



# MEDINA, WASHINGTON

## PLANNING COMMISSION MEETING

Hybrid - Virtual/In-Person  
Medina City Hall - Council Chambers  
501 Evergreen Point Road, Medina, WA 98039  
**Tuesday, June 23, 2026 – 6:00 PM**

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### AGENDA

**COMMISSION CHAIR** | Shawn Schubring

**COMMISSION VICE-CHAIR** | Brian Pao

**COMMISSIONERS** | Julie Barrett, Sandhya Edupuganti, Li-Tan Hsu, Evonne Lai, Mark Nelson

**STAFF LIASON** | Steven Wilcox, Development Services Director

**DEVELOPMENT SERVICES COORDINATOR** | Rebecca Bennett

#### Online Meeting Participation

The Medina Planning Commission offers both in-person and online meeting participation. If you will be participating online and wish to speak to the Commission at the meeting, please register with Medina's Development Services Coordinator prior to 2:00pm on the day of the Planning Commission meeting at 425.233.6414, or email [rbennett@medina-wa.gov](mailto:rbennett@medina-wa.gov). You will be called by name or telephone number when it is your turn to speak. You will be allotted 3 minutes for your comments and will be asked to stop when the time limit is reached. The Commission will also accept your written comments. Written comments must be submitted by 2:00pm on the day of the Planning Commission meeting to the Development Services Coordinator.

Join Zoom Meeting

<https://medina-wa.zoom.us/j/83925930918?pwd=19CftDOim6Izmztd7eHeHienEGgFng.1>

Meeting ID: 839 2593 0918

Passcode: 699565

One tap mobile

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+12532158782,,83925930918#,,,,\*699565# US (Tacoma)

1. **CALL TO ORDER / ROLL CALL**
2. **APPROVAL OF MEETING AGENDA**
3. **APPROVAL OF MINUTES**

- [3.1](#) Planning Commission Meeting Minutes of May 19, 2026  
**Recommendation:** Adopt Minutes  
**Staff Contact:** Rebecca Bennett, Development Services Coordinator

4. **ANNOUNCEMENTS**

- 4.1 Staff/Commissioners

5. **PUBLIC COMMENT PERIOD**

Please see "Online Meeting Participation" above.

6. **PUBLIC HEARING**

- [6.1](#) IOC Outdoor Lighting Public Hearing  
**Recommendation:** Accept public testimony  
**Staff Contact:** Kim Gunderson, City Planning Consultant

Time Estimate: 30 minutes

7. **DISCUSSION**

- [7.1](#) Development Impacts Project  
**Recommendation:** Discussion only  
**Staff Contact:** Kim Gunderson, City Planning Consultant

Time Estimate: 1 hour 30 minutes

8. **ADJOURNMENT**

Next Planning Commission Meeting: July, 28, 2026 at 6:00 PM.

**ADDITIONAL INFORMATION**

Planning Commission meetings are normally conducted on the 4th Tuesday of the month at 6:00pm, unless otherwise scheduled. Please see the City of Medina website Meetings | Medina Washington for a current meeting schedule.

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

**UPCOMING MEETINGS**

Tuesday, July 28, 2026  
Tuesday, August 25, 2026  
Tuesday, September 22, 2026  
Tuesday, October 27, 2026  
November TBD  
December TBD



# MEDINA, WASHINGTON

## PLANNING COMMISSION SPECIAL MEETING

Hybrid - Virtual/In-Person  
Medina City Hall - Council Chambers  
501 Evergreen Point Road, Medina, WA 98039  
Tuesday, May 19, 2026 – 6:00 PM

### MINUTES

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

Planning Commission Chair Shawn Schubring called the meeting of the Medina Planning Commission to order at 6:04 p.m. in the Council Chambers.

**PRESENT**

- Commission Chair Shawn Schubring
- Commissioner Vice-Chair Brian Pao
- Commissioner Julie Barrett
- Commissioner Sandhya Edupuganti (arrived 6:07pm)
- Commissioner Li-Tan Hsu (online)
- Commissioner Mark Nelson (online)

**ABSENT**

- Commissioner Evonne Lai

**STAFF**

- Bennett, Gunderson, Robertson, Swanson, Wilcox

**2. APPROVAL OF MEETING AGENDA**

**ACTION:** Motion to approve the meeting agenda. Motion passed 4-0-1.

Motion made by Commissioner Nelson, Seconded by Commissioner Vice-Chair Pao.  
Voting Yea: Commission Chair Schubring, Commissioner Vice-Chair Pao,  
Commissioner Barrett, Commissioner Nelson,  
Voting Abstaining: Commissioner Hsu

**3. APPROVAL OF MINUTES**

3.1 Planning Commission Meeting Minutes of April 28, 2026

**Recommendation:** Adopt Minutes

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

**ACTION:** Motion to approve the meeting minutes. Motion passed 5-0.

Motion made by Commissioner Nelson, Seconded by Commissioner Barrett.  
Voting Yea: Commission Chair Schubring, Commissioner Vice-Chair Pao,  
Commissioner Barrett, Commissioner Hsu, Commissioner Nelson

3.2 Planning Commission Meeting Minutes of May 6, 2026

**Recommendation:** Adopt Minutes

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

**ACTION:** Motion to approve the meeting minutes. Motion passed 6-0.

Motion made by Commissioner Vice-Chair Pao, Seconded by Commissioner Barrett.  
Voting Yea: Commission Chair Schubring, Commissioner Vice-Chair Pao,  
Commissioner Barrett, Commissioner Edupuganti, Commissioner Hsu, Commissioner  
Nelson,

**4. ANNOUNCEMENTS**

4.1 Staff/Commissioners

Development Services Coordinator Rebecca Bennett announced that a charrette regarding development impacts is anticipated to occur in mid-June. Additional information, including scheduling and public noticing, will be provided once details have been finalized.

Development Services Coordinator Rebecca Bennett announced that an additional Planning Commission meeting has been scheduled for Tuesday, August 25, 2026, at 6:00 p.m., despite the Commission originally planning to be dark during the month of August. The meeting will occur at the Commission’s regular meeting time on the fourth Tuesday of the month. A calendar invite for the meeting has already been distributed to the Commissioners.

**5. PUBLIC COMMENT PERIOD**

Planning Commission Chair Shawn Schubring stated that the Commission received three public comments via email regarding development impacts and Ordinance No. 1052. Chair Schubring noted that copies of the emailed comments were printed and provided to the Commissioners for review.

During the public comment period, three members of the audience spoke regarding concerns related to development impacts and Ordinance No. 1052. Those speakers were Jerry Parrish of 2827 Evergreen Point Road, Scott Hommas representing 300 Overlake Drive East, and Todd Bennett of The Custom Home Company.

Following public testimony, Chair Schubring closed the public comment period.

**6. DISCUSSION**

6.1 Outdoor Lighting Ordinance

**Recommendation:** Discussion only

**Staff Contact:** Kim Gunderson, City Planning Consultant

Planning Consultant Kim Gunderson delivered a PowerPoint presentation on the proposed Outdoor Lighting Ordinance. The Commissioners engaged in discussion and asked clarifying questions.

**ACTION:** Motion to accept the Outdoor Lighting Ordinance as is but to include that obscured light is acceptable. Motion passed 5-1.

Motion made by Commissioner Nelson, Seconded by Commissioner Vice-Chair Pao.  
Voting Yea: Commission Chair Schubring, Commissioner Vice-Chair Pao,  
Commissioner Edupuganti, Commissioner Hsu, Commissioner Nelson  
Voting Nay: Commissioner Barrett

- 6.2 Development Impacts Project  
**Recommendation:** Discussion only  
**Staff Contact:** Kim Gunderson, City Planning Consultant

Planning Consultant Kim Gunderson delivered a PowerPoint presentation on the Development Impacts Project. The Commissioners engaged in discussion and asked clarifying questions.

**7. ADJOURNMENT**

Meeting adjourned at 7:46pm.

