

MEDINA, WASHINGTON

PLANNING COMMISSION MEETING

Virtual/Online Tuesday, May 24, 2022 – 4:00 PM

AGENDA

COMMISSION CHAIR | Laurel Preston COMMISSION VICE-CHAIR | Shawn Schubring COMMISSIONERS | Laura Bustamante, Li-Tan Hsu, David Langworthy, Mark Nelson, Mike Raskin PLANNING MANAGER | Stephanie Keyser

Virtual Meeting Participation

With the passage of the City's Proclamation of Local Emergency, City Hall is closed to the public. Planning Commission participation in this meeting will be by teleconference/online only. Members of the public may also participate by phone/online. Individuals wishing to speak live during the Virtual Planning Commission meeting will need to register their request with the Development Services Coordinator at 425.233.6414 or email <u>rbennett@medina-wa.gov</u> and leave a message before 12PM on the day of the May 24 Planning Commission meeting. Please reference Public Comments for May 24 Planning Commission Meeting on your correspondence. The Development Services Coordinator will call on you by name or telephone number when it is your turn to speak. You will be allotted 3 minutes for your comment and will be asked to stop when you reach the 3-minute limit.

Join Zoom Meeting https://us06web.zoom.us/j/81357314381?pwd=dmVUNWtRTEVZVkNvMkdncTZobThOdz09

Meeting ID: 813 5731 4381 Passcode: 824159 One tap mobile +12532158782,,81357314381#,,,,*824159# US (Tacoma)

1. CALL TO ORDER / ROLL CALL

2. <u>APPROVAL OF MEETING AGENDA</u>

3. <u>APPROVAL OF MINUTES</u>

3.1 Planning Commission Minutes of April 26, 2022 **Recommendation**: Approve Minutes **Staff Contact**: Rebecca Bennett, Development Services Coordinator

4. <u>ANNOUNCEMENTS</u>

4.1 Staff/Commissioners

5. AUDIENCE PARTICIPATION

Individuals wishing to speak live during the Virtual Planning Commission meeting will need to register their request with the Development Services Coordinator, Rebecca Bennett, via email (<u>rbennett@medina-wa.gov</u>) or by leaving a message at 425.233.6414 before 12pm the day of the Planning Commission meeting. Please reference Public Comments for the May 24 Planning Commission meeting on your correspondence. The Development Services Coordinator will call on you by name or telephone number when it is your turn to speak. You will be allotted 3 minutes for your comment and will be asked to stop when you reach the 3-minute limit.

6. <u>DISCUSSION</u>

6.1 Alternatives to Original Grade
 <u>Recommendation</u>: Discussion
 <u>Staff Contact(s)</u>: Stephanie Keyser, Planning Manager
 Time Estimate: 60 minutes

7. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

UPCOMING MEETINGS

Tuesday, June 21, 2022 - Special Meeting at 4:00 PM Tuesday, July 26, 2022 - Special Meeting at 4:00 PM *Tuesday, August 23, 2022 – No PC Meeting* Tuesday, September 27, 2022 - Special Meeting at 4:00 PM Tuesday, October 25, 2022 - Special Meeting at 4:00 PM *Tuesday, November 22, 2022 - Regular Meeting Cancelled* November 2022 - *Meeting Date TBD Tuesday, December 27, 2022 - Regular Meeting Cancelled* December 2022 - *Meeting Date TBD*



MEDINA, WASHINGTON

PLANNING COMMISSION MEETING

Virtual/Online Tuesday, April 26, 2022 – 4:00 PM

MINUTES

COMMISSION CHAIR | Laurel Preston COMMISSION VICE-CHAIR | Shawn Schubring COMMISSIONERS | Laura Bustamante, Li-Tan Hsu, David Langworthy, Mark Nelson, Mike Raskin PLANNING MANAGER | Stephanie Keyser

1. CALL TO ORDER / ROLL CALL

Chair Preston called the meeting to order at 4:05pm

PRESENT Chair Laurel Preston Vice Chair Shawn Schubring Commissioner Li-Tan Hsu Commissioner Mike Raskin

ABSENT Commissioner Laura Bustamante Commissioner David Langworthy Commissioner Mark Nelson

STAFF Bennett, Burns, Kellerman, Keyser, Miner, Wilcox

2. APPROVAL OF MEETING AGENDA

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

3. APPROVAL OF MINUTES

By consensus, Planning Commission approved the minutes.

