continues to be in consideration. House Majority Leader Representative Joe Fitzgibbon (D-West Seattle) said, "It feels like it's for times like this," supporting its use to protect education and health care. Senate Majority Leader Jamie Pedersen (D-Seattle) was in agreement stating conditions meet constitutional requirements, citing low job growth. In contrast, the House Republican Leader Representative Stokesbary warned, "The more we chip away at the rainy day fund...the more we risk losing [AAA rating]." Also weighing in on this issue was State Treasurer Mike Pellicciotti (D), who called the move "risky." The BSA fund was last tapped in 2021 for pandemic relief.

Additionally, the Governor's budget proposal includes savings by capping enrollment in the Working Connections Child Care program (saving \$217 million), freezing child care funding (\$41 million cut), and reducing higher-ed budgets by up to 3%. These proposals are receiving mixed reviews, as reported in this *Washington State Standard* [article](#).

This Week's Bills of Interest

- [HB 2100](#) - Enacting an excise tax on large operating companies on the amount of payroll expenses above the minimum wage threshold of the additional medicare tax to fund services to benefit Washingtonians and establishing the Well Washington fund account.
- [HB 2251](#) - Concerning climate commitment act accounts.
- [SB 6129](#) - Concerning the taxation of cigarettes and other nicotine products.
- [SB 6162](#) - Concerning property tax reform.

Business & Labor

Governor Ferguson [announced](#) he appointed Sarah Clifthorne as interim director of the Washington State Department of Commerce following the departure of Joe Nguyễn, who will lead the Seattle Metropolitan Chamber of Commerce. The appointment took effect January 20.

Transportation

The Washington State Department of Transportation estimates it will cost Washington state \$40–\$50 million to repair damage from historic December 2025 floods, with over 50 emergency work sites and 16 contracts initiated so far. Federal aid is expected to cover most of these costs, leaving the state responsible for roughly 20%, though exact figures remain uncertain, as explained in this *Fox13 News* [article](#). For background, much of the major damage occurred along Highway 2, which was closed for two weeks.

This Week's Bills of Interest

- [ESB 5746](#) - Creating an advisory committee on electric vehicle charger infrastructure property crime. (Hearing is on the Proposed Substitute.)
- [HB 2109](#) - Addressing vehicle loads on public highways.
- [HB 2134](#) - Concerning regional transportation plans, of regional transportation planning organizations containing certain counties, providing for reductions in greenhouse gas emissions and vehicle miles traveled.
- [SB 5750](#) - Concerning fees for charging electrical vehicles at state facilities.
- [SB 5820](#) - Concerning the responsibility of certain counties to include freight rail dependent use overlay as part of the transportation element of their comprehensive plan.

2026 Weekly Legislative Session Update

January 25, 2026

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- [SB 5839](#) - Concerning county ferry district authority. (Hearing is on the Proposed Substitute.)
- [SB 6148](#) - Modifying the maximum terms of regional transit authority bond issues.

Work Sessions

- January 20 - Senate Transportation - Aircraft fuel pipeline resiliency with updates given by [Olympic Pipeline Company](#), [bp](#), [Port of Seattle](#), [Mark Soletta Fuel Consortium](#), & [Earth Finance](#) and [Impacts of recent flooding to the state highway system and the Department of Transportation response](#).
- January 22 - Senate Transportation - Transportation investments supporting the World Cup ([WSDOT](#) and [FIFA](#))

Housing & Homelessness

[HB 2489](#) would sharply limit when cities can clear homeless encampments, requiring proof of available shelter that allows pets, partners, and belongings. Programs mandating sobriety or treatment wouldn't qualify. Supporters, including the ACLU, say it "restores fairness and dignity," while critics argue it strips local control, as reported in this *MyNorthwest* [article](#).

The Senate Housing Committee heard a bill by Senator Marcus Riccelli (D-Spokane) to expand a 2022 law incentivizing conversion of parking lots into affordable housing. The proposal raises the population cap for eligible cities to 275,000 and lowers affordability requirements to 20% in high-need areas, as noted in this *The Spokesman Review* [article](#).

[HB 2559](#) would let cities and counties impose up to a 4% tax on short-term rentals starting April 2027 to fund affordable housing—construction, maintenance, and rental assistance. Opposition to this legislation is strong, as reported in this *Washington State Standard* [article](#).

This Week's Bills of Interest

- [HB 1974](#) - Establishing land banking authorities.
- [HB 2265](#) - Protecting tenants from periods of extreme heat.
- [HB 2266](#) - Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters.
- [HB 2269](#) - Concerning middle housing in unincorporated areas.
- [HB 2304](#) - Increasing the supply of condominiums by expanding the types of condominium buildings that may be subject to an express warranty of quality and express warranty insurance coverage.
- [HB 2489](#) - Establishing statewide standards for when local governments may enforce laws regulating the use of public space for life-sustaining activities.
- [SB 5249](#) - Concerning siting kit homes.
- [SB 5470](#) - Establishing limitations on detached accessory dwelling units outside urban growth areas. (Hearing is on the Proposed Substitute.)
- [SB 5884](#) - Expanding the limited sales and use tax incentive program to encourage redevelopment of underutilized property.
- [SB 5885](#) - Expanding opportunities for affordable housing developments on properties owned by religious organizations.
- [SB 6015](#) - Concerning permit-ready residential building plans.
- [SB 6026](#) - Concerning residential development in commercial and mixed-use zones.

2026 Weekly Legislative Session Update

January 25, 2026

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- [SB 6069](#) - Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters.
- [SB 6091](#) - Prohibiting real estate brokers from marketing residential properties to an exclusive group of prospective buyers or real estate brokers.

Local Government

Representative Liz Berry (D–Seattle) introduced [HB 2333](#) to shield elected officials’ home addresses from public records, allow campaign or office funds for security upgrades, and raise harassment penalties to a Class C felony. Representative Berry said the goal is to prevent “random people Googling” addresses and threatening officials. During a hearing on the bill, critics cautioned the measure is too broad making it very difficult to implement, as reported in this *Seattle Times* [article](#).

This Week’s Bills of Interest

- [HB 1529](#) - Increasing opportunities for cities to utilize county resources for road construction and maintenance.
- [HB 2133](#) - Making the property tax exemption for multipurpose senior citizen centers permanent.
- [HB 2135](#) - Modifying and extending the adaptive housing retail sales and use tax preference for disabled veterans.
- [HB 2174](#) - Establishing accident risk zones.
- [HB 2183](#) - Requiring counties to develop and implement heat response plans.
- [HB 2210](#) - Protecting local representation by strengthening and securing fair elections in local governments.
- [HB 2258](#) - Authorizing cities and counties the ability to levy a household excise tax for the operation, maintenance, and capital needs of animal control and shelter systems.
- [HB 2273](#) - Reducing embodied carbon emissions of buildings and building materials.
- [HB 2381](#) - Concerning performance-based building codes for low-rise residential buildings.
- [HB 2418](#) - Concerning permit review processes.
- [HB 2442](#) - Providing local governments tax resources and fund flexibility (5% REET increase).
- [HB 2543](#) - Concerning county clerk fees.
- [HB 2559](#) - Providing a local government option for the funding of essential affordable housing programs.
- [SB 5820](#) - Concerning the responsibility of certain counties to include freight rail dependent use overlay as part of the transportation element of their comprehensive plan.
- [SB 5983](#) - Exempting land classified under current use that is sold or transferred to a governmental entity from additional tax in certain circumstances.
- [SB 5995](#) - Concerning moneys available to a port district allocated for the purchase of zero and near zero emission cargo handling equipment.
- [SB 6077](#) - Concerning Washington's property assessment appeal procedures.
- [SB 6101](#) - Requiring coroners to be appointed rather than elected.
- [SB 6132](#) - Authorizing a narrow modification to indebtedness limits for select inland port districts to ensure continued eligibility for federal funding for rail, power, and other critical public infrastructure improvements.
- [SB 6154](#) - Concerning local government permits for replacing existing culverts.
- [SB 6181](#) - Concerning city incorporation.
- [SB 6189](#) - Changing the deadline for forming a public facilities district for regional aquatics and sports facilities.

2026 Session Important Dates

February

- **February 4 - Policy Committee Cutoff.**
 - Last day to read in committee reports in house of origin, except House fiscal committees and Senate Ways & Means and Transportation committees.
- **February 9 - Fiscal Committee Cutoff.**
 - Last day to read in committee reports from House fiscal committees and Senate Ways & Means and Transportation committees in house of origin.
- **February 17 - House of Origin Cutoff.**
 - Last day to consider bills in house of origin (5 p.m.).
- **February 25 - Policy Committee Cutoff - Opposite House.**
 - Last day to read in committee reports from opposite house, except House fiscal committees and Senate Ways & Means and Transportation committees.

March

- **March 2 - Fiscal Committee Cutoff - Opposite House.**
 - Last day to read in opposite house committee reports from House fiscal committees and Senate Ways & Means and Transportation committees.
- **March 6 - Opposite House Cutoff (until 5 p.m.)**
 - Last day to consider opposite house bills with the exception of budgets, matters necessary to implement budgets, matters that affect state revenue, initiatives to the legislature and alternatives, differences between the two houses, and business related to the interim or closing the session.
- **March 12 - Sine Die.**
 - Last day allowed for regular session under state constitution.

Governor Review Period

- The Governor has 5 days, if the Legislature is still in session, or 20 days, if the Legislature has adjourned, to take action on any bill passed by the Legislature.

Committee Activities of Interest

Local Government (Senate) - SHR 3 and Virtual JACB - 1/26 @ 1:30pm

- SB 6211 - Public Hearing - Creating uniformity for the process by which cities planning under the growth management act implement real estate excise taxes. (Remote Testimony Available).