**ACTION:** Motion to adjourn. Motion passed 6-0.

Motion made by Commissioner Barrett, Seconded by Commissioner Edupuganti.  
Voting Yea: Commission Chair Schubring, Commissioner Vice-Chair Pao,  
Commissioner Barrett, Commissioner Edupuganti, Commissioner Hsu, Commissioner Nelson,



# MEDINA, WASHINGTON

## Planning Commission

Tuesday June 23, 2026

**Subject:** Outdoor Lighting Ordinance

**Planning Commission Action:** Discussion and Approval of Recommendation

**Staff Contact:** Kim Gunderson, Medina Planning Consultant

The goal of this meeting is completion of a recommendation of the Outdoor Lighting Ordinance for the Council. Please see the Proposed Planning Commission Motion at the end of this Agenda Bill.

### **Summary**

#### **Background**

At its meeting on June 23, 2025 the City Council passed new outdoor lighting regulations. The need for this new Medina Municipal Code Chapter 16.25 comes from Council priorities established as a result of the recent adoption of the Middle Housing ordinance. Increased density which can result from Middle Housing could have adverse impacts on the Medina community. Impacts associated with outdoor lighting is seen as a high priority to address because we have already had lighting complaints even prior to the new density rules.

MMC 16.25 is adopted as an Interim Official Control which is a process having some similarities to a moratorium. An Interim Official Control is a process that adopts temporary (6-month) regulations and allows those temporary regulations to be extended by Council for additional 6-month periods following a public hearing with each extension. The benefit of an Interim Official Control is that it allows a City to immediately apply important changes to its Municipal Code while it studies the particulars that are appropriate of its permanent ordinance.

Amending Medina's Development Code Title 16 requires Planning Commission involvement. Planning Commission is required to review, approve, and forward to the Council with recommendation any new development ordinances. Because the outdoor lighting matter was considered a community priority, Council accepted an Interim Official Control proposal which does not require Planning Commission involvement. Council has given direction at its June 23, 2025 meeting for 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. However, due to essentials of code amendment timing, two extension approvals by Council of the Interim Official Control (Ordinance 1050 and Ordinance 1057) were necessary and occurred on December 8, 2025 and June 8, 2026, extending the validity of the Interim Official Control until December 2026.

Kim Gunderson of Mahoney Planning, LLC is under contract with the City of Medina to provide on-call current and long-range planning support services, and has been tasked with preparing the permanent Outdoor Lighting Ordinance that will be recommended for adoption to City Council. Following the January, April, and May Planning Commission meetings, Kim and the City Attorney incorporated feedback offered by the Planning Commission into a draft permanent ordinance governing outdoor lighting in Medina. This feedback is reflected both in clean and in

redline draft ordinance forms attached to this Agenda Bill.

Outdoor Lighting Project Components

Importantly, this project has been designed with the intention of efficiently building off of Medina’s Interim Official Control as a template, a work product that has already been thoughtfully crafted to reflect feedback from City Council and now only needs refinement to capture remnant direction from City Council. Other key components of this project include: optimizing implementation of the Dark Sky Model Ordinance, ensuring the prevention of light trespass, and limiting the permanent ordinance to allow no more lighting than is allowed via the Interim Official Control.

As one of the project’s key components is to model Medina’s new ordinance on the Dark Sky Model Ordinance, a summary comparison of the two ordinances has been prepared and included as a demonstration of this effort:

Dark Sky Model Ordinance	Draft MMC Chapter 16.25
Definitions for: candela, CCT, IES, light level, lumen, seasonal lighting, and security lighting.	<p>The definitions for candela, CCT, IES, light level, lumen, seasonal lighting, and security lighting were all sourced from the Dark Sky Model Ordinance.</p> <p>The definition for "shielding" was based on the IOC and was expanded on to include opaque fixtures, as discussed with Planning Commission at its May meeting.</p> <p>The definition for "temporary or periodic events" was crafted between the contract Planner and Planning Commission given Planning Commission's hope for short-term events to be a contemplated component of the new lighting ordinance.</p>
Purpose statement: "...reduce lighting conflicts between property owners...and preserve the naturally dark sky for the benefit of residents, visitors, wildlife, and the environment."	The IOC's purpose statement was added to as follows: "This chapter is intent on reducing lighting conflicts between property owners, and preserving the naturally dark sky for the benefit of residents, visitors, wildlife, and the environment."
<p>Exemptions for:</p> <ol style="list-style-type: none"> <li>1. Security lighting (as determined by a municipal official with authority).</li> <li>2. Temporary or semi-permanent lighting approved by municipal permit for special events, festivals, and community benefit, provided the lighting still meets light trespass requirements and does not add further disruption to ecological migration or habitat.</li> <li>3. Seasonal lighting (can be restricted to certain dates)</li> </ol>	<p>Exemptions for:</p> <ol style="list-style-type: none"> <li>1. Security lighting which is color-restricted and cannot cause light trespass. "Downward cast security lighting, provided the lighting does not cause light trespass and has a rated correlated color temperature of 2,700K or less, unless the luminaire emits light only upon detected motion, in which case color temperature is not limited to 2,700K."</li> <li>2. Temporary lighting which is color-restricted and cannot cause light trespass. "Outdoor lighting approved by the director for temporary or periodic events (e.g., fairs, nighttime construction, events</li> </ol>

	<p>on private property), provided the lighting does not cause light trespass and has a rated correlated color temperature of 2,700K or less."          3. Seasonal lighting, which is exempted as was stated in the IOC and, after contemplation of the Planning Commission, does not include specific dates so as to be inclusive of all customs.</p> <p>Additional exemptions were added for in-pool lighting (since MMC 16.34.040 already allows this lighting type) and exterior stairway lighting consistent with the building code (since this is already allowed via IBC/IRC).</p> <p>All other exemptions remain from the IOC.</p>
<p>General provisions:          1. Spectrum: Unless otherwise specified in this ordinance, the maximum allowable correlated color temperature (CCT) for outdoor luminaires is 3000 K.</p>	<p>General standards:          1. Outdoor lighting shall have a rated correlated color temperature of 2,700K or less. This metric was selected following public testimony by a Medina resident which was incorporated into Planning Commission's recommendation.</p>
<p>Permit application submittal: "projects to be documented using a spreadsheet format by listing the Luminaire identifications (i.e., manufacturer, model number, type), Luminaire quantities, installation locations, and Lumen outputs for each."</p>	<p>Permit application submittal: "A. Luminaire identifications (i.e., manufacturer, model number, correlated color temperature, type); B. Luminaire quantities; C. Correlated color temperature (Kelvin) for each fixture, and; D. Installation locations. The lighting schedule shall include both permanent luminaires and temporary luminaires used during construction"</p> <p>The MMC has been drafted to require CCT rather than lumen outputs since the City has not recommended an ordinance that governs total lumens per residence. This is based on direction to create an enforceable code and feedback from other cities with light ordinances, who advise that enforcing lumen output requires special equipment and nighttime code enforcement.</p>

The new ordinance will apply to new construction and is not retroactive to existing conditions.

Public and Agency Engagement

Planning Commission will hold a public hearing on June 23, 2026, which has been noticed to the public in all manners required of MMC 16.81.070 (attached); as of the date this Agenda Bill was prepared, no comments have been received from the public in response to the Notice of Public Hearing.

On May 21, 2026, Kim submitted a Notice of Intent to Adopt to the Washington Department of Commerce, as required by RCW 36.70A.106. Kim's Notice to Commerce included a request for the state's expedited review of Medina's Outdoor Lighting Ordinance, which was granted on

June 4, 2026 (attached). No comments were received by any state agency during the Notice of Intent to Adopt period.

On May 22, 2026, the City's SEPA Responsible Official reviewed a SEPA Environmental Checklist prepared for the Outdoor Lighting Ordinance and issued a Determination of Nonsignificance (DNS) threshold determination (attached). The City noticed the SEPA DNS on May 26, 2026. No comments were received in response to the noticed DNS during the 14-day SEPA comment period.

Planning Commission has also been presented with public comments prepared by Mr. and Mrs. Koh, owners of 3257 Evergreen Point Road (attached), and heard oral testimony from Mr. Yee Dawson at their January 2026 public meeting. Each of these comments urged greater protections against intrusive lighting and were considered by Planning Commission through the drafting of a permanent Outdoor Lighting Ordinance.