4. ANNOUNCEMENTS

4.1 Staff/Commissioners

Keyser announced that the joint planning commission/city council meeting has been postponed until the fall. The city has been awarded a grant from the Department of Natural Resources to inventory all trees in the right of way. Next month, planning commission will begin the annual minor code updates.

5. AUDIENCE PARTICIPATION

None.

6. DISCUSSION

6.1 Housing Needs Assessment Draft <u>Recommendation:</u> Discussion <u>Staff Contact(s):</u> Stephanie Keyser, Planning Manager Time Estimate: 30 minutes

Keyser gave presentation on the housing needs assessment draft. Commissioners discussed and asked questions. Staff responded.

 6.2 Alternatives to Original Grade <u>Recommendation:</u> Discussion <u>Staff Contact(s):</u> Stephanie Keyser, Planning Manager Time Estimate: 30 minutes

Keyser gave presentation on the alternatives to original grade. Commissioners discussed and asked questions. Staff responded.

7. ADJOURNMENT

Motion made by Vice Chair Schubring, Seconded by Commissioner Raskin. By consensus meeting adjourned at 5:06pm



MEDINA, WASHINGTON

AGENDA BILL

Tuesday, May 24, 2022

Subject: Alternatives to Original Grade

Category: Discussion

Staff Contact(s): Stephanie Keyser, Planning Manager

Summary

As we begin to wrap up our discussion around average grade, it's helpful to reflect on height throughout Medina's short history as a city. The first ordinance regulating height was adopted on December 11, 1955. Since then, there have been eight subsequently adopted ordinances that altered both maximum heights and where the zero is for measuring height (Attachment A). To provide a visual demonstration, these eras have been overlayed on the attached map (Attachment B). Just as when we looked at the various lot sizes when discussing bulk, the differences in development regulations that houses were built under is dizzying.

The City sent out notifications to residents that Planning Commission is discussing average grade a couple of weeks ago. Staff has received one public comment (Attachment E) so far and anticipates more will come in closer to the public hearing in June. The redlined version of the draft code (Attachment C) and one with all changes accepted (Attachment D) are included in this packet. Just as with the tree code, in the redlined version the sections that are *existing text* but have been moved are in red while the sections with new text are <u>red and underlined</u>.

Attachment(s)

- A) History of Height in Medina
- B) History of Height Map
- C) Average Grade Draft Redlined
- D) Average Grade Draft All changes accepted
- E) Public Comment:
 - Andrew DeFlorio, Baylis Architects, received via email May 17, 2022

Budget/Fiscal Impact: N/A

Recommendation: Discussion

Proposed Commission Motion: N/A

Time Estimate: 60 minutes



CITY OF MEDINA

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

History of Height in Medina

Prior to 1955

N/A – County regulations, if applicable

December 11, 1955 (All zoning districts) - 30 ft.

30 ft. measured from the highest point of finished grade at the building's wall to the highest point of the roof proper

February 17, 1976 (All zoning districts) Introduces 36 ft. limit from low point of original grade

30 ft. from highest point of original grade at the building's wall to the highest point of the roof proper, but not more than 36 ft. from the lowest point of original grade at the building's wall to the highest point of the roof proper

<u>April 14, 1986</u> (All zoning districts) More structural coverage = less height (20 ft./26 ft.)