Transportation (House) - HHR B and Virtual JLOB - 1/26 @ 4:00pm

- HB 2495 - Public Hearing - Addressing the removal of vehicles by certain cities when obstructing the operation of streetcar vehicles or jeopardizing public safety. (Remote Testimony Available).

Finance (House) - HHR A and Virtual JLOB - 1/27 @ 8:00am

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- HB 2227 - Public Hearing - Providing a real estate excise tax exemption for the sale of qualified affordable housing. (Remote Testimony Available).
- HB 2528 - Public Hearing - Creating uniformity for the process by which cities planning under the growth management act implement real estate excise taxes. (Remote Testimony Available).

Local Government (House) - HHR E and Virtual JLOB - 1/27 @ 10:30am

- HB 2566 - Public Hearing - Concerning local government procurement. (Remote Testimony Available).

Housing (House) - HHR C and Virtual JLOB - 1/27 @ 4:00pm

- HB 2266 - Exec Session - Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters.
- HB 2489 - Exec Session - Establishing statewide standards for when local governments may enforce laws regulating the use of public space for life-sustaining activities.

Local Government (House) - HHR E and Virtual JLOB - 1/28 @ 8:00am

- HB 2480 - Public Hearing - Concerning residential development in commercial and mixed-use zones. (Remote Testimony Available).

Housing (Senate) - SHR 4 and Virtual JACB - 1/28 @ 10:30am

- SB 6069 - Public Hearing - Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters. (Remote Testimony Available).
- SB 6026 - Exec Session - Concerning residential development in commercial and mixed-use zones.

Finance (House) - HHR A and Virtual JLOB - 1/29 @ 1:30pm

- SHB 1859 - Exec Session - Expanding opportunities for affordable housing developments on properties owned by religious organizations.
- HB 2442 - Exec Session - Providing local governments tax resources and fund flexibility.

Local Government (Senate) - SHR 3 and Virtual JACB - 1/29 @ 1:30pm

- SB 5633 - Public Hearing - Concerning the subdivision of land. (Hearing is on the Proposed Substitute.) (Remote Testimony Available).

Housing (Senate) - SHR 4 and Virtual JACB - 1/30 @ 10:30am

- SSB 5470 - Exec Session - Establishing limitations on detached accessory dwelling units outside urban growth areas.

Local Government (House) - HHR E and Virtual JLOB - 1/30 @ 10:30am

- HB 2566 - Exec Session - Concerning local government procurement.

Bills of Interest

| Bill # | Abbrev. Title | Title | Status | Sponsor |
|---|------------------------------|--|------------------|----------------|
| SHB 1015 | Energy labeling/residential | Concerning energy labeling of residential buildings. | H Local Govt | Duerr |
| SHB 1160 | Local gov. design review | Concerning local government design review. | H 2nd Reading | Walen |
| HB 1164 | Urban growth area boundaries | Expanding urban growth area boundaries for residential development. | H Local Govt | Connors |
| E2SHB 1175 | Small businesses/residential | Allowing small business establishments in residential zones. | S Loc Gov | Klicker |
| HB 1226 (SSB 5160) | Transportation budget, supp. | Making supplemental transportation appropriations for the 2023-2025 fiscal biennium. | H Transportation | Fey |
| HB 1235 (E2SSB 5148) | GMA housing element | Ensuring compliance with the housing element requirements of the growth management act. | H Housing | Peterson |
| HB 1299 (ESSB 5184) | Minimum parking requirements | Concerning minimum parking requirements. | H Local Govt | Peterson |
| SHB 1305 | Property owners/projects | Concerning reimbursement by property owners for street, road, and water or sewer projects. | H Local Govt | Donaghy |
| EHB 1345 | Detached ADU limits | Establishing limitations on detached accessory dwelling units outside of urban growth areas. | H Passed 3rd | Low |
| HB 1694 | City & county REET revenues | Concerning revenues from the excise tax on real estate transactions imposed by cities and counties under RCW 82.46.035. | H Finance | Thai |
| HB 1704 | Cannabis revenue/local gov. | Increasing cannabis revenue distributions to local governments. | H Approps | Schmidt |
| HB 1772 (ESB 5595) | Shared streets | Establishing shared streets. | H Transportation | Reed |
| HB 1840 (ESB 5471) | Middle housing | Authorizing middle housing in unincorporated growth areas and unincorporated urban growth areas, certain limited areas of more intensive rural development, and fully contained communities. | H Housing | Peterson |
| SHB 1859 (SB 5885) | Housing dev./religious orgs. | Expanding opportunities for affordable housing developments on properties owned by religious organizations. | H Finance | Salahuddin |
| HB 2097 | County B&O tax | Authorizing counties to impose a business and occupation tax. | H Finance | Scott |
| HB 2201 | Urban growth area planning | Standardizing city and county planning and development regulations with an urban growth area. | H Local Govt | Parshley |
| HB 2227 | Affordable housing/REET | Providing a real estate excise tax exemption for the sale of qualified affordable housing. | H Finance | Ramel |

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| Bill # | Abbrev. Title | Title | Status | Sponsor |
|---------------------------------------|------------------------------|---|------------------|-----------|
| HB 2236 (SSB 6018) | Housing finance commission | Concerning the housing finance commission. | H Exec Action | Zahn |
| HB 2266 (SB 6069) | Supportive & emerg. housing | Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters. | H Housing | Peterson |
| HB 2289 (SB 5998) | Operating budget, supp. | Making 2025-2027 fiscal biennium supplemental operating appropriations. | H Approps | Ormsby |
| HB 2295 (SB 6003) | Capital budget, supplemental | Concerning the capital budget. | H Cap Budget | Tharinger |
| HB 2306 (SB 6005) | Transportation budget, supp. | Making supplemental transportation appropriations for the 2025-2027 fiscal biennium. | H Transportation | Fey |
| HB 2346 | Middle housing/perf. codes | Concerning performance-based building codes for middle housing. | H Local Govt | Duerr |
| HB 2359 (SSB 6027) | Affordable housing funding | Modifying requirements and allowed uses for certain funding related to providing and maintaining affordable housing and related services. | H Finance | Peterson |
| HB 2442 (SB 6294) | Local government fund use | Providing local governments tax resources and fund flexibility. | H Finance | Berg |
| HB 2480 (SB 6026) | Residential dev./zones | Concerning residential development in commercial and mixed-use zones. | H Local Govt | Street |
| HB 2489 | Public space/local use laws | Establishing statewide standards for when local governments may enforce laws regulating the use of public space for life-sustaining activities. | H Housing | Gregerson |
| HB 2495 | Removal of vehicles | Addressing the removal of vehicles by certain cities when obstructing the operation of streetcar vehicles or jeopardizing public safety. | H Transportation | Thomas |
| HB 2528 (SB 6211) | Real estate excise taxes/GMA | Creating uniformity for the process by which cities planning under the growth management act implement real estate excise taxes. | H Finance | Springer |
| HB 2566 | Local government procurement | Concerning local government procurement. | H Local Govt | Zahn |
| SB 5421 | Small businesses/residential | Allowing small business establishments in residential zones. | S Loc Gov | Shewmake |
| SSB 5470 | Detached ADUs | Establishing limitations on detached accessory dwelling units outside urban growth areas. | S Housing | Goehner |
| SB 5555 | Zoning regulations | Concerning zoning regulations in commercial, retail, and mixed-use areas in cities and code cities. | S Housing | Salomon |
| SB 5604 | Transit-oriented development | Promoting transit-oriented development. | S Housing | Liias |
| E2SSB 5613 | Residential development | Concerning the development of clear and objective standards, conditions, and procedures for residential development. | S Ways & Means | Salomon |
| SB 5633 | Subdivision of land | Concerning the subdivision of land. | S Loc Gov | Lovelett |
| SB 5647 | Affordable housing/REET | Providing a real estate excise tax exemption for the sale of qualified affordable housing. | S Ways & Means | Alvarado |

| Bill # | Abbrev. Title | Title | Status | Sponsor |
|---------------------------------------|------------------------------|--|------------------|----------|
| SB 5659 | Housing shortage/local share | Eliminating each local government's proportional share of Washington's housing shortage. | S Ways & Means | Goehner |
| SB 5732 | Housing supply/GMA | Creating greater accountability for increasing the supply of housing consistent with growth management. | S Housing | Braun |
| SB 5733 | Updating comprehensive plans | Concerning updating comprehensive plans. | S Housing | Braun |
| SSB 5798 | Property tax | Concerning property tax reform. | S Ways & Means | Pedersen |
| SB 5800 | Transportation funding bonds | Authorizing bonds for transportation funding. | S Rules 3 | King |
| SB 5885 (SHB 1859) | Housing dev./religious orgs. | Expanding opportunities for affordable housing developments on properties owned by religious organizations. | S Housing | Riccelli |
| SB 5998 (HB 2289) | Operating budget, supp. | Making 2025-2027 fiscal biennium supplemental operating appropriations. | S Ways & Means | Robinson |
| SB 6003 (HB 2295) | Capital budget, supplemental | Concerning the capital budget. | S Ways & Means | Trudeau |
| SB 6005 (HB 2306) | Transportation budget, supp. | Making supplemental transportation appropriations for the 2025-2027 fiscal biennium. | S Transportation | Liias |
| SSB 6018 (HB 2236) | Housing finance commission | Concerning the housing finance commission. | S Ways & Means | Trudeau |
| SB 6026 (HB 2480) | Residential dev./zones | Concerning residential development in commercial and mixed-use zones. | S Housing | Alvarado |
| SSB 6027 (HB 2359) | Affordable housing funding | Modifying certain funding and exemptions related to providing and maintaining affordable housing and related services. | S Ways & Means | Alvarado |
| SB 6069 (HB 2266) | Supportive & emerg. housing | Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters. | S Housing | Alvarado |
| SB 6127 | Paid leave integrity audit | Requiring a performance audit of program integrity measures in Washington's paid family and medical leave program. | S Labor & Comm | Braun |
| SB 6211 (HB 2528) | Real estate excise taxes/GMA | Creating uniformity for the process by which cities planning under the growth management act implement real estate excise taxes. | S Loc Gov | Wilson |
| SB 6225 | Transportation funding bonds | Authorizing bonds for transportation funding. | S Transportation | Liias |
| SB 6294 (HB 2442) | Local government fund use | Providing local governments tax resources and fund flexibility. | S Ways & Means | Frame |