**Attachment(s)**

Current Draft Outdoor Lighting Ordinance (clean)

Current Draft Outdoor Lighting Ordinance (redline)

Outdoor Lighting Interim Official Controls

Ordinance No. 1057 Outdoor Lighting Interim Official Control (extension of Ord. 1050)

Ordinance No. 1050 Outdoor Lighting Interim Official Control (extension of Ord. 1043)

Ordinance No. 1043 Outdoor Lighting Interim Official Control

Notice of Public Hearing

Department of Commerce Notice of Intent to Adopt Ordinance & Approved Expedited Review

SEPA Environmental Checklist and DNS

Public Comment, Koh, January 27, 2026

**Proposed Planning Commission Motion:**

I move to recommend approval of the Outdoor Lighting Ordinance and to direct staff to forward the Planning Commission's recommendation to the City Council.

CITY OF MEDINA, WASHINGTON

Ordinance No. xxx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MEDINA, WASHINGTON, 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 16.34.040.C.5 FOR CONSISTENCY WITH NEW CHAPTER 16.25 MMC, AND AMENDING MMC 16.80.030 FOR GENERAL HOUSEKEEPING PURPOSES; ADOPTING FINDINGS IN SUPPORT OF THIS ORDINANCE; TERMINATING THE INTERIM OFFICIAL CONTROL THAT WAS IMPOSED UNDER ORDINANCE NO. 1043 AND EXTENDED UNDER ORDINANCE NOS. 1050 and XXXX; PROVIDING FOR SEVERABILITY AND CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Medina is a code city operating under Title 35A RCW, among other laws; and

WHEREAS, in Title 16 of the Medina Municipal Code, the City Council has established the City’s development regulations; and

WHEREAS, Medina is a code city which is governed by the provisions of the Growth Management Action (Chapter 36.70A RCW); 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**, on December 8, 2025, the City Council extended the interim official control imposed under Ordinance No. 1043 by adoption of Ordinance No. 1050 in order to allow the Planning Commission to complete its work; and

**WHEREAS**, on June 8, 2026, the City Council extended the interim official control imposed under Ordinance No. 1043 by adoption of Ordinance No. 1050 by passage of Ordinance No. XXXX in order to allow the Planning Commission to complete its work; and

**WHEREAS**, this Ordinance was submitted to the Department of Commerce for expedited review on DATE, 2026; and

**WHEREAS**, on DATE, 2026, the City’s SEPA official issued a determination of nonsignificance for the proposed amendments, which was published and provided to the public in accordance with WAC 197-11-510, and there have been no appeals; and

**WHEREAS**, over the past year, the Planning Commission has studied this issue, worked on a draft ordinance, and conducted a public hearing on the substance of this Ordinance on DATE, 2026; and

**WHEREAS**, following the public hearing, the Planning Commission recommended adoption by the City Council; and

**WHEREAS**, the City Council, after careful consideration of the recommendation from the Planning Commission, all public comment, and the Ordinance, finds that this Ordinance is consistent with the City’s Comprehensive Plan and development regulations, the Growth Management Act, Chapter 36.70A RCW, and that the amendments herein are in the best interests of the residents of the City and further advance the public health, safety and welfare; and

**WHEREAS**, this Ordinance was considered at a regular City Council meeting on DATE, 2026 and the City Council deems it in the public interest to approve it as proposed; **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 this ordinance.

**Section 2.** 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. This chapter is intent on reducing lighting conflicts between property owners, and preserving the naturally dark sky for the benefit of residents, visitors, wildlife, and the 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. *Candela* means the unit of measure for luminous intensity.

- C. *Color temperature* means the color appearance of light emitted by a light source described using a nominal value stated in kelvins (K).
- D. *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.
- E. *Director* means the director of development services for the City of Medina.
- F. *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.
- G. *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.
- H. *IES (Illuminating Engineering Society)* means an American National Standards Institute (ANSI)-recognized Standards Development Organization. ANSI/IES Recommended Practices are universally recognized as authoritative references for lighting applications.
- I. *Lamp* means the light-producing source installed in the socket portion of a luminaire.
- J. *Light level* means the maintained luminance or illuminance value.
- K. *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.
- L. *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.
- M. *Lumen* means a unit of measure of the luminous flux of a light source.
- N. *Luminaire*. See definition for "fixture" (subsection D of this section).
- O. *Outdoor lighting fixture* means a luminaire outside of an enclosed building or structure or any luminaire directed such that it primarily illuminates outdoor areas.
- P. *Seasonal lighting* means outdoor or site lighting that is portable, temporary, decorative, and used in connection with holidays and

traditions. This includes, but is not limited to, string lighting, icicle lighting, and lighted inflatables, none of which are intended for general illumination.

- Q. *Security lighting* means illumination used specifically to protect people, property, and infrastructure from criminal threat.
- R. *Shielding* means that no light rays are emitted by a fixture above the horizontal plane running through the lowest point of the fixture. Shielding includes fixtures composed of opaque material as long as no light rays are emitted by the fixture above the horizontal plane running through the lowest point of the fixture.
- S. *Spotlight* means any lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.
- T. *Temporary or periodic event* means an occasion or activity that occurs for no more than 12 hours and relates to special events, festivals, community benefits, or personal celebrations.

**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.
  - 9. Outdoor lighting employed during construction or development activities, which shall comply with Section 16.44.040 of this code.
- 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. Seasonal lighting does not have to be shielded; provided, that it does not have a brightness of more than 0.1 foot-candles at the property line on which they are installed;
- G. Outdoor lighting approved by the director for temporary or periodic events (e.g., fairs, nighttime construction, events on private property), provided the lighting does not cause light trespass and has a rated correlated color temperature of 2,700K or less;
- H. Downward cast security lighting, provided the lighting does not cause light trespass and has a rated correlated color temperature of 2,700K or less, unless the luminaire emits light only upon detected motion, in which case color temperature is not limited to 2,700K;
- I. Lighting installed within the vessel of a pool, spa, or hot tub, provided the lighting does not cause light trespass;
- J. Exterior stairway illumination, provided the illumination is not cast upward and is otherwise consistent with adopted building codes.

**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, other than 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 16.25.080. 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. Outdoor lighting shall have a rated correlated color temperature of 2,700K or less.
4. All outdoor lighting fixtures and accent lighting shall be designed, installed, located and maintained such that light trespass is essentially nonexistent (see Figure 3 in section 16.25.080).
5. Outdoor lighting fixtures and accent lighting shall not directly illuminate public waterways, unless it is a navigational light subject to state or federal regulations.
6. Accent lighting shall be directed downward onto the illuminated object or area and not toward the sky or onto adjacent properties (see Figure 4 in section 16.25.080), except that lighting used to accent landscaping or driveways may be directed at an upward angle that does not exceed 45 degrees from a horizontal plane parallel to the ground, provided that the lighting does not cause light trespass and has a rated correlated color temperature of 2,700K or less. Direct light emissions of such accent lighting shall not be visible above the roof line or beyond the building, structure, or object edge.
7. 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.
5. Lighting at vacant residences, whether under construction or complete, except as authorized in Section 16.44.040 of this code.

B. No lighting shall be allowed on sports courts or accessory recreational facilities, whether the sport court or accessory

recreational facility is public or private, except as allowed by MMC 16.25.040(J).

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. Building permit applications shall include an outdoor lighting plan with a lighting schedule that includes:

- A. Luminaire identifications (i.e., manufacturer, model number, correlated color temperature, type);
- B. Luminaire quantities;
- C. Correlated color temperature (Kelvin) for each fixture, and;
- D. Installation locations.

The lighting schedule shall include both permanent luminaires and temporary luminaires used during construction.