30 ft. from the highest point of original grade at the building's wall to the highest point of the roof proper, but not more than 36 ft. from the lowest point of original grade at the building's wall to the highest point of the roof proper

Except

Buildings and accessory structure may occupy 25% structural coverage if all buildings are limited to 20 ft. from the highest point of original grade at the building's wall to the highest point of the roof proper but no more than 26 ft. measured from the lowest point of the original grade and the building's wall to the highest point of the roof proper

September 8, 1986 (R-16) Limited to 25 ft. from the lowest point of original grade

Height limited to 25 ft. measured from the **lowest** point of original grade at the building's wall to the highest point of the roof proper

25% structural coverage

July 12, 1993 (All zoning districts) Introduces low point of finished

I<mark>Chment A</mark> AGENDA ITEM 6.1 30 feet measured from the highest point of original grade or the finished grade, whichever is lower, at the building's wall to the highest point of the roof property, but not more than 36-feet measured from the lowest point of original or finished grade whichever is less at the building's wall to the highest point of the roof proper. (17 ½ structural)

25 feet from the highest point of original grade or finished, whichever is lower but no more than 26-feet measured from the lowest point of original grade at the building's wall to the highest point of the roof proper

June 13, 1994 (R-16) Removes low point of finished

Height limited to 25 ft. measured from the lowest point of original grade at the building's wall to the highest point of the roof proper

<u>April 12, 1999</u> (*R-20, R-30*) Removes low point of finished; Different heights for different structural coverages in R-30

R-30- Structural coverage limited to 13%

Height – limited to 30 ft. measured from the highest point of original grade or finished, whichever is lower, at the building's wall height to the highest point of the roof proper but not more than 36 ft. measured from the lowest point of original or finished grade, whichever is lower at the building's wall to the highest point of the roof proper

Buildings and structures may occupy 21% of the lot if the height of all buildings is limited to no more than 25 ft. from the lowest point of original grade at the building's wall to the highest point of the roof proper

For lots 16,000 sq. ft. or less, if any structure exceeds 25' height restriction, max structural coverage is 15%

For lots 16,000 sq. ft. or less, if no structure exceeds 25', structural coverage may be 25%

R-20 – Height is 25-ft from the lowest point of original grade to the highest point of the roof proper

February 9, 2004 – (All zoning districts) Put low point of finished back in, limited to 28 ft.

25 feet from the lowest point of original grade to the highest point of the roof proper and limited to 28 feet from the lowest point of finished to the highest point of the roof proper

June 8, 2009 – (R-16) Included 36-ft. additional limit for lots on a slope

Measured as a vertical distance of 25 ft. above the original grade or 28 ft. above the finished, whichever is lower;

Measurement shall be taken at the exterior walls of the building or structure at the lowest and highest points of the designated grade to a plane essentially parallel to the lowest and highest points of the designated grade; and

When a building or structure is located on a slope, there shall be an additional height limit of 36ft. between the lowest point of original grade measured at the exterior walls of the building or structure and the highest point of the building or structure.

16.12.020. - "A" definitions.

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Average Building Elevation means the weighted average elevation of the topography, prior to any development activity.

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16.23.050 Maximum building and structure height standards.

- A. Application of maximum height standards.
 - 1. Table 16.23.050(A) establishes the maximum height standards for buildings and structures within each zone <u>and overlay</u>.
 - 2. Areas not identified in Table 16.23.050(A) are subject to the height standards specified for the R-20/R-30 zone.
 - Where Table 16.23.050(A) specifies eligibility for a height bonus, a property owner may elect to apply the <u>additional</u> height standards in <u>subsection (C) of this section in</u> <u>lieu of the height standards in Table 16.23.050(A)</u>; provided, that:
 - a. The total structural coverage on the lot does not exceed 13 percent, excluding the structural coverage bonus set forth in MMC 16.23.040; or
 - b. If the lot area is 16,000 square feet or less, the total structural coverage on the lot does not exceed 17¹/₂ percent, excluding the structural coverage bonus set forth in MMC 16.23.040.
- B. Maximum height is determined by the zone or height overlay where the building or structure is located and the corresponding unit of height specified for original and finished grade prescribed in the tables. Maximum height is measured from the average building elevation to the highest point of a flat roof, or to the ridge of a pitched roof.
 - 1. The maximum building façade height on a downhill side of a sloping lot shall not exceed the maximum height allowed by Table 16.23.050.
- C. A property owner electing to apply the height bonus allowed pursuant to subsection (A)(3) of this section shall apply the height limits specified in Table 16.23.050(C).
- <u>C</u>D. The methods for measuring the height determining the average building elevation of buildings and structures are set forth in MMC 16.23.060.
- <u>D</u>E. Exemptions from maximum height requirements are set forth in MMC 16.23.070.
- F. Eligibility for the bonus height standard in subsection (A)(3) of this section shall not apply where the total structural coverage on the lot exceeds 13 percent, excluding structural coverage that qualifies for the bonus under MMC 16.23.040.