MEDINA, WASHINGTON

AGENDA BILL

Monday, January 26, 2026

| | |
|---|---|
| <p>Subject/Topic: Amending Chapter 2.04 MMC to update Council Meeting times and procedures</p> <p>Dept. Origin: City Council</p> <p>Category: Consent Calendar</p> <p>Prepared by: Jennifer Robertson, City Attorney</p> <p>Attachments: 1. Ordinance 1051</p> | <p>Proposed Council Action/Motion:</p> <p><input type="checkbox"/> Information Only</p> <p><input type="checkbox"/> Receive and File</p> <p><input type="checkbox"/> Discuss</p> <p><input type="checkbox"/> Provide Direction</p> <p><input type="checkbox"/> Public Hearing</p> <p><input checked="" type="checkbox"/> Adopt/Approve</p> <p><input type="checkbox"/> Other:</p> |
|---|---|

Summary

The City Council recently discussed changing meeting times, including adding one meeting to August, changing the second meeting in November to the third week of the month and eliminating the second meeting in December. In order to implement these changes, updating MMC 2.04.010 is needed. In addition, updating MMC 2.04.110 to capture the Council's current practice of allowing councilmembers to appear by videoconference is consistent with current practices.

Council Priorities

This proposal furthers Council Priority 3.

1. Financial Stability and Accountability
2. Quality Infrastructure
3. **Efficient and Effective Government**
4. Public Safety and Health
5. Neighborhood Character and Community Building

Budget/Fiscal Impact: None.

Recommendation: Adopt Ordinance No. 1051.

City Manager Approval:

Proposed Council Motions:

Motion: "I move approval of Ordinance No. 1051 relating to city council meetings, amending section 2.04.010 of the Medina Municipal Code (MMC) to update council meeting schedule, amending MMC 2.04.110 to clarify council meeting attendance may be by videoconference, providing for severability and corrections, and establishing an effective date."

CITY OF MEDINA, WASHINGTON

Ordinance No. 1051

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MEDINA, WASHINGTON, RELATING TO CITY COUNCIL MEETINGS, AMENDING SECTION 2.04.010 OF THE MEDINA MUNICIPAL CODE (MMC) TO UPDATE COUNCIL MEETING SCHEDULE, AMENDING 2.04.110 TO CLARIFY COUNCIL MEETING ATTENDANCE MAY BE BY VIDEOCONFERENCE, PROVIDING FOR SEVERABILITY AND CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Council meetings are set by Chapter 2.04 of the Medina Municipal Code (MMC); and

WHEREAS, the City Council has discussed updating the regular council meeting schedule and has directed certain changes in the council meeting schedule; and

WHEREAS, the Medina Municipal Code needs to be updated to reflect current practices and the direction of the City Council; **NOW, THEREFORE**,

THE CITY COUNCIL OF THE CITY OF MEDINA, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Recitals. The above recitals are hereby adopted as findings in support of this Ordinance.

Section 2. Section 2.04.010 of the Medina Municipal Code is hereby amended to read as follows:

2.04.010 Regular meetings.

Regular meetings of the city council will be held on the second and fourth Monday of each month, ~~commencing at 5:00 p.m. or as soon thereafter as a council quorum is established by roll call of the city clerk, except for August when only one city council meeting will be held on the fourth Monday of that month, and except for November when the regular city council meetings will be held on the second and third Monday of that month, and in December when there will only be one city council meeting held on the second Monday of that month.~~ All regular council meetings will commence at 5:00 pm, or as soon thereafter as a council quorum is established by roll call of the city clerk. The city council may convert any portion of its regular meeting to a workshop or study session format as it deems fit. All council meetings are subject to the following:

- A. In the event a regular meeting date falls on a legal holiday, the regular meeting day shall be held on the Tuesday following the ~~second and fourth Mondays of each month~~ regularly scheduled city council meeting.
- B. ~~The second meeting of the month is set as a regular meeting for the convenience of the council and the efficient performance of the council's duties and the city's business, and may be canceled in the event city or council business does not warrant convening such meeting.~~
- C. ~~No regular meetings will be scheduled in the month of August.~~
- D. ~~C.~~ Members of the city council may attend any meeting either in person or remotely via videoconferencing or teleconferencing unless such attendance is otherwise restricted or prohibited by legislative or governor's proclamation/order, or other emergency order. Members attending remotely ~~shall~~ should so advise the city clerk and/or mayor not later than 2:00 p.m. the day of the meeting so that appropriate technical or other arrangements are in place for proper conduct of the meeting.

Section 3. Section 2.04.110 of the Medina Municipal Code is hereby amended to read as follows:

2.04.110 Attendance of officers.

The city manager, clerk, and city attorney, and such other officers or employees of the city as may by the council be requested to do so, shall attend all meetings of the council, in person or remote via videoconferencing or teleconferencing, and shall remain in the council room for such length of time as the council may direct.

Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 5. Publication. This Ordinance shall be published by an approved summary consisting of the title.

Section 6. Corrections. Upon the approval of the city attorney, the city clerk, and/or the code publisher is authorized to make any necessary technical corrections to this ordinance, including but not limited to the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

Section 7. Effective Date. This ordinance shall take effect five days after publication as provided by law.

PASSED BY THE CITY COUNCIL ON THIS 26th DAY OF JANUARY, 2026 BY A VOTE OF ___ FOR, ___ AGAINST, AND ___ ABSTAINING, AND IS SIGNED IN AUTHENTICATION OF ITS PASSAGE ON THE 26TH DAY OF JANUARY, 2026.

Jessica Rossman, Mayor

Approved as to form:
Inslee Best Doezie & Ryder, P.S.

Attest:

Jennifer S. Robertson, City Attorney

Dawn Nations, City Clerk

PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.: / AB



MEDINA, WASHINGTON

AGENDA BILL

Monday, January 26, 2026

| | |
|---|---|
| <p>Subject/Topic: Public Hearing on Interim Official Control – Outdoor Lighting</p> <p>Dept. Origin: Development Services</p> <p>Category: Public Hearing</p> <p>Prepared by: Jennifer Robertson, City Attorney</p> <p>Attachments:</p> <ol style="list-style-type: none"> 1. Ordinance No. 1043 with Agenda Bill 2. Ordinance No. 1050 with Agenda Bill | <p>Proposed Council Action/Motion:</p> <p><input type="checkbox"/> Information Only</p> <p><input type="checkbox"/> Receive and File</p> <p><input type="checkbox"/> Discuss</p> <p><input type="checkbox"/> Provide Direction</p> <p><input checked="" type="checkbox"/> Public Hearing</p> <p><input type="checkbox"/> Adopt/Approve</p> <p><input type="checkbox"/> Other:</p> |
|---|---|

Proposed Council Action

The Council is being asked to hold the statutorily required public hearing on the Outdoor Lighting Interim Official Control (IOC) that was extended by ordinance on December 8, 2025. If the public hearing is not held, then the IOC will cease being in effect after February 6, 2026. No other action is requested. Holding the public hearing satisfies state law and the IOC will remain in effect until June 8, 2026 unless terminated or extended by future Council action.

Summary

In 2024 and 2025 the City Council updated the Medina Comprehensive Plan and adopted land use code updates to comply with state-mandated Middle Housing legislation. As part of both of those processes, the City Council, Planning Commission and Development Services Department engaged in significant outreach and took public comment. One common comment addressed lighting and residents' concerns about excessive lighting with redevelopment and increased density. With the potential for significant increases in density and new construction, the Council also expressed a desire to address the impacts of the lighting from such future developments in order to protect the sylvan nature of Medina, support "dark skies", and make the new development more harmonious with the existing high quality natural and built environment in Medina.

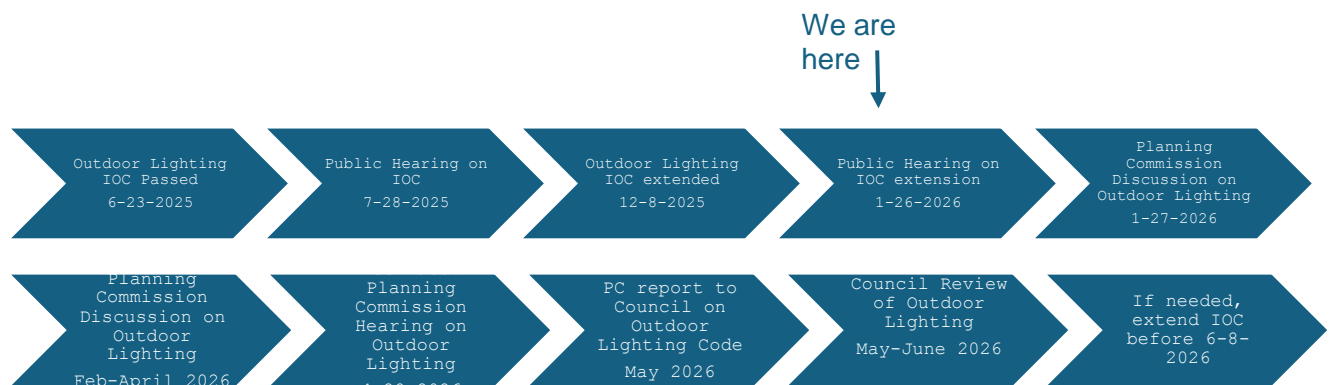
Following the adoption of the Middle Housing legislation, the City Council directed staff to bring forward an outdoor lighting code to take effect with middle housing. On June 23, 2025, the City Council adopted Ordinance No. 1043 an "Interim Official Control" ("IOC") to address lighting and directed the "Planning Commission to study and process permanent outdoor lighting regulations to be brought to Council before the expiration of the interim official control on outdoor lighting." An IOC is a zoning ordinance that can be in effect while the staff, Planning Commission, and City Council consider, process, and perform outreach on permanent lighting regulations. This ensures that development applications that are submitted prior to the permanent regulations will be required to meet the IOC standards. While the Planning Commission is working on permanent lighting regulations, the work was not yet completed prior to the expiration of the initial IOC.