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

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

Figure 1: Wall-Mounted Lighting Fixtures



Figure 2: Freestanding Outdoor Lighting Fixtures

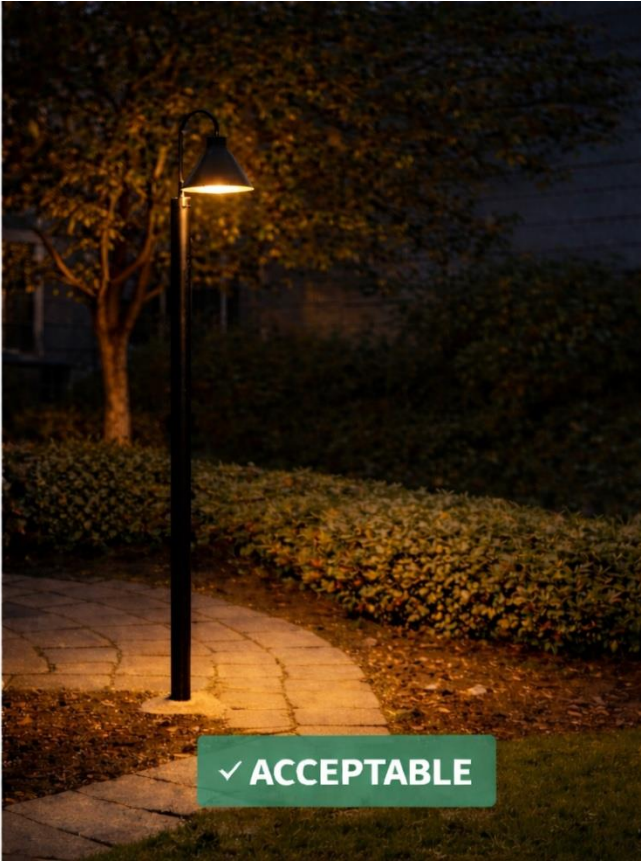


Figure 3: Outdoor Lighting Fixtures—Street and Lot Light Cut-Off at Property Line

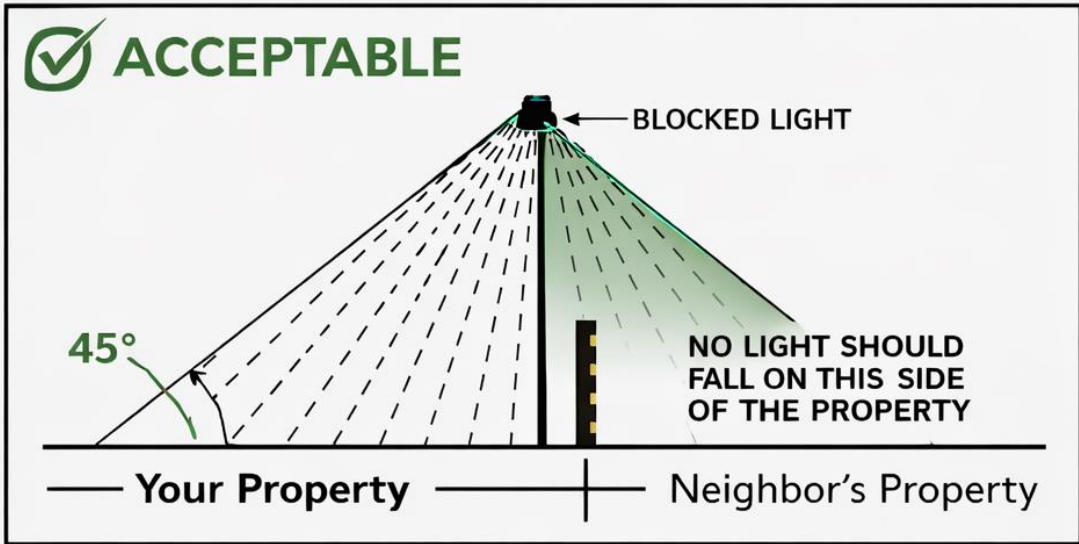
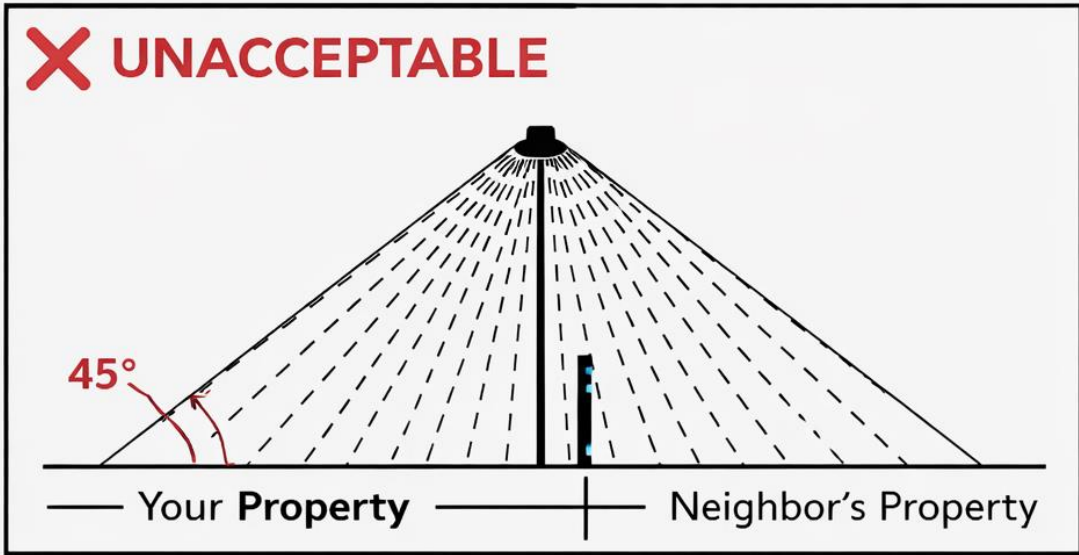
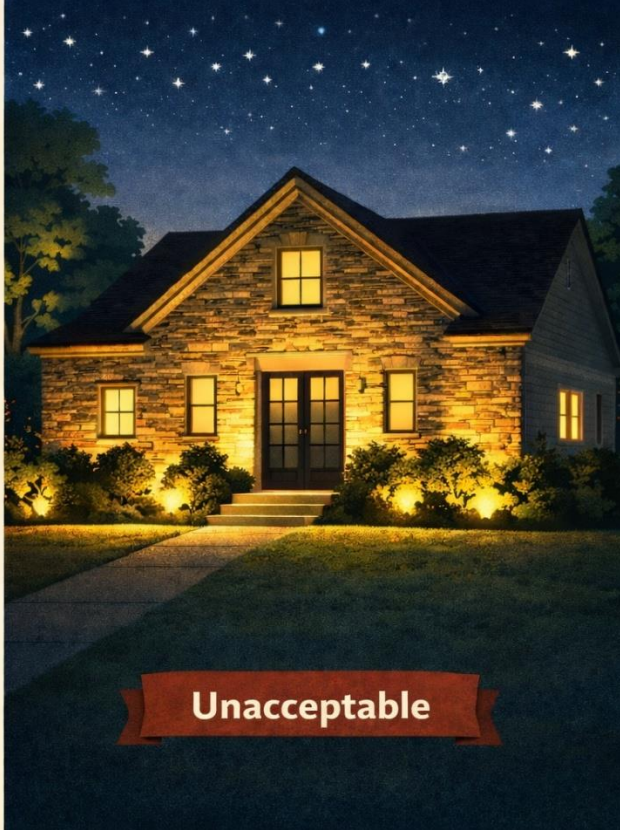
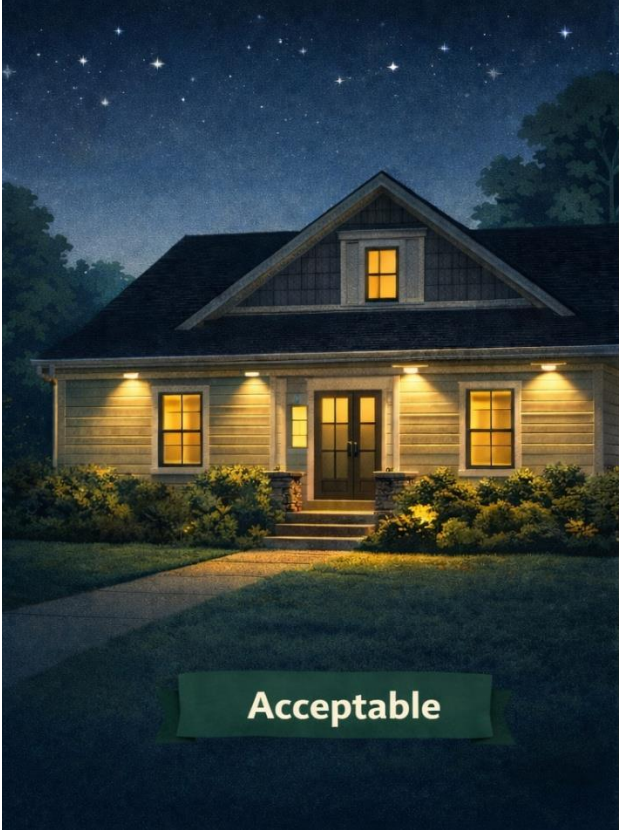
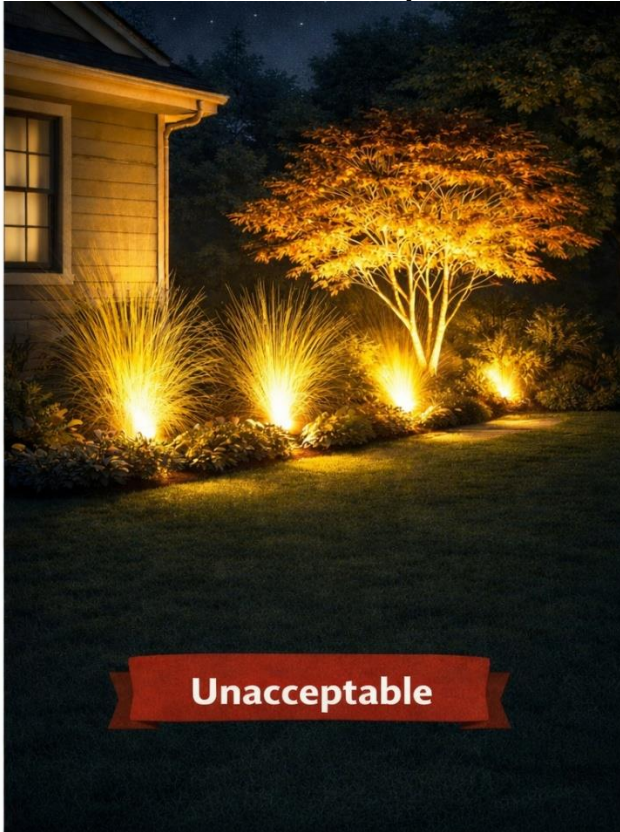
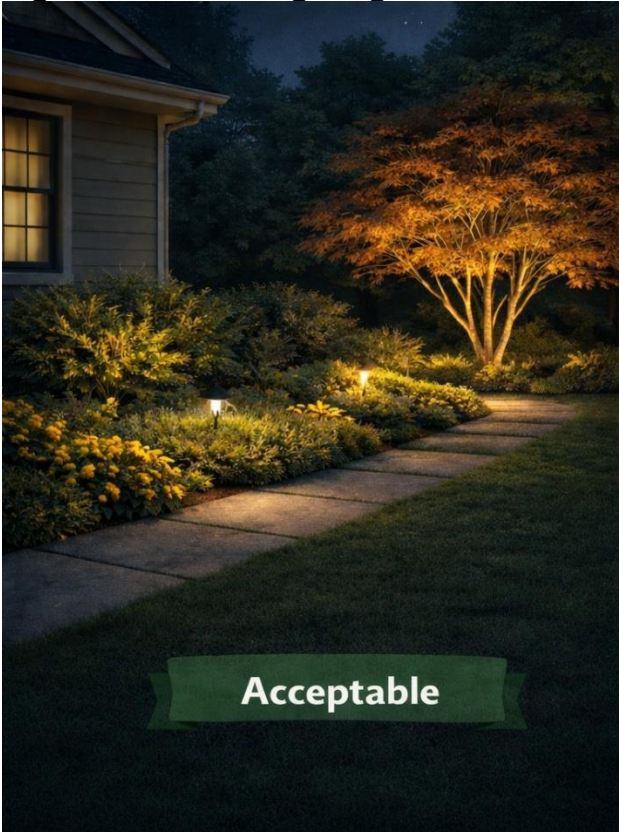