Measurement Points		Zoning/Height Overlay Maximum Height					
		R-16	R-	SR-30	N-A	Public	Medina
			20/R-				Heights
			30				
Original Grade	High Point	25 feet	N/A*	N/A*	None	None	N/A*
	Low Point		25 feet	25 feet			20 feet
Finished Grade	High Point	28 feet	N/A*	N/A*	30 feet	35 feet	N/A*
	Low Point		28 feet	28 feet			23 feet
Eligible for Height Bonus		No	Yes	Yes	No	No	No

Table 16.23.050(A): Maximum Height Standards

Zoning District / Height Overlay	Maximum Height (feet)	<u>Height Bonus (feet)</u>
<u>R-16</u>	<u>25</u>	<u>N/A</u>
<u>R-20/R-30</u>	<u>25</u>	<u>30</u>
<u>SR-30</u>	<u>25</u>	<u>30</u>
N-A (Neighborhood Auto)	<u>30</u>	<u>N/A</u>
Public	<u>35</u>	<u>N/A</u>
Medina Heights Overlay	<u>20</u>	<u>N/A</u>

16.23.060. Measuring building and structure height.

This section establishes methods required for applying height standards and is applied in conjunction with the height standards prescribed in MMC 16.23.050.

- A. Where multiple buildings and structures are located on the same lot, and are detached from each other, the height of each building or structure shall be measured independently from the others, except:
 - Excluding trellises, arbors and similar open structures, if the distance between any buildings and/or structures is less than six feet, the buildings and structures that are less than six feet apart shall be considered attached for purposes of measuring height;
 - 2. If buildings are connected by a breezeway or similar above ground types of structures, the buildings shall be considered attached for purposes of measuring height.
- <u>B</u>G. The following shall be excluded as part of the outside exterior wall/side of a building or structure for purposes of measuring height:
 - 1. Walls adjoining window wells where the area inside of the window well does not exceed 15 square feet of open surface area;
 - Attached structures (e.g., uncovered decks, porches, steps, etc.), not exceeding 30 inches above original or finished existing grade, whichever is lower;
 - 3. Uncovered decks, porches, and verandas not qualifying for the exemption in subsection (\underline{BG})(2) of this section where the space below the structure is not enclosed and not more than 25 percent of the ground surface below the structure is hardscape; and

- 4. Areas under roof eaves including gutters and areas under balconies provided they extend 24 inches or less from the exterior wall. Gutters extending six inches or less from the outer edge of the roof eaves shall be excluded from counting towards the 24-inch limit.
- C. Average building elevation is calculated at the discretion of the applicant using one of the following methods:
 - a. At the midpoint, measured horizontally, of each exterior wall of the structure, as shown in Figure 16.23.060(C)(a), or

b. At the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure, as shown in Figure 16.23.060(C)(b).

Figure 16.23.060(C)(a) Calculating Average Building Elevation, Option 1







- B. In the R-16 zone, height shall be measured as shown in Figure 16.23.060(B) and as set forth in the following procedures:
 - The original grade shall be established as set forth in MMC 16.23.080;
 - 2. The base for measuring height shall be established as follows:
 - a. Base elevations shall be taken at four points where the outside of the exterior walls/sides of the building or structure intersect the following:
 - i. The lowest point of the original grade;
 - ii. The highest point of the original grade;
 - iii. The lowest point of finished grade; and
 - iv. The highest point of finished grade;
 - b. The lower grade between original and finished grade shall be used for measuring height, which is determined as follows:

- Starting at the two highest original and finished grade elevations determined under subsection (B)(2)(a)(ii) and (iv) of this section, a vertical line shall be extended by the applicable maximum height prescribed in Table 16.23.050(A);
- ii. The grade (original or finished) whose vertical line has the lower upper elevation (measured from a zero-elevation surface) shall be designated the "lower grade" to be used for measuring height;
- Maximum height shall be measured by extending a vertical line from the lowest and highest base elevations established in subsection (B)(2)(a) of this section of the lower grade by the distance of the applicable maximum height prescribed in Table 16.23.050(A);
- 4. Maximum height shall be a plane essentially parallel to the lower grade drawn by a line intersecting the upper elevation of the two vertical lines extending from the lower grade;
- 5. An additional height limitation shall apply to buildings and structures on sloping grades established as follows:
- a. A vertical line shall be extended a distance of 36 feet from the lowest point of original grade ascertained in subsection (B)(2)(a)(i) of this section;
- b. A horizontal plane shall be extended perpendicular from the top of the 36-foot vertical line;
- 6. The maximum height envelope shall be the area between the lower grade and the two height planes established in this section and shown in Figure 16.23.060(B);
- 7. No part of the building or structure, including roof lines, shall protrude above the maximum height envelope, except as allowed otherwise by law;
- 8. See subsection (E) of this section for establishing height plane parameters, subsection (F) of this section for establishing the orientation of the height plane, and subsection (G) of this section for height calculation exemptions.



Figure 16.23.060(B): R-16 Height Measurements

Average Grade Draft Code 3.25.22

- C. In the R-20, R-30, and SR-30 zones (except where the bonus height standards in Table 16.23.050(C) are used) and in the Medina Heights overlay, height shall be measured as shown in Figure 16.23.060(C) and as set forth in the following procedures:
 - 1. The original grade shall be established as set forth in MMC 16.23.080;
 - 2. The base elevation for measuring height shall be taken at two points where the outside of the exterior walls/sides of the building or structure intersect the following:
 - a. The lowest point of original grade;
 - b. The lowest point of finished grade;
 - Starting at the two base elevation points ascertained under subsection (C)(2) of this section, a vertical line shall be extended by the distance of the applicable maximum height prescribed in Table 16.23.050(A);
 - 4. The grade (original or finished) and corresponding vertical line established under subsection (C)(3) of this section that has the lower upper elevation (measured from a zero-elevation surface) shall be used to measure maximum height;
 - 5. Maximum height shall be a horizontal plane intersecting the upper elevation of the vertical line established in subsection (C)(4) of this section for measuring maximum height and shall be perpendicular to the same vertical line as shown in Figure 16.23.060(C);
 - 6. The maximum height envelope shall be the area between the applicable grade (original or finished) and the horizontal height plane established in this section and shown in Figure 16.23.060(C);
 - 7. No part of the building or structure, including roof lines, shall protrude above the maximum height envelope, except as allowed otherwise by law;
 - 8. See subsection (E) of this section for establishing the height plane parameter and subsection (G) of this section for height calculation exemptions.

Figure 16.23.060(C): R-20, R-30, SR-30, and Medina Heights, Height Measurements



- D. Where the bonus height standards in Table 16.23.050(C) are used, height shall be measured as shown in Figure 16.23.060(D) and as set forth in the following procedures:
 - 1. The original grade shall be established as set forth in MMC 16.23.080;
 - 2. The base elevation for measuring height shall be taken at four points where the outside of the exterior walls/sides of the building or structure intersect the following:
 - a. The lowest point of the original grade;
 - b. The highest point of the original grade;
 - c. The lowest point of finished grade; and
 - d. The highest point of finished grade;
 - 3. Starting at the four base elevation points ascertained under subsection (D)(2) of this section, a vertical line shall be extended by the distance of the applicable maximum height prescribed in Table 16.23.050(C);
 - 4. The grade (original or finished) and corresponding vertical line established under subsection (D)(3) of this section that has the lower upper elevation (measured from a zero-elevation surface) shall be used to measure maximum height;
 - 5. Maximum height shall be a horizontal plane intersecting the upper elevation of the vertical line established in subsection (D)(4) of this section for measuring maximum height and shall be perpendicular to the same vertical line as shown in Figure 16.23.060(D);
 - 6. The maximum height envelope shall be the area between the applicable grade (original or finished) and the horizontal height plane established in this section and shown in Figure 16.23.060(C);
 - 7. No part of the building or structure, including roof lines, shall protrude above the maximum height envelope, except as allowed otherwise by law;
 - 8. See subsection (E) of this section for establishing the height plane parameter and subsection (G) of this section for height calculation exemptions.