Therefore, the City Council passed Ordinance No. 1050 on December 8, 2025 to extend the initial IOC. This required the Council to hold a public hearing within 60 days. Therefore, the public hearing was scheduled for January 26, 2026.

After holding the public hearing, no additional action by the Council is needed. The IOC will remain in effect until June 8, 2026 unless terminated or extended by future Council action.

The Planning Commission will continue to work on bringing forward an outdoor lighting code for Council action prior to the expiration of the IOC.

Process Timeline for adoption of permanent lighting regulations:



Council Priorities

This proposal furthers Council Priorities 2, 3, 4 and 5.

1. Financial Stability and Accountability
2. Quality Infrastructure
3. Efficient and Effective Government
4. Public Safety and Health
5. Neighborhood Character and Community Building

Budget/Fiscal Impact: None.

Recommendation: Hold the public hearing.

City Manager Approval:

Proposed Council Motions:

Hold public hearing. The Interim Official Control will remain in effect until June 8, 2026 without additional Council action.



MEDINA, WASHINGTON

AGENDA BILL

Monday, June 23, 2025

Subject: Lighting Ordinance – Interim Official Control

Category: Council Business

Staff Contact(s): Jennifer S. Robertson, City Attorney and Steve Wilcox, Development Services Director

Summary:

The City Council passed middle housing legislation on May 27, 2025 which takes effect on July 1, 2025. With the potential for significant increases in density and new construction, the Council expressed a desire to address the impacts of the lighting from such future developments in order to protect the sylvan nature of Medina, support “dark skies”, and make the new development more harmonious with the existing high quality natural and built environment in Medina. Lighting was also a prominent issues for the public when providing feedback on middle housing.

The ordinance presented is an “Interim Official Control” (“IOC”) which is a zoning ordinance that can be in effect while the staff, Planning Commission, and City Council consider, process, and perform outreach on permanent lighting regulations. This ensures that development applications that are submitted prior to the permanent regulations will be required to meet the IOC standards. These standards are described below.

The ordinance creates an interim new Chapter 16.25 in the Medina Municipal Code which will apply to all development in Medina. It consists of 8 new sections:

16.25.010 Purpose. This section describes the goals and purpose of the lighting code, including “dark sky”.

16.25.020 Definitions. This section includes definitions needed to implement the code, including accent lighting; cut-off angle (of a luminaire); director; fixture; foot-candle (measurement of brightness); lamp; light pollution; light trespass; luminaire; outdoor lighting fixture; shielding; and spotlight.

16.25.030 Applicability. This section makes the chapter applicable to all outdoor lighting fixtures on private and public property in Medina. The chapter does not apply to interior lighting unless such lighting is emitting light outside of the building and creating a light trespass.

16.25.040 Exemptions. This section provides exemption to the lighting code for traffic lights; streetlights which were installed prior to the ordinance; temporary emergency lighting; lights on moving vehicles; navigation lights; public recreational facilities; seasonal decoration; and outdoor lighting approved by the director for temporary or periodic events.

16.25.050 General standards. This section provides the performance standards for outdoor lighting. These include:

- Prohibiting light trespass
- Requiring lighting to be shielded and aimed downward and located as low as possible
- Requiring lighting to be designed to ensure no light trespass
- Prohibiting lighting from illuminating public waterways, except for navigational lights under state or federal regulations
- Requiring accent lights to be directed downward and not towards the sky or adjacent properties
- Limiting spotlighting on landscaping to 150 watts

16.25.060 Prohibited. This section prohibits:

- Searchlights
- Laser lights or similar high-intensity lights
- Quartz lamps
- Mercury vapor lamps
- Lighting of private sports courts or recreational facilities

16.25.070 Submittals. This section requires all building permits to include information on outdoor lighting and for the applicant to demonstrate compliance with the lighting code.

16.25.080 Figures of acceptable shielding and direction of outdoor light fixtures. This section contains graphics showing acceptable and unacceptable outdoor lighting fixtures.

In addition to the new chapter, the Ordinance includes amendments to MMC 16.66.110 which is the lighting standards for shoreline areas. MMC 16.66.110 was updated to incorporate Chapter 16.25 MMC into the shoreline lighting code for consistency across the city.

Interim Official Control. An interim official control is adopted using the same procedures as a moratorium. The Council may adopt the IOC but is required to hold a public hearing within 60 days. Given the August break, the ordinance sets the hearing for July 28, 2025. The ordinance also gives the Director of Development Services the authority to interpret the IOC. Assuming the public hearing is held, the ordinance will be in effect for 6 months and may be renewed if needed. While the ordinance is in effect, the Planning Commission and Council should consider and process permanent regulations.

These proposed Ordinances meet and support Council's priorities 2, 3, 4 and 5.

Council Priorities:

1. Financial Stability and Accountability
2. **Quality Infrastructure**
3. **Efficient and Effective Government**
4. **Public Safety and Health**
5. **Neighborhood Character and Community Building**

Attachment(s)

Exhibit 1: Ordinance No. 1043 adopting an interim official control for outdoor lighting

Budget/Fiscal Impact: None

Recommendation: Adopt Ordinance and direct the Planning Commission to review and process permanent lighting regulations.

Interim City Manager Approval:



Proposed Council Motions:

MOTION 1: “I move adoption the Ordinance No. 1043, adopted pursuant to RCW 35A.63.220 and RCW 36.70A.390; imposing an interim official control relating to zoning, adding a new Chapter 16.25 to the Medina Municipal Code (MMC) to require outdoor lighting to meet certain standards therein, revising MMC 16.66.110 for consistency with new Chapter 16.25 MMC; adopting findings in support of this ordinance; providing for vested rights, interpretation authority and setting a public hearing as required by RCW 35A.63.220 and RCW 36.70A.390 to take testimony on this interim official control; providing for severability and corrections; and establishing an effective date.”

MOTION 2: “I move to direct the Planning Commission to study and process permanent outdoor lighting regulations to be brought to Council before the expiration of the interim official control on outdoor lighting.”

Time Estimate: 45 minutes

CITY OF MEDINA, WASHINGTON

Ordinance No. 1043

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MEDINA, WASHINGTON, ADOPTED PURSUANT TO RCW 35A.63.220 AND RCW 36.70A.390; IMPOSING AN INTERIM OFFICIAL CONTROL RELATING TO ZONING, ADDING A NEW CHAPTER 16.25 TO THE MEDINA MUNICIPAL CODE (MMC) TO REQUIRE OUTDOOR LIGHTING TO MEET CERTAIN STANDARDS THEREIN, REVISING MMC 16.66.110 FOR CONSISTENCY WITH NEW CHAPTER 16.25 MMC; ADOPTING FINDINGS IN SUPPORT OF THIS ORDINANCE; PROVIDING FOR VESTED RIGHTS, INTERPRETATION AUTHORITY AND SETTING A PUBLIC HEARING AS REQUIRED BY RCW 35A.63.220 AND RCW 36.70A.390 TO TAKE TESTIMONY ON THIS INTERIM OFFICIAL CONTROL; PROVIDING FOR SEVERABILITY AND CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, within the express terms of the Growth Management Act, the Washington State Legislature has specifically conferred upon the governing bodies of Washington cities the right to establish and adopt moratoria and interim zoning controls related to land uses; and

WHEREAS, the City possesses land use jurisdiction and regulatory authority over the City's incorporated lands; and

WHEREAS, on May 27, 2025, the City Council adopted Ordinance No. 1040 to update the City's land use codes to allow for middle housing and additional accessory dwelling units consistent with State law; and

WHEREAS, with increasing density, adopting standards that allow harmony between residents are of increased importance; and

WHEREAS, in order to make sure such increased density and development does not vest to the existing lighting standards, the City Council deems it in the public interest to adopt an interim official control until such time and the City can process, consider and adopt updated permanent lighting regulations; and

WHEREAS, the interim official control imposed herein promotes the public good and is necessary for the protection of public health, property, safety, and welfare; and

WHEREAS, the City Council determines that it is in the public interest, safety and welfare to update its code as required by State law and as set forth in this Ordinance;
NOW, THEREFORE,

**THE CITY COUNCIL OF THE CITY OF MEDINA, WASHINGTON, DOES
ORDAIN AS FOLLOWS:**

Section 1. Findings of Fact. The recitals set forth above are hereby adopted as the City Council's initial findings of fact in support of the interim official control established by this ordinance. The City Council may, in its discretion, adopt additional findings after the public hearing referenced in Section 6 below.

Section 2. Interim Official Control Imposed. As authorized by the police powers of the City as set forth, for example, in Article XI, Section 11, of the Washington State Constitution, and pursuant to statutory authority set forth, for example, in RCW 36.70A.390 and RCW 35A.63.220, the City hereby imposes an interim official control, as described in Sections 3 through 4, to amend the Medina Municipal Code as set forth therein.