Figure 4: Accent Lighting: Shielded & Downcast vs. Unshielded & Upward Cast



**Section 3.** Subsection “C.5” of Section 16.34.040 of the Medina Municipal Code is hereby amended to read as follows:

**16.34.040. Accessory Recreational Facilities.**

\* \* \* \* \*

C. Development standards.

\* \* \* \* \*

5. Major recreational facilities that protrude into setback areas shall comply with the following requirements:

- a. Solid landscape screening pursuant to MMC 16.30.070 shall be installed along the perimeter of the lot from which the facility is set back, such that the use is concealed year-round from public streets, private lanes, and nearby properties;
- b. ~~All lighting shall be oriented or shielded such that the lighting does not shine or spill over onto neighboring properties or Lake Washington.~~ No lighting shall be allowed on sports courts or accessory recreational facilities, except lighting installed within the vessel of a pool, spa, or hot tub, provided the vessel lighting does not cause light trespass;
- c. Fences and barriers shall meet all development and building code requirements; and
- d. Additional mitigation measures may be required such as, but not limited to, restricted hours of use, limitations on lighting, increased screening, altered location, etc., to minimize any negative impacts generated by the use of the accessory recreational facility.

**Section 4.** Subsection “C” of Section 16.80.030 of the Medina Municipal Code is hereby amended to read as follows:

**16.80.030. General Provisions.**

\* \* \* \* \*

C. Vesting. Building permit applications shall vest in accordance with RCW 19.27.095. Subdivision applications shall vest in accordance with RCW 58.17.033. Other project permit applications shall not result in vesting for the project.; ~~however, all permits shall be processed under the development regulations in effect at the time of submission of a completed permit application as defined herein and all application fees are paid.~~ In addition, vesting for a project only includes vesting to land use control ordinances and does not apply to fees, procedural regulations, or stormwater regulations.

\* \* \* \* \*

**Section 5. Repeal of Interim Official Control.** The Interim Official Control which was imposed under Ordinance No. 1043 and extended under Ordinance Nos. 1050 and XXXX is hereby terminated upon the effective date of this Ordinance. The public hearing for Ordinance No. XXXX on July 27, 2026 is hereby canceled.

**Section 6. Severability.** If any section, sentence, clause, or phrase of this Ordinance should be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 7. 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 8. Publication.** This Ordinance shall be published by an approved summary consisting of the title.

**Section 9. Effective Date.** This Ordinance shall be effective five days after publication as provided by law.

**PASSED BY THE CITY COUNCIL OF THE CITY OF MEDINA ON THE \_\_ DAY OF JULY, 2026 BY A VOTE OF \_\_ FOR, \_\_ AGAINST, AND \_\_ ABSTAINING, AND IS SIGNED IN AUTHENTICATION OF ITS PASSAGE THE \_\_ DAY OF JULY, 2026.**

\_\_\_\_\_  
Jessica Rossman, Mayor

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

Attest:

\_\_\_\_\_  
Jennifer R. Robertson, City Attorney

\_\_\_\_\_  
Dawn Nations, City Clerk

PUBLISHED:  
EFFECTIVE DATE:  
ORDINANCE NO.: / AB

CITY OF MEDINA, WASHINGTON

Ordinance No. xxx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MEDINA, WASHINGTON, 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 16.34.040.C.5 FOR CONSISTENCY WITH NEW CHAPTER 16.25 MMC, AND AMENDING MMC 16.80.030 FOR GENERAL HOUSEKEEPING PURPOSES; ADOPTING FINDINGS IN SUPPORT OF THIS ORDINANCE; TERMINATING THE INTERIM OFFICIAL CONTROL THAT WAS IMPOSED UNDER ORDINANCE NO. 1043 AND EXTENDED UNDER ORDINANCE NOS. 1050 and XXXX; PROVIDING FOR SEVERABILITY AND CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Medina is a code city operating under Title 35A RCW, among other laws; and

WHEREAS, in Title 16 of the Medina Municipal Code, the City Council has established the City’s development regulations; and

WHEREAS, Medina is a code city which is governed by the provisions of the Growth Management Action (Chapter 36.70A RCW); 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**, on December 8, 2025, the City Council extended the interim official control imposed under Ordinance No. 1043 by adoption of Ordinance No. 1050 in order to allow the Planning Commission to complete its work; and

**WHEREAS**, on June 8, 2026, the City Council extended the interim official control imposed under Ordinance No. 1043 by adoption of Ordinance No. 1050 by passage of Ordinance No. **XXXX** in order to allow the Planning Commission to complete its work; and

**WHEREAS**, this Ordinance was submitted to the Department of Commerce for expedited review on **DATE**, 2026; and

**WHEREAS**, on **DATE**, 2026, the City’s SEPA official issued a determination of nonsignificance for the proposed amendments, which was published and provided to the public in accordance with WAC 197-11-510, and there have been no appeals; and

**WHEREAS**, over the past year, the Planning Commission has studied this issue, worked on a draft ordinance, and conducted a public hearing on the substance of this Ordinance on **DATE**, 2026; and

**WHEREAS**, following the public hearing, the Planning Commission recommended adoption by the City Council; and

**WHEREAS**, the City Council, after careful consideration of the recommendation from the Planning Commission, all public comment, and the Ordinance, finds that this Ordinance is consistent with the City’s Comprehensive Plan and development regulations, the Growth Management Act, Chapter 36.70A RCW, and that the amendments herein are in the best interests of the residents of the City and further advance the public health, safety and welfare; and

**WHEREAS**, this Ordinance was considered at a regular City Council meeting on **DATE**, 2026 and the City Council deems it in the public interest to approve it as proposed; **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 this ordinance.