Figure 16.23.060(D): Bonus Height Measurements



E. The parameters of a maximum height plane shall be parallel to a parameter created by the smallest rectangle that can be drawn around the footprint of the building or structure. See Figure 16.23.060(E).

Figure 16.23.060(E): Height Plane Parameters



- F. Where a building or structure is placed within the R-16 zone on a slope, the property owner may elect for the slant of the essentially parallel height plane to be in the direction of either:
 - 1. The front facade of the building where the primary entrance of the building is located; or
 - 2. The building facade facing a public street or private lane.

Average Grade Draft Code 3.25.22

3. Figure 16.23.060(F) provides further direction on determining the orientation of the height plane slant.



Figure 16.23.060(F): Direction of Slant for Essentially Parallel Height Plane

16.23.080. Determining original grade. Repealed

The following outlines the general procedures to establish the original grade on a lot. These procedures may be administratively modified by the director pursuant to subsection (F) of this section on a case-by-case basis to fit unique circumstances.

- A. The placement of proposed exterior walls/sides of the building/structure on the lot is identified first and these locations are marked on the property. It is preferred, but not required, that a surveyor stake the proposed exterior wall corners of the building or structure.
- B. A geotechnical engineer shall conduct an investigation of the soils along the parameters of the proposed exterior walls/sides to determine the elevations of the original grade:
 - 1. The investigation should include exploring and testing a reasonable number of test pits to substantiate the findings of the geotechnical engineer; and
 - 2. Based on the findings of the soil investigation, the geotechnical engineer shall determine the original grade underneath the entire building or structure.
- C. A surveyor shall set the vertical elevations of the applicable low and high base points required to measure height using the determination of original grade by the geotechnical engineer.

Figure 16.23.080: Confirmation of Original Grade



- D. A written report of the determination of original grade shall be prepared by the geotechnical engineer for submission to the city. The content of the report shall at a minimum include the following:
 - 1. The applicant's and property owner's name and contact information;
 - 2. Project location (include parcel number);
 - 3. Written narrative regarding the scope of work for which the original grade determination is being made;
 - 4. The name and qualification of the persons preparing the report;
 - 5. Written narrative of the investigation and findings;
 - 6. A site plan showing:
 - a. An outline of the footprint of the building or structure on the lot;
 - b. The locations of the test pits where the soil exploration was performed;
 - c. The location and vertical elevation of the assumed high and low base points of the original grade, as applicable, for measuring height;

Average Grade Draft Code 3.25.22

- d. Reserved;
- e. Topographical information including contour intervals of five feet or less, as appropriate; and
- 7. Other pertinent information determined to be necessary by the director in supporting an original grade determination.
- E. The applicant must obtain approval from the city for an original grade determination. An approved determination of original grade report shall be used in determining plan review compliance with height standards prior to issuing construction permits.
- F. The director may approve modifications to these procedures if:
 - 1. The modification is evaluated and applied on a case-by-case basis;
 - 2. The modification is to address a unique circumstance on the property such as an inability to conduct site investigation due to existing buildings and structures;
 - 3. Modifications are based on accepted methods and/or practices found within the geotechnical engineer's profession;
 - 4. The applicant requests the modification in writing to the director and provides justification for the modification; and
 - 5. The modification is processed as a Type 1 decision pursuant to the review procedures in Chapter 16.80 MMC.

16.12.020. - "A" definitions.

. . .

Average Building Elevation means the weighted average elevation of the topography, prior to any development activity.