Section 3. A new chapter 16.25 is hereby added to the Medina Municipal Code to read as follows:

Chapter 16.25 OUTDOOR LIGHTING ON PUBLIC AND PRIVATE PROPERTY

16.25.010 Purpose.

16.25.020 Definitions.

16.25.030 Applicability.

16.25.040 Exemptions.

16.25.050 General standards.

16.25.060 Prohibited.

16.25.070 Submittals.

16.25.080 Figures of acceptable shielding and direction of outdoor light fixtures.

16.25.010 Purpose.

The purpose of this chapter is to provide regulations that preserve and enhance the view of the dark sky; promote health, safety, security, and productivity; and help protect natural resources. The provisions of this chapter are intended to control glare and light trespass. It is the intent of this chapter to provide standards for appropriate lighting practices and systems that will enable people to see essential detail in order that they

may undertake their activities at night, facilitate safety and security of persons and property, and curtail the degradation of the nighttime visual environment.

16.25.020 Definitions.

The following terms have the following definitions for purposes of this chapter:

- A. *Accent lighting* means any luminaire that emphasizes a particular object or draws attention to a particular area for aesthetic purposes.
- B. *Cut-off angle* (of a luminaire) means the angle, measured from the lowest point between a vertical line from the center of the lamp extended to the ground and the first line of sight at which the bare source is not visible.
- C. *Director* means the director of development services for the City of Medina.
- D. *Fixture* (also called a "luminaire") means a complete lighting unit including the lamps, together with the parts required to distribute the light, to position and protect the lamps, and to connect the lamps to the power supply.
- E. *Foot-candle* means a measure of illuminance or a measure of how bright a light appears to the eye. One foot-candle is equal to one lumen per square foot. As an example, a typical 60-watt incandescent lamp (840 lumens) produces an illuminance of 0.1 foot-candles at a distance of about 25 feet.
- F. *Lamp* means the light-producing source installed in the socket portion of a luminaire.
- G. *Light pollution* means general sky glow caused by the scattering of artificial light in the atmosphere and resulting in decreased ability to see the natural night sky.
- H. *Light trespass* means any light emitted by an outdoor luminaire that shines directly beyond the property on which the luminaire is installed or indirectly shines beyond the property on which the luminaire is installed at a brightness (illuminance) that exceeds 0.1 foot-candles at the property line. This term includes light extending above a commercial building from a sky light.
- I. *Luminaire*. See definition for "fixture" (subsection D of this section).
- J. *Outdoor lighting fixture* means a luminaire outside of an enclosed building or structure or any luminaire directed such that it primarily illuminates outdoor areas.
- K. *Shielding* means that no light rays are emitted by a fixture above the horizontal plane running through the lowest point of the fixture.
- L. *Spotlight* means any lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.

16.25.030 Applicability.

- A. All outdoor lighting fixtures installed on private and public property shall comply with this chapter. This chapter does not apply to interior lighting; provided, however, that if it is determined by the director that any interior lighting emitting light outside of the

building or structure in which it is located creates a light trespass, the interior lighting shall be subject to the requirements of this chapter. Types of outdoor lighting to which this chapter applies include, but are not limited to, lighting for:

1. Buildings and structures including, but not limited to, overhangs and canopies;
 2. Parking lot lighting;
 3. Security lighting;
 4. Landscape lighting;
 5. Driveway lighting;
 6. Patio or deck lighting;
 7. Lighting on docks and piers;
 8. Street lighting.
- B. The city's departments of development services and public works shall administer and enforce this chapter.
- C. In the event of a conflict between the requirements of this chapter and any other requirement of the City of Medina Municipal Code, the more restrictive requirement shall apply.

16.25.040 Exemptions.

The following are exempt from the provisions of this chapter:

- A. Traffic control signals and devices;
- B. Street lights installed prior to the effective date of the ordinance codified in this chapter; provided, that when a street light fixture becomes inoperable, any replacement street light fixture shall be subject to the provisions of this chapter;
- C. Temporary emergency lighting (i.e., fire, police, repair workers) or warning lights;
- D. Moving vehicle lights;
- E. Navigation lights (i.e., radio/television towers, docks, piers, buoys) or any other lights where state or federal statute or other provision of the City of Medina Municipal Code requires lighting that cannot comply with this chapter. In such situations, lighting shall be shielded to the maximum extent possible, and lumens shall be minimized to the maximum extent possible, while still complying with state or federal statute;
- F. Public facilities where lighting is necessary for public safety purposes;
- G. Seasonal decorations do not have to be shielded; provided, that they do not have a brightness of more than 0.1 foot-candles at the property line on which they are installed;
- H. Outdoor lighting approved by the director for temporary or periodic events (e.g., fairs, nighttime construction).

16.25.050 General standards.

A. The following general standards shall apply to all nonexempt outdoor lighting fixtures and accent lighting:

1. All light trespass is prohibited.
2. Outdoor lighting fixtures and accent lighting must be shielded and aimed downward, and shall be installed at the minimum height necessary. Examples of acceptable and unacceptable light pollution control shielding are shown in Figures 1 through 4 in section 16.25.090. The shield must mask the direct horizontal surface of the light source. The light must be aimed to ensure that the illumination is only pointing downward onto the ground surface, with no escaping direct light permitted to contribute to light pollution by shining upward into the sky.
3. All outdoor lighting fixtures and accent lighting shall be designed, installed, located and maintained such that light trespass is essentially nonexistent (see Figure 3)
4. Outdoor lighting fixtures and accent lighting shall not directly illuminate public waterways, unless it is a navigational light subject to state or federal regulations.
5. Accent lighting shall be directed downward onto the illuminated object or area and not toward the sky or onto adjacent properties (see Figure 4). Direct light emissions of such accent lighting shall not be visible above the roof line or beyond the building, structure, or object edge.
6. Spotlighting on landscaping and foliage shall be limited to 150 watts incandescent (2,020 lumens output).

16.25.060 Prohibited.

A. The following fixtures (luminaires) are prohibited:

1. Searchlights for any purpose other than temporary emergency lighting or as allowed by a special event license;
2. Laser lights or any similar high-intensity light for outdoor use or entertainment, when projected above the horizontal plane;
3. Quartz lamps;
4. Mercury vapor lamps.

B. No lighting shall be allowed on private sports courts or private recreational facilities in the City.

C. The city reserves the right to further restrict outdoor lighting including, but not limited to, pole height, and level of illumination, when it is deemed to be in the best public interest consistent with the purpose of this chapter.

16.25.070 Submittals.

All building permit applications which include the installation of outdoor lighting fixtures shall demonstrate compliance with the requirements of this chapter by indicating the location and type of lighting used on the site plan submitted with the building permit application.

16.25.080 Figures of acceptable shielding and direction of outdoor light fixtures.

The following four figures illustrate acceptable and unacceptable outdoor lighting fixtures in the city:

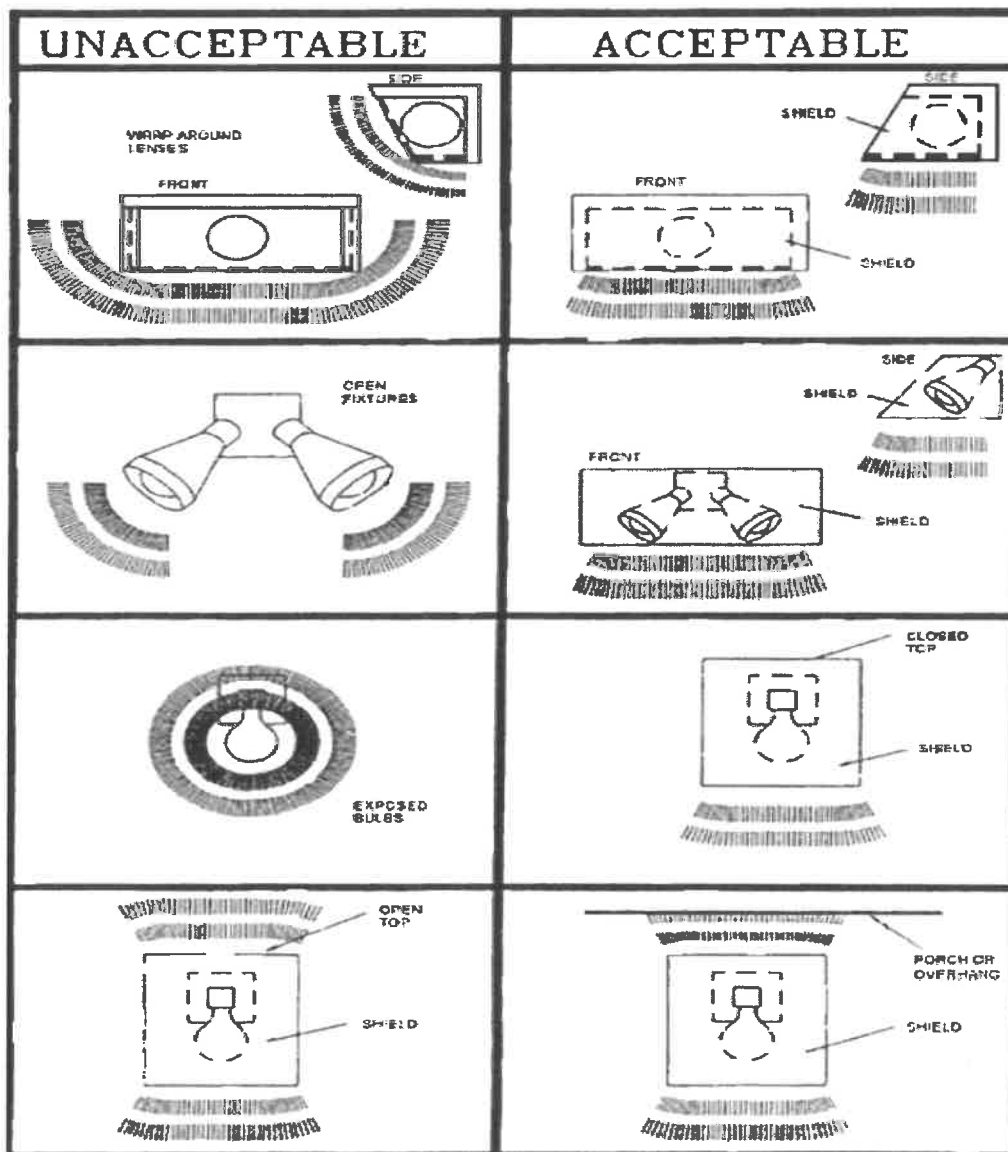
Figure 1: Wall-Mounted Lighting Fixtures