**Section 2.** 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. This chapter is intent on reducing lighting conflicts between property owners, and preserving the naturally dark sky for the benefit of residents, visitors, wildlife, and the 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. *Candela* means the unit of measure for luminous intensity.

- C. *Color temperature* means the color appearance of light emitted by a light source described using a nominal value stated in kelvins (K).
- D. *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.
- E. *Director* means the director of development services for the City of Medina.
- F. *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.
- G. *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.
- H. *IES (Illuminating Engineering Society)* means an American National Standards Institute (ANSI)-recognized Standards Development Organization. ANSI/IES Recommended Practices are universally recognized as authoritative references for lighting applications.
- I. *Lamp* means the light-producing source installed in the socket portion of a luminaire.
- J. *Light level* means the maintained luminance or illuminance value.
- K. *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.
- L. *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.
- M. *Lumen* means a unit of measure of the luminous flux of a light source.
- N. *Luminaire*. See definition for "fixture" (subsection D of this section).
- O. *Outdoor lighting fixture* means a luminaire outside of an enclosed building or structure or any luminaire directed such that it primarily illuminates outdoor areas.
- P. *Seasonal lighting* means outdoor or site lighting that is portable, temporary, decorative, and used in connection with holidays and

traditions. This includes, but is not limited to, string lighting, icicle lighting, and lighted inflatables, none of which are intended for general illumination.

- Q. *Security lighting* means illumination used specifically to protect people, property, and infrastructure from criminal threat.
- R. *Shielding* means that no light rays are emitted by a fixture above the horizontal plane running through the lowest point of the fixture. Shielding includes fixtures composed of opaque material as long as no light rays are emitted by the fixture above the horizontal plane running through the lowest point of the fixture.
- S. *Spotlight* means any lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.
- T. *Temporary or periodic event* means an occasion or activity that occurs for no more than 12 hours and relates to special events, festivals, community benefits, or personal celebrations.

**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.
  - 9. Outdoor lighting employed during construction or development activities, which shall comply with Section 16.44.040 of this code.
- 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. Seasonal lighting does not have to be shielded; provided, that it does not have a brightness of more than 0.1 foot-candles at the property line on which they are installed;
- G. Outdoor lighting approved by the director for temporary or periodic events (e.g., fairs, nighttime construction, events on private property), provided the lighting does not cause light trespass and has a rated correlated color temperature of 2,700K or less;
- H. Downward cast security lighting, provided the lighting does not cause light trespass and has a rated correlated color temperature of 2,700K or less, unless the luminaire emits light only upon detected motion, in which case color temperature is not limited to 2,700K;
- I. Lighting installed within the vessel of a pool, spa, or hot tub, provided the lighting does not cause light trespass;
- J. Exterior stairway illumination, provided the illumination is not cast upward and is otherwise consistent with adopted building codes.

**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, other than 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 16.25.080. 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. Outdoor lighting shall have a rated correlated color temperature of 2,700K or less.
4. All outdoor lighting fixtures and accent lighting shall be designed, installed, located and maintained such that light trespass is essentially nonexistent (see Figure 3 in section 16.25.080).
5. Outdoor lighting fixtures and accent lighting shall not directly illuminate public waterways, unless it is a navigational light subject to state or federal regulations.
6. Accent lighting shall be directed downward onto the illuminated object or area and not toward the sky or onto adjacent properties (see Figure 4 in section 16.25.080), except that lighting used to accent landscaping or driveways may be directed at an upward angle that does not exceed 45 degrees from a horizontal plane parallel to the ground, provided that the lighting does not cause light trespass and has a rated correlated color temperature of 2,700K or less. Direct light emissions of such accent lighting shall not be visible above the roof line or beyond the building, structure, or object edge.
7. 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.
5. Lighting at vacant residences, whether under construction or complete, except as authorized in Section 16.44.040 of this code.

B. No lighting shall be allowed on sports courts or accessory recreational facilities, whether the sport court or accessory

recreational facility is public or private, except as allowed by MMC 16.25.040(J).

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. Building permit applications shall include an outdoor lighting plan with a lighting schedule that includes:

- A. Luminaire identifications (i.e., manufacturer, model number, correlated color temperature, type);
- B. Luminaire quantities;
- C. Correlated color temperature (Kelvin) for each fixture, and;
- D. Installation locations.

The lighting schedule shall include both permanent luminaires and temporary luminaires used during construction.

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

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

Figure 1: Wall-Mounted Lighting Fixtures



Figure 2: Freestanding Outdoor Lighting Fixtures

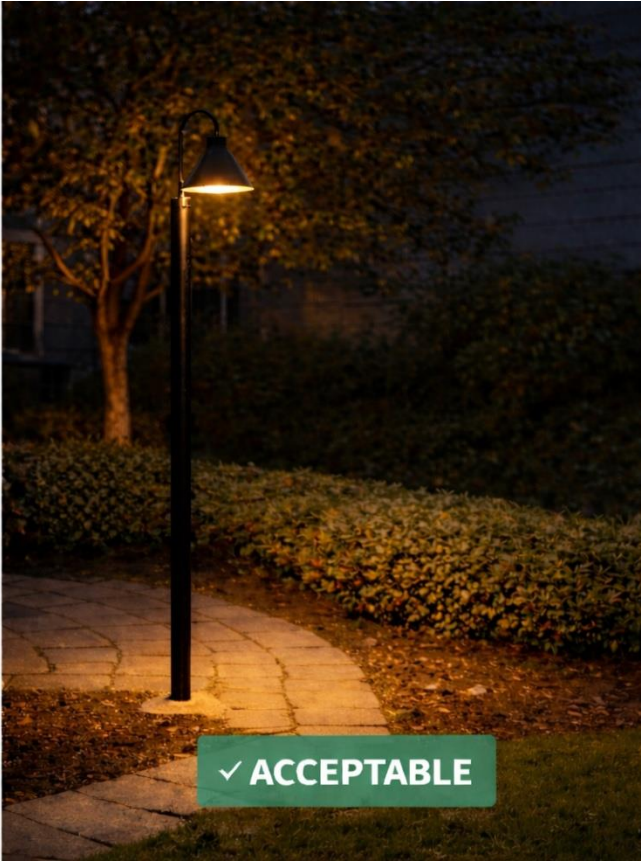


Figure 3: Outdoor Lighting Fixtures—Street and Lot Light Cut-Off at Property Line