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16.23.050 Maximum building and structure height standards.

- A. Application of maximum height standards.
 - 1. Table 16.23.050 establishes the maximum height standards for buildings and structures within each zone and overlay.
 - 2. Areas not identified in Table 16.23.050 are subject to the height standards specified for the R-20/R-30 zone.
 - 3. Where Table 16.23.050 specifies eligibility for a height bonus, a property owner may elect to apply the additional height standards provided, that:
 - a. The total structural coverage on the lot does not exceed 13 percent, excluding the structural coverage bonus set forth in MMC 16.23.040; or
 - If the lot area is 16,000 square feet or less, the total structural coverage on the lot does not exceed 17½ percent, excluding the structural coverage bonus set forth in MMC 16.23.040.
- B. Maximum height is measured from the average building elevation to the highest point of a flat roof, or to the ridge of a pitched roof.
 - 1. The maximum building façade height on a downhill side of a sloping lot shall not exceed the maximum height allowed by Table 16.23.050.
- C. The methods for determining the average building elevation of buildings and structures are set forth in MMC 16.23.060.
- D. Exemptions from maximum height requirements are set forth in MMC 16.23.070.

Zoning District / Height Overlay	Maximum Height (feet)	Height Bonus (feet)
R-16	25	N/A
R-20/R-30	25	30
SR-30	25	30
N-A (Neighborhood Auto)	30	N/A
Public	35	N/A
Medina Heights Overlay	20	N/A

Table 16.23.050: Maximum Height Standards



16.23.060. Measuring building and structure height.

This section establishes methods required for applying height standards and is applied in conjunction with the height standards prescribed in MMC 16.23.050.

- A. Where multiple buildings and structures are located on the same lot, and are detached from each other, the height of each building or structure shall be measured independently from the others, except:
 - Excluding trellises, arbors and similar open structures, if the distance between any buildings and/or structures is less than six feet, the buildings and structures that are less than six feet apart shall be considered attached for purposes of measuring height;
 - 2. If buildings are connected by a breezeway or similar above ground types of structures, the buildings shall be considered attached for purposes of measuring height.
- B. The following shall be excluded as part of the outside exterior wall/side of a building or structure for purposes of measuring height:
 - 1. Walls adjoining window wells where the area inside of the window well does not exceed 15 square feet of open surface area;
 - 2. Attached structures (e.g., uncovered decks, porches, steps, etc.), not exceeding 30 inches above existing grade;
 - 3. Uncovered decks, porches, and verandas not qualifying for the exemption in subsection (2) of this section where the space below the structure is not enclosed and not more than 25 percent of the ground surface below the structure is hardscape; and
 - 4. Areas under roof eaves including gutters and areas under balconies provided they extend 24 inches or less from the exterior wall. Gutters extending six inches or less from the outer edge of the roof eaves shall be excluded from counting towards the 24-inch limit.
- C. Average building elevation is calculated at the discretion of the applicant using one of the following methods:
 - a. At the midpoint, measured horizontally, of each exterior wall of the structure, as shown in Figure 16.23.060(C)(a), or

b. At the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure, as shown in Figure 16.23.060(C)(b).







Figure 16.23.060(C)(b) Calculating Average Building Elevation, Option 2



From: Andrew DeFlorio <<u>DeFlorioa@baylisarchitects.com</u>>
Sent: Tuesday, May 17, 2022 2:35 PM
To: Stephanie Keyser <<u>skeyser@medina-wa.gov</u>>
Cc: Johan Luchsinger <<u>luchsingerj@baylisarchitects.com</u>>
Subject: RE: Average Grade - Proposed Code Amendment

Hi Stephanie,

This is great information, thanks so much for passing it on.

We're talking to our client about how they'd like to proceed, and this information about the code and possible timeline will be very helpful.

With regards to my experience with original grade on this site, we were able to get our grades back from the surveyor relatively quickly and they mostly matched what we were seeing in previous site surveys. The unknowns and seeming arbitrary value of original grade gives me pause since it is seems much easier to determine existing grade, given that's what we're actually measuring.