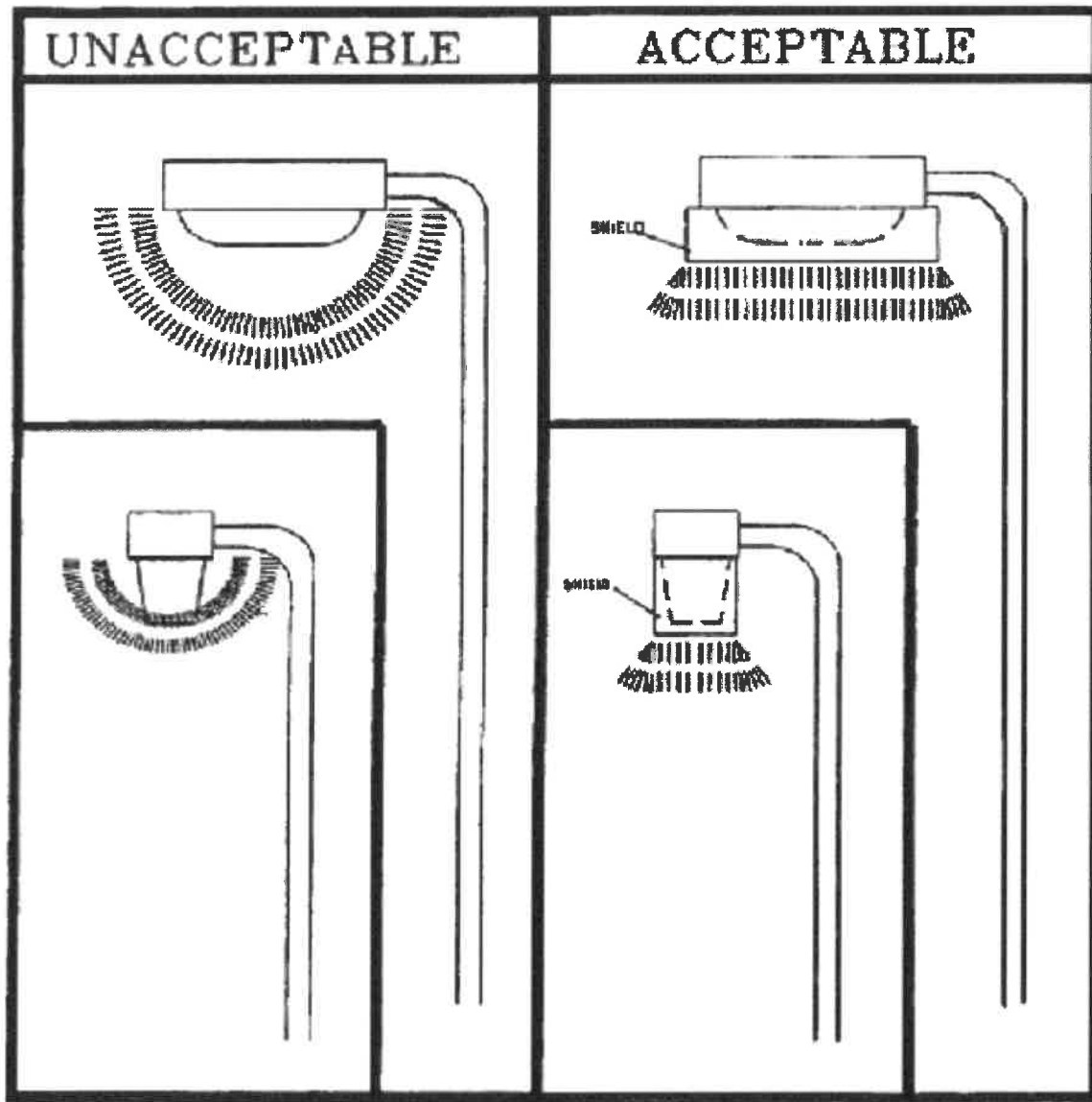
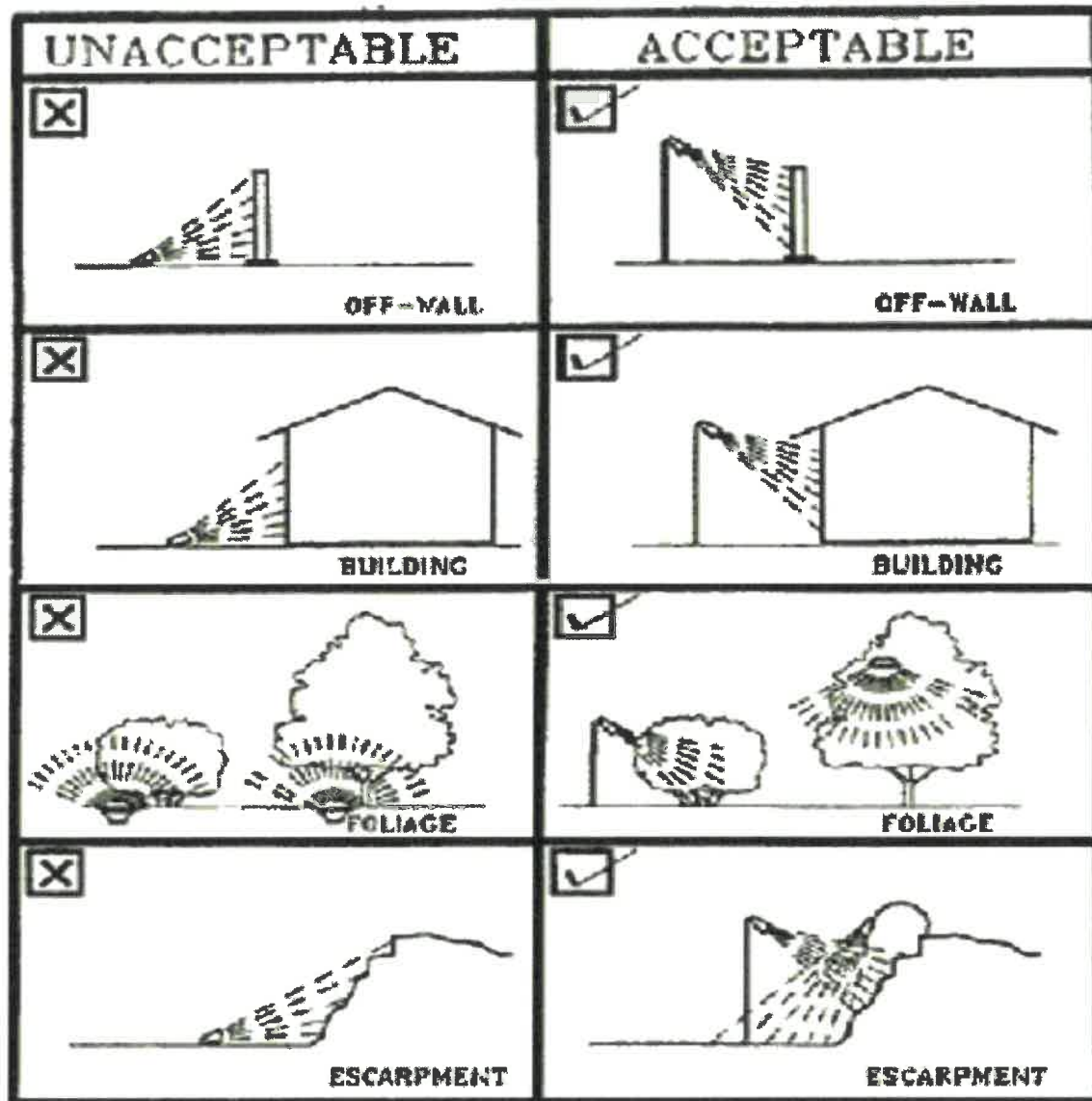
Figure 2: Freestanding Outdoor Lighting Fixtures

Figure 3: Accent Lighting



Section 4. Section 16.66.110 of the Medina Municipal Code is hereby amended to read as follows:

16.66.110. Lighting.

A. Exterior lighting shall be controlled using limits on height, light levels of fixtures, light shields, and other mechanisms that:

1. Prevent light pollution or other adverse effects that could infringe upon public enjoyment of the shoreline;

2. Protect residential uses from adverse impacts that can be associated with light trespass from adjoining properties; and

3. Prevent adverse effects on fish and wildlife species and their habitats.

B. Exterior lighting shall be directed downward and away from adjoining residential properties and Lake Washington and shall be consistent with the requirements of Chapter 16.25 of the Medina Municipal Code. Shielding may be required to conceal the light source.

C. Exterior lighting mounted on piers, docks or other water-dependent uses located at the shoreline edge shall be at ground or dock level and be designed to prevent lighting from spilling onto the lake water and shall be consistent with the requirements of Chapter 16.25 of the Medina Municipal Code.