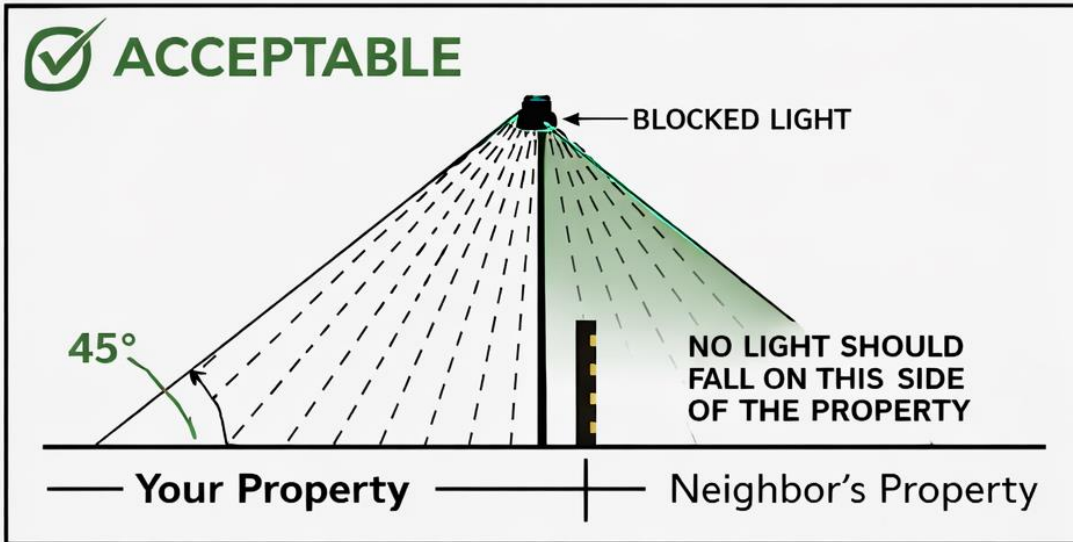
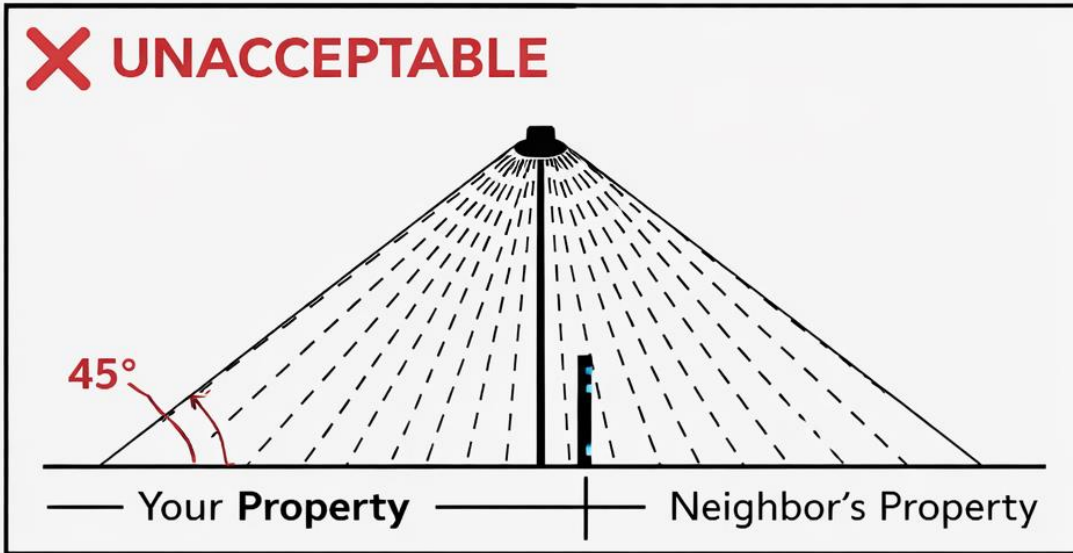
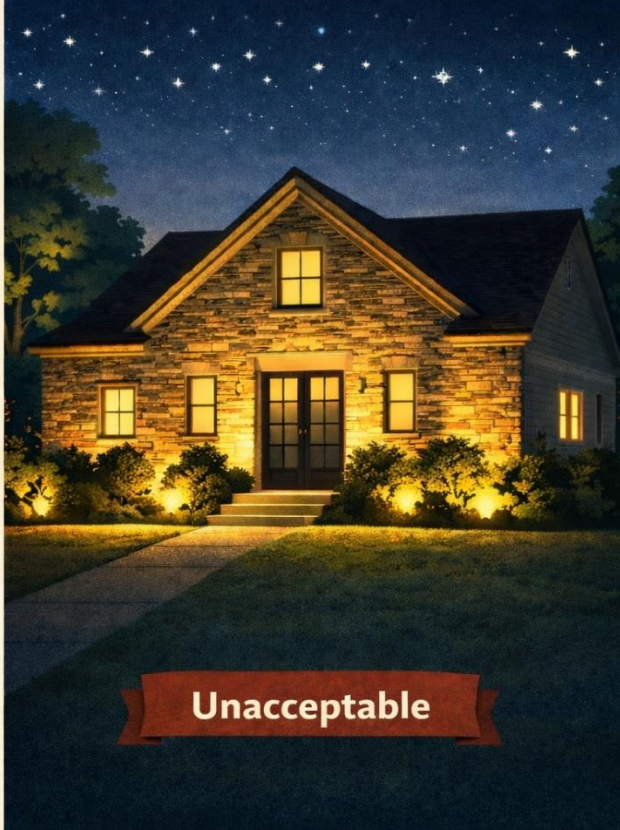
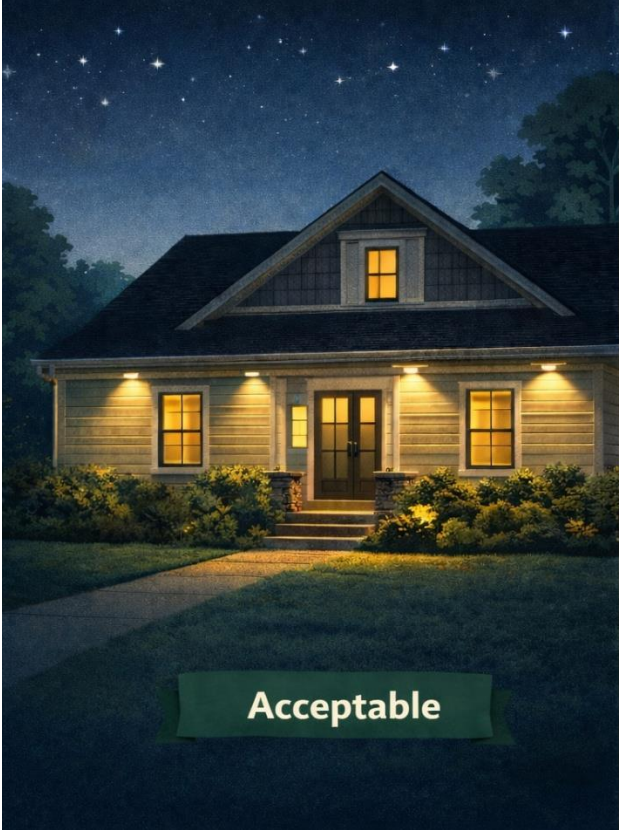
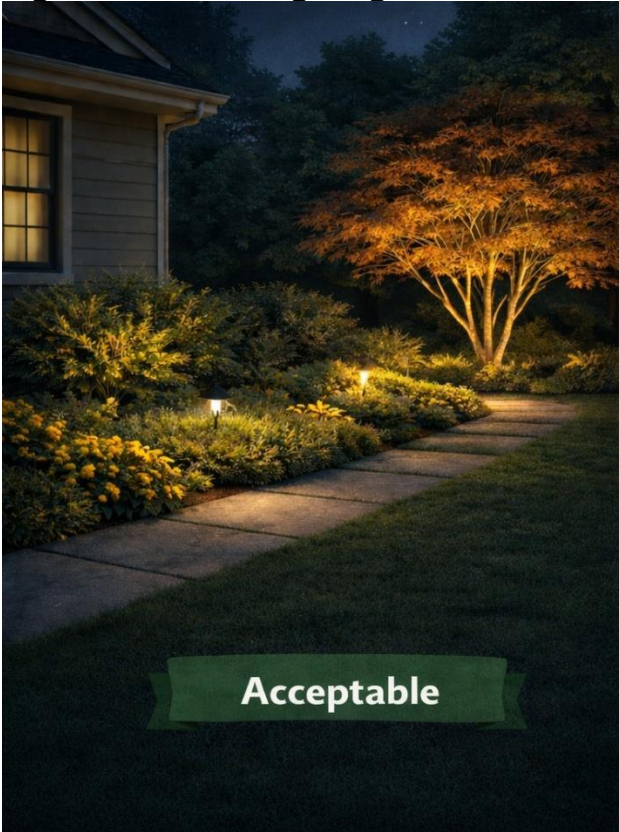


Figure 4: Accent Lighting: Shielded & Downcast vs. Unshielded & Upward Cast



**Section 3.** Subsection “C.5” of Section 16.34.040 of the Medina Municipal Code is hereby amended to read as follows:

**16.34.040. Accessory Recreational Facilities.**

\* \* \* \* \*

C. Development standards.

\* \* \* \* \*

5. Major recreational facilities that protrude into setback areas shall comply with the following requirements:

a. Solid landscape screening pursuant to MMC 16.30.070 shall be installed along the perimeter of the lot from which the facility is set back, such that the use is concealed year-round from public streets, private lanes, and nearby properties;

~~b. All lighting shall be oriented or shielded such that the lighting does not shine or spill over onto neighboring properties or Lake Washington.~~ No lighting shall be allowed on sports courts or accessory recreational facilities, except lighting installed within the vessel of a pool, spa, or hot tub, provided the vessel lighting does not cause light trespass;

c. Fences and barriers shall meet all development and building code requirements; and

d. Additional mitigation measures may be required such as, but not limited to, restricted hours of use, limitations on lighting, increased screening, altered location, etc., to minimize any negative impacts generated by the use of the accessory recreational facility.