A lot of the difficulty for us comes from the length and narrowness of our site, which also has a higher point in the middle, creating a more limited area where can locate the home, given current code using the low points. We're also in R-16, right on the cusp of R-20, so we don't get to take advantage of any bonuses.

It is true that an average grade plane calculation would allow a higher overall building plane for us, but we also lose the 36' horizontal height plane, which could have we could have benefited from on this site, given the slope. Overall, using an average grade plane allowed us a bit more freedom and flexibly with construction and design without an overall increase in maximum building height area.

I'm curious to keep this on my radar and would love to listen or attend the hearing if possible. Any chance the hearings are streamed online or are they only in person?

Thanks again for the information, this has been extremely helpful.

Andrew DeFlorio

Intern Architect



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Stephanie Keyser

From:	laurelpr@seanet.com
Sent:	Friday, May 20, 2022 4:12 PM
То:	'David Yee'
Cc:	Stephanie Keyser
Subject:	RE: building height

Dear Dr. Yee,

Thank you for your input. Ms. Keyser will circulate it to the entire Commission.

Just a remark regarding correspondence in the future...I know that I have told you that you are welcome to email me, and we appreciate hearing from you. Going forward, please send any messages that you intend for the entire Commission directly to Ms. Keyser. She will forward your message to all Commissioners. An independent email that includes a quorum could be perceived as a meeting, but the necessary public notification of a meeting has not taken place. So this is a matter of transparency. We cannot conduct substantive discussions via email.

I hope you understand and I do not in any way intend to discourage your input. Thank you again for your message.

Best, Laurel

-----Original Message-----From: David Yee <davidyee2006@yahoo.com> Sent: Friday, May 20, 2022 2:02 PM To: laurelpr@seanet.com Cc: del@davidlangworthy.com; mark@nelsonarchitecture.net; laurabustamante60@gmail.com Subject: building height

Dear Chair and Commissioner Preston, Vice Chair and Commissioner Schubring, Commissioner Nelson, Commissioner Hsu, Commissioner Raskin, Commissioner Bustamente, and Commissioner Langworthy:

During a recent city council meeting, Commissioner Preston reported to the city council about the Planning Commission's work on building height. She noted that there was little public input and that she sought such public input. I am writing to comply with that request.

My observations by having an addition built for my house and by reading the proposal are:

1. The proposed code is overly complex. This increases costs to Medina residents. More than one architect has remarked to me that projects in Medina are costly because of many incremental costs associated with compliance. Increased costs harm Medina residents. One architect mentioned that he did not like to design projects in Medina because of the overly complex and legalistic requirements.

2. Overly restrictive and bureaucratic requirements generally do not benefit Medina residents. The larger lots and low density makes it possible to have a varied view, be it of the yard, trees, street, lake (in some cases), and other houses.

3. A sloped property already presents design challenges so additional challenges added by the city create AGENDATIENT of headaches and problems.

4. Land is not 2 dimensional unlike paper drawings. Land elevation varies not only along the length of the house but also the width and all the area within these lines.

5. Most of the time, it is trees, not houses, that block views. I say this as an offender, not a victim, as the many tall trees on my property block others' views.

I would find it acceptable if the maximum building height is measured by the highest point of the original grade where there will be a building. Any other parts of the building may equal this elevation as long as the difference between that maximum elevation and the excess over the maximum building height is less than or equal to one floor or 15 feet, which ever is lower. As floors are level, the undulations of the ground elevation are not replicated in the floor.

As an example, if the elevation of a property is between 5 ft. above sea level and 50 ft. above sea level, the height limitation would be 28 ft. (78 ft. above sea level, 50+28=78) if the house is built where the land is 50 ft. above sea level. All other parts of the house could be at 78 ft. above sea level IF that area of the house was no more than 43 ft. (28 + 15) above original grade or one floor higher than 28 ft., whichever was lower.

I am copying the other planning commission members whom I have an e-mail address for. I do not have all of them.

Best regards, David David Yee, MD 3215 Evergreen Point Road