D. ~~The following shall be exemptions set forth in Chapter 16.25 of the Medina Municipal Code shall also apply in the Shoreline area, from the lighting requirements in this section:~~

- ~~1. Emergency lighting required for public safety;~~
- ~~2. Lighting for public rights-of-way;~~
- ~~3. Outdoor lighting for temporary or periodic events (e.g., community events at public parks);~~
- ~~4. Seasonal decoration lighting; and~~
- ~~5. Lighting required by a state or federal agency for navigation purposes.~~

Section 5. Effect on Vested Rights. The interim official control imposed under Sections 3 and 4 of this Ordinance shall apply prospectively only and shall be all Permit Applications, Land Use Development Applications, and Variance Applications submitted after the effective date of this ordinance. Nothing in this ordinance shall be construed to extinguish, limit, or otherwise infringe on any permit applicant's vested development rights as defined by state law and City of Medina's regulations, provided that such an applicant has filed a complete Permit, Development or Variance Application before the effective date of this ordinance.

Section 6. Public Hearing. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council shall hold a public hearing at a City Council meeting within 60 days of adoption of this ordinance in order to take public testimony and to consider adopting further findings of fact, on or before August 22, 2025. The Council hereby schedules the public hearing for July 28, 2025.

Section 7. Interpretive Authority. The City of Medina Development Services Director, or designee, is hereby authorized to issue official interpretations arising under or otherwise necessitated by this ordinance.

Section 8. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 9. Publication. This Ordinance shall be published by an approved summary consisting of the title.

Section 10. Corrections. Upon the approval of the city attorney, the city clerk, and/or the code publisher is authorized to make any necessary technical corrections to this ordinance, including but not limited to the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

Section 11. Effective Date. This interim official control shall take effect five days after publication as provided by law and shall remain effective for six (6) months, unless terminated earlier by the City Council. Provided, that the Council may, at its sole discretion, renew the interim official control for one or more six-month periods in accordance with state law. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City.

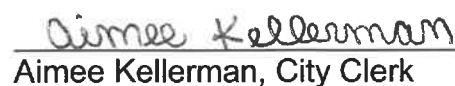
PASSED BY THE CITY COUNCIL OF THE CITY OF MEDINA ON THE 23rd DAY OF JUNE, 2025 BY A VOTE OF 7 FOR, 0 AGAINST, AND 0 ABSTAINING, AND IS SIGNED IN AUTHENTICATION OF ITS PASSAGE THE 23RD DAY OF JUNE, 2025.


Jessica Rossman, Mayor

Approved as to form:
Inslee Best Doezie & Ryder, P.S.

Attest:


Jennifer R. Robertson, City Attorney


Aimee Kellerman, City Clerk

PUBLISHED: 6/26/2025
EFFECTIVE DATE: 7/1/2025
ORDINANCE NO.: / AB



MEDINA, WASHINGTON

AGENDA BILL

Monday, December 8, 2025

Subject: Lighting Ordinance – Interim Official Control (Extension)

Category: Consent Calendar

Staff Contact(s): Jennifer S. Robertson, City Attorney and Steve Wilcox, Development Services Director

Summary:

The City Council passed middle housing legislation on May 27, 2025 (Ordinance No. 1040) which takes effect on July 1, 2025. With the potential for significant increases in density and new construction, the Council expressed a desire to address the impacts of the lighting from such future developments in order to protect the sylvan nature of Medina, support “dark skies”, and make the new development more harmonious with the existing high quality natural and built environment in Medina. Lighting was also a prominent issues for the public when providing feedback on middle housing.

On June 23, 2025, the City Council adopted Ordinance No. 1043 an “Interim Official Control” (“IOC”) to address lighting. An IOC is a zoning ordinance that can be in effect while the staff, Planning Commission, and City Council consider, process, and perform outreach on permanent lighting regulations. This ensures that development applications that are submitted prior to the permanent regulations will be required to meet the IOC standards. While the Planning Commission is working on permanent lighting regulations, the work is not yet completed. The IOC will expire on December 23, 2025, therefore, to keep the IOC in effect, an extension is needed.

Interim Official Control. An interim official control is adopted using the same procedures as a moratorium. The Council may extend the IOC but is required to hold a public hearing within 60 days. The ordinance sets the hearing for January 26, 2026. The ordinance also gives the Director of Development Services the authority to interpret the IOC. Assuming the public hearing is held, the ordinance will be in effect for 6 months and may be renewed if needed. While the ordinance is in effect, the Planning Commission and Council will continue to consider and process permanent regulations.

These proposed Ordinances meet and support Council’s priorities 2, 3, 4 and 5.

Council Priorities:

1. Financial Stability and Accountability
2. **Quality Infrastructure**
3. **Efficient and Effective Government**
4. **Public Safety and Health**
5. **Neighborhood Character and Community Building**

Attachment(s)

Exhibit 1: Ordinance No. 1050 extending the interim official control for outdoor lighting as set forth in Ordinance No. 1043

Exhibit 2: Ordinance No. 1043

Exhibit 3: Agenda Bill from June 23, 2025 regarding Ordinance No. 1043

Budget/Fiscal Impact: None

Recommendation: Adopt Ordinance No. 1050 to extend and renew the interim official control which was adopted on June 23, 2025 under Ordinance No. 1043.

City Manager Approval:

**Proposed Council Motions:**

MOTION: "I move adoption the Ordinance No. 1050, adopted pursuant to RCW 35A.63.220 and RCW 36.70A.390; extending and renewing the interim official control adopted under ordinance no. 1043, relating to zoning, which added a new Chapter 16.25 to the Medina Municipal Code (MMC) to require outdoor lighting to meet certain standards therein, revising MMC 16.66.110 for consistency with new chapter 16.25 MMC; adopting findings in support of this ordinance; setting a public hearing as required by RCW 35A.63.220 and RCW 36.70A.390 to take testimony on this extension and renewal of the interim official control; providing for severability and corrections; and establishing an effective date."

CITY OF MEDINA, WASHINGTON

Ordinance No. 1050

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MEDINA, WASHINGTON, ADOPTED PURSUANT TO RCW 35A.63.220 AND RCW 36.70A.390; EXTENDING AND RENEWING THE INTERIM OFFICIAL CONTROL ADOPTED UNDER ORDINANCE NO. 1043, RELATING TO ZONING, WHICH ADDED A NEW CHAPTER 16.25 TO THE MEDINA MUNICIPAL CODE (MMC) TO REQUIRE OUTDOOR LIGHTING TO MEET CERTAIN STANDARDS THEREIN, REVISING MMC 16.66.110 FOR CONSISTENCY WITH NEW CHAPTER 16.25 MMC; ADOPTING FINDINGS IN SUPPORT OF THIS ORDINANCE; SETTING A PUBLIC HEARING AS REQUIRED BY RCW 35A.63.220 AND RCW 36.70A.390 TO TAKE TESTIMONY ON THIS EXTENSION AND RENEWAL OF THE INTERIM OFFICIAL CONTROL; PROVIDING FOR SEVERABILITY AND CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, within the express terms of the Growth Management Act, the Washington State Legislature has specifically conferred upon the governing bodies of Washington cities the right to establish and adopt moratoria and interim zoning controls related to land uses; and

WHEREAS, the City possesses land use jurisdiction and regulatory authority over the City's incorporated lands; and

WHEREAS, on May 27, 2025, the City Council adopted Ordinance No. 1040 to update the City's land use codes to allow for middle housing and additional accessory dwelling units consistent with State law; and

WHEREAS, with increasing density, adopting standards that allow harmony between residents are of increased importance; and

WHEREAS, in order to make sure such increased density and development does not vest to the existing lighting standards, the City Council deems it in the public interest to adopt an interim official control until such time and the City can process, consider and adopt updated permanent lighting regulations; and

WHEREAS, the City Council adopted Ordinance No. 1043 on June 23, 2025 which was an interim official control on lighting and directed the Planning Commission to work on permanent lighting regulations; and

WHEREAS, the interim official control imposed under Ordinance No. 1043 promotes the public good and is necessary for the protection of public health, property, safety, and welfare; and

WHEREAS, the Planning Commission has not yet completed work on the permanent regulations and needs additional time to complete its work while the interim official control remains in effect; and

WHEREAS, the City Council determines that it is in the public interest, safety and welfare to extend and renew the interim official control as set forth in this Ordinance;
NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF MEDINA, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Findings of Fact. The recitals set forth above are hereby adopted as the City Council's initial findings of fact in support of the interim official control established by this ordinance. The City Council may, in its discretion, adopt additional findings after the public hearing referenced in Section 6 below.

Section 2. Interim Official Control Extended and Renewed. As authorized by the police powers of the City as set forth, for example, in Article XI, Section 11, of the Washington State Constitution, and pursuant to statutory authority set forth, for example, in RCW 36.70A.390 and RCW 35A.63.220, the City hereby extends and renews the interim official control, as set forth in Ordinance No. 1043, which amends the Medina Municipal Code as set forth therein and established the procedures and vesting thereunder.

Section 3. Public Hearing. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council shall hold a public hearing at a City Council meeting within 60 days of adoption of this ordinance in order to take public testimony and to consider adopting further findings of fact, on or before February 6, 2025. The Council hereby schedules the public hearing for January 26, 2026.

Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

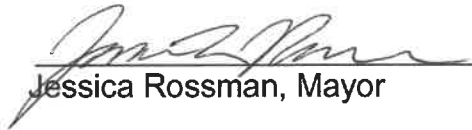
Section 5. Publication. This Ordinance shall be published by an approved summary consisting of the title.

Section 6. Corrections. Upon the approval of the city attorney, the city clerk, and/or the code publisher is authorized to make any necessary technical corrections to this ordinance, including but not limited to the correction of scrivener's/clerical errors,

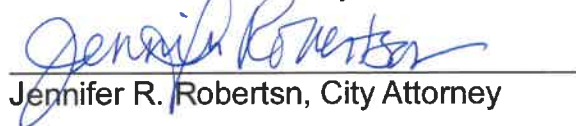
references, ordinance numbering, section/subsection numbers, and any reference thereto.