**Section 4.** Subsection “C” of Section 16.80.030 of the Medina Municipal Code is hereby amended to read as follows:

**16.80.030. General Provisions.**

\* \* \* \* \*

C. Vesting. Building permit applications shall vest in accordance with RCW 19.27.095. Subdivision applications shall vest in accordance with RCW 58.17.033. Other project permit applications shall not result in vesting for the project; ~~however, all permits shall be processed under the development regulations in effect at the time of submission of a completed permit application as defined herein and all application fees are paid.~~ In addition, vesting for a project only includes vesting to land use control ordinances and does not apply to fees, procedural regulations, or stormwater regulations.

\* \* \* \* \*

**Section 5. Repeal of Interim Official Control.** The Interim Official Control which was imposed under Ordinance No. 1043 and extended under Ordinance Nos. 1050 and XXXX is hereby terminated upon the effective date of this Ordinance. The public hearing for Ordinance No. XXXX on July 27, 2026 is hereby canceled.

**Section 6. Severability.** If any section, sentence, clause, or phrase of this Ordinance should be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 7. 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 8. Publication.** This Ordinance shall be published by an approved summary consisting of the title.

**Section 9. Effective Date.** This Ordinance shall be effective five days after publication as provided by law.

**PASSED BY THE CITY COUNCIL OF THE CITY OF MEDINA ON THE \_\_ DAY OF JULY, 2026 BY A VOTE OF \_\_ FOR, \_\_ AGAINST, AND \_\_ ABSTAINING, AND IS SIGNED IN AUTHENTICATION OF ITS PASSAGE THE \_\_ DAY OF JULY, 2026.**

\_\_\_\_\_  
Jessica Rossman, Mayor

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

Attest:

\_\_\_\_\_  
Jennifer R. Robertson, City Attorney

\_\_\_\_\_  
Dawn Nations, City Clerk

PUBLISHED:  
EFFECTIVE DATE:  
ORDINANCE NO.: / AB

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**CITY OF MEDINA, WASHINGTON**

**Ordinance No. 1057**

**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

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**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**, on December 8, 2025, the City Council extended the interim official control imposed under Ordinance No. 1043 by adoption of Ordinance No. 1050 in order to allow the Planning Commission to complete its work; and

**WHEREAS**, the Planning Commission has not yet completed work on the permanent regulations, however, the permanent regulation draft is scheduled for a public hearing before the Planning Commission on June 23, 2026 and therefore the Planning Commission and City Council need additional time to complete their 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, as extended by Ordinance No. 1050.

**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 August 8, 2026. The Council hereby schedules the public hearing for July 27, 2026. However, if the permanent regulations have been adopted prior to the public hearing, the public hearing will be canceled.

**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 and extended under Ordinance No. 1050 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 JUNE, 2026 BY A VOTE OF \_\_ FOR, \_\_ AGAINST, AND \_\_ ABSTAINING, AND IS SIGNED IN AUTHENTICATION OF ITS PASSAGE THE 8<sup>th</sup> DAY OF JUNE, 2026.**

\_\_\_\_\_  
Jessica Rossman, Mayor

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

Attest:

\_\_\_\_\_  
Jennifer R. Robertson, City Attorney

\_\_\_\_\_  
Dawn Nations, Acting City Clerk

PUBLISHED:  
EFFECTIVE DATE:  
ORDINANCE NO.: 1057/ AB

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**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

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**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

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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

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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).

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### **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**

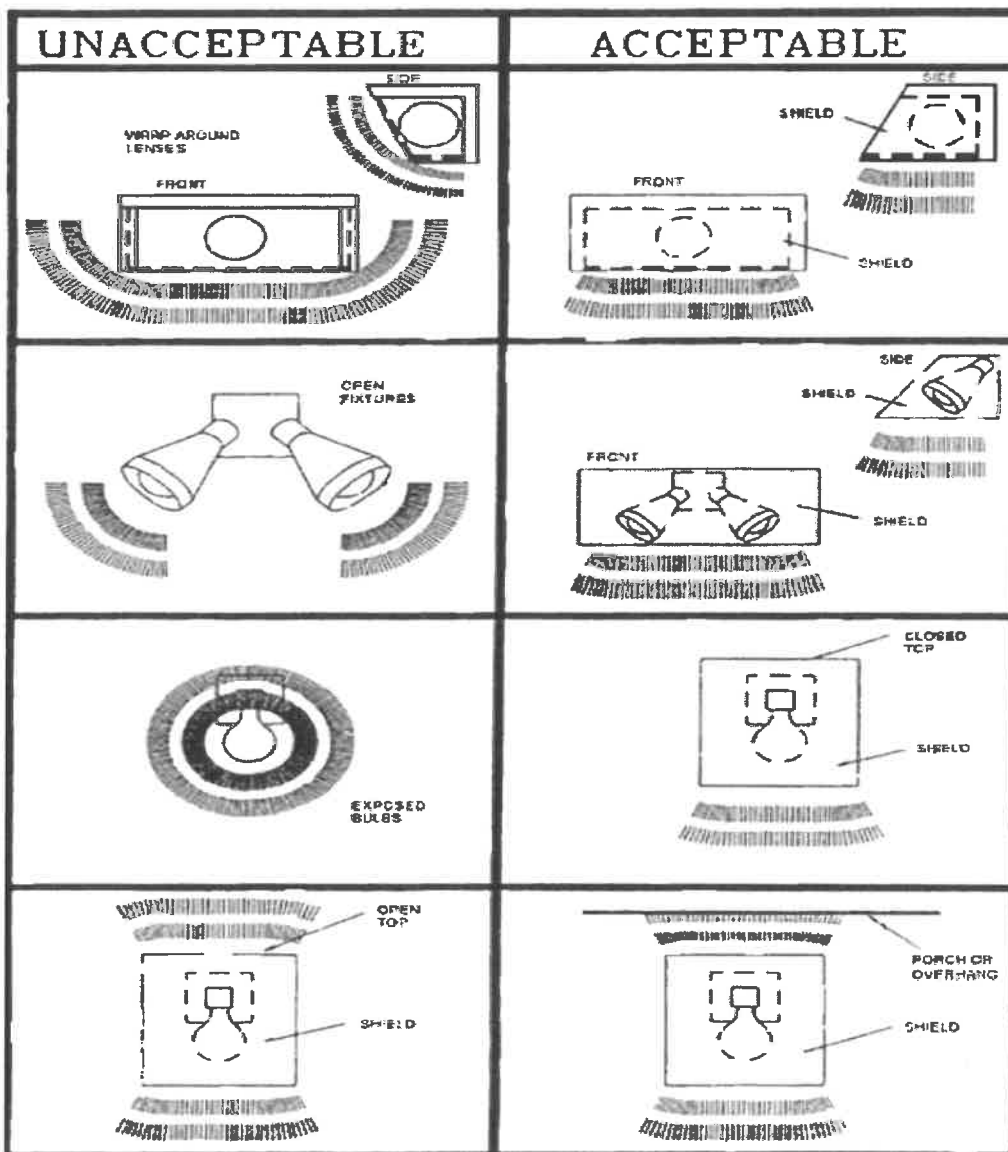


Figure 2: Freestanding Outdoor Lighting Fixtures