Section 7. Effective Date. This extension of the interim official control imposed under Ordinance No. 1043 shall take effect five days after publication as provided by law and shall remain effective for six (6) months, unless terminated earlier by the City Council. Provided, that the Council may, at its sole discretion, renew the interim official control for one or more six-month periods in accordance with state law. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City.

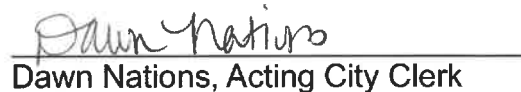
PASSED BY THE CITY COUNCIL OF THE CITY OF MEDINA ON THE 8th DAY OF DECEMBER, 2025 BY A VOTE OF 1 FOR, 0 AGAINST, AND 0 ABSTAINING, AND IS SIGNED IN AUTHENTICATION OF ITS PASSAGE THE 8th DAY OF DECEMBER, 2025.


Jessica Rossman, Mayor

Approved as to form:
Inslee Best Doezie & Ryder, P.S.


Jennifer R. Roberts, City Attorney

Attest:


Dawn Nations, Acting City Clerk

PUBLISHED: 12/15/25
EFFECTIVE DATE: 12/20/25
ORDINANCE NO.: / AB / 1050

meeting of a new council, or periodically, the members thereof, by majority vote, may designate one of their number as mayor pro tempore or deputy mayor for such period as the council may specify, to serve in the absence or temporary disability of the mayor; or, in lieu thereof, the council may, as the need may arise, appoint any qualified person to serve as mayor pro tempore in the absence or temporary disability of the mayor."). If the Council decides to appoint a deputy mayor, he or she shall be selected through the same process for electing the mayor.

3.4.2 Role of Deputy Mayor

The Deputy Mayor shall fulfill the Mayor's duties in the absence of the Mayor. In the absence of both the Mayor and Deputy Mayor, the Council shall appoint another Councilmember to fulfill the duties.

3.5 Advisory Boards and Commissions

3.5.1 Role of Advisory Boards and Commissions

The City Council is empowered to create advisory boards and commissions pursuant to the provisions of Title 35A RCW, or such advisory boards or commissions not specifically enumerated, as the Council deems necessary or advisable. In the exercise of this power, it is the desire of the Council to establish a consistent policy in its decision-making role to fairly and equitably evaluate those citizens of the community who demonstrate a desire to serve on such boards or commissions.

Boards, commissions, and citizen committees provide a great deal of assistance to the Council when formulating public policy and transforming policy decisions into action. The City currently has a standing Park Board and a Planning Commission. In addition, special purpose committees and task forces may be appointed by the Council to address issues of interest or to conduct background work on technical or politically sensitive issues. Special purpose committees and task forces will be dissolved upon completion of the intended task.

The Council may annually develop a work plan for the Council, a statement of the City Manager's objectives, and work plans for its standing boards and commissions. The Council may assist in coordinating implementation of such work plans.

Standing boards and commissions shall conduct regular meetings that are open to the public in accordance with the Open Public Meetings Act, RCW 42.30 ("OPMA"). Upon formation of any special purpose committee or task force, the Council shall determine, based upon the committee's structure and function and with advice from the City Attorney, whether such committee shall be subject to the OPMA.

3.5.2 Appointments, Qualifications, and Terms of Service

Persons wishing to be considered for appointment or reappointment to the Park Board or Planning Commission shall submit to the City Clerk's office an application on a form provided by that office. It is the policy of the City Council that each applicant be evaluated on an objective basis utilizing the following criteria:

1. Residency: Members shall be residents of the City of Medina.
2. Sectional Composition: Consideration should be given toward maintaining an equitable balance of community representation on all boards and commissions. Multiple members from the same family or

household will not be appointed to a single board or commission in order to avoid the reality or appearance of improper conflict, influence or favor.

3. Occupation: A broad mix of occupational backgrounds on all boards and commissions will be attempted as appointments are considered.
4. Knowledge of Municipal and Planning Process: When ranking equally qualified applicants, consideration shall be given to background experience and knowledge of the municipal process as appropriate to the position in reaching a decision.
5. Contributive Potential: Consideration will be given to the potential contribution that each applicant may make if appointed to a board or commission. Criteria to guide this evaluation may include:
 - a. Ability to communicate effectively
 - b. Desire to perform public service
 - c. Ability to express ideas, concepts, or philosophies
 - d. Desire to participate in decision-making process
6. Leadership Potential: Since each appointee may be called upon to serve as a chair, consideration will be given to each applicant's leadership abilities, including:
 - a. Past or present leadership experience (current employment, special interests, etc.)
 - b. Past or present participation in community services
 - c. Expressed interest in a leadership role

No person shall be appointed to serve as a member of more than one board or commission at the same time. Persons serving on a board or commission who have requested appointment to another board or commission position may be appointed to such position if they, concurrent with the appointment, resign from the board or commission position they are then holding.

3.5.3 Appointment Process

The following process shall govern the appointment of persons to advisory boards and commissions.

1. The Mayor, together with two other Councilmembers designated by the Mayor, shall constitute a personnel committee to perform the interviews and recommendations for appointments to the Planning Commission and Park Board. The personnel committee shall interview the applicants, although the committee may make recommendations after reviewing applications and without conducting interviews. Upon completing its review, the personnel committee shall make a recommendation of appointment (or no appointment) to the Council.
2. After the personnel committee has forwarded its recommendation to the Council, the Council will be given copies of all applications and will have at least ten days to review and evaluate the applicants and committee's recommendation prior to the meeting at which the Council will be asked to make an appointment or confirm a recommendation.

3. The City Clerk will promptly notify each applicant and the chair of the affected board or commission of the Council's decision made at step 2 above.

3.5.4 Councilmember Roles and Relationship with Advisory Bodies

Councilmembers, in their capacity as private citizens, should refrain from providing comment or testimony in matters pending before an advisory board that will receive, or could potentially receive, future review or other action before the Council. Where a Councilmember believes they may wish to provide such comment or testimony, the following shall apply:

1. The Councilmember shall timely advise the City Manager of their desire to provide comment or testimony so the Manager may obtain input and advice from the City Attorney and transmit that to the Councilmember before any comment or testimony is provided.
2. If comment or testimony is not prohibited by law, the Councilmember will declare in the submitted comment and/or at the outset of any testimony upon the record that the Councilmember is present and acting in his or her private capacity as an interested citizen, and not on behalf or at the request of the City Council.
3. The Councilmember shall refrain from stating or implying that the Councilmember's position or opinion is or may be that of the City Council.
4. The Councilmember shall refrain from directing City Staff or the advisory body to take any action on behalf of the Councilmember or his/her comment or testimony.
5. In addition to these Guidelines, the Councilmember shall observe all rules of procedure and protocol that apply to any other private citizen making such comment or testimony to the advisory board.

3.6 City Council Committees

Council committees are policy review and discussion arms of the Council, made up of no more than three Council members, that discuss issues and develop recommendations for consideration by the full Council. Committees may be ad hoc or standing.

The City Manager or Council by majority vote or consensus may send items to committees for review on an as-needed basis. Committees shall meet as needed to carry out their purpose. Committee meetings shall be open to the public as required by the Open Public Meetings Act (OPMA).

Membership on each Council committee shall include the Mayor. The Mayor shall make appointments to each committee after asking each Councilmember's preference and taking those preferences into account.

Committees may be formed on any topic, and currently include Personnel and Finance committees. Committees are intended to be flexible and may be dissolved and reconstituted by the full Council depending on the needs of the City. A committee may be dissolved upon motion and approval by a majority of Council. Committee topics and structures should be determined in January of each biennium, but may be addressed more frequently.



MEDINA, WASHINGTON

AGENDA BILL

Monday, January 26, 2026

| | |
|---|--|
| Subject/Topic: Appointments to City Council Committees Dept. Origin: City Council Category: City Business Prepared by: Jeff Swanson, City Manager Attachments: 1. City Council Guidelines, Sections 3.5 and 3.6 | Proposed Council Action/Motion: <input type="checkbox"/> Information Only <input type="checkbox"/> Receive and File <input checked="" type="checkbox"/> Discuss <input type="checkbox"/> Provide Direction <input type="checkbox"/> Public Hearing <input type="checkbox"/> Adopt/Approve <input type="checkbox"/> Other: |
|---|--|

Purpose: The purposes of this agenda item are to:

- 1) Discuss standing City Council committees and the appointment process
- 2) Discuss the formation of special purpose committees and task forces

Summary

As the City Council's 2026-2027 term begins, it is timely for the Council to begin consideration of appointments to City Council Committees. As outlined in Section 3.6 of the City Council Guidelines, three Councilmembers (including the Mayor) comprise a City Council Committee. Currently the three standing City Council committees are Development Services, Finance, and Personnel.

The City Council also appoints members to standing boards and commissions, of which the City currently has two, the Park Board and Planning Commission. The City Council may also appoint "special purpose committees and task forces may be appointed by the Council to address issues of interest or to conduct background work on technical or politically sensitive issues." (City Council Guidelines, Section 3.5.1)

Council has recently discussed forming such special purpose committees and task forces in the topical interest areas of public information/outreach/events and fiscal sustainability.

Other formally organized volunteer committees/commissions currently serving the City are:

- 1) Civil Service Commission (Civil Service Commissioners are appointed by the City Manager and confirmed by the City Council; MMC 2.12.020)
- 2) Emergency Preparation Committee (volunteers)

In an upcoming City Council meeting Councilmembers will also consider appointment of City Council members to serve in a capacity representing the City to external organizations (e.g. Sound Cities Association).

Council Priorities

This proposal furthers Council Priority 3.

1. Financial Stability and Accountability
2. Quality Infrastructure
3. Efficient and Effective Government
4. Public Safety and Health
5. Neighborhood Character and Community Building

Budget/Fiscal Impact: None.

Recommendation: Discussion.

City Manager Approval:

Proposed Council Motions: None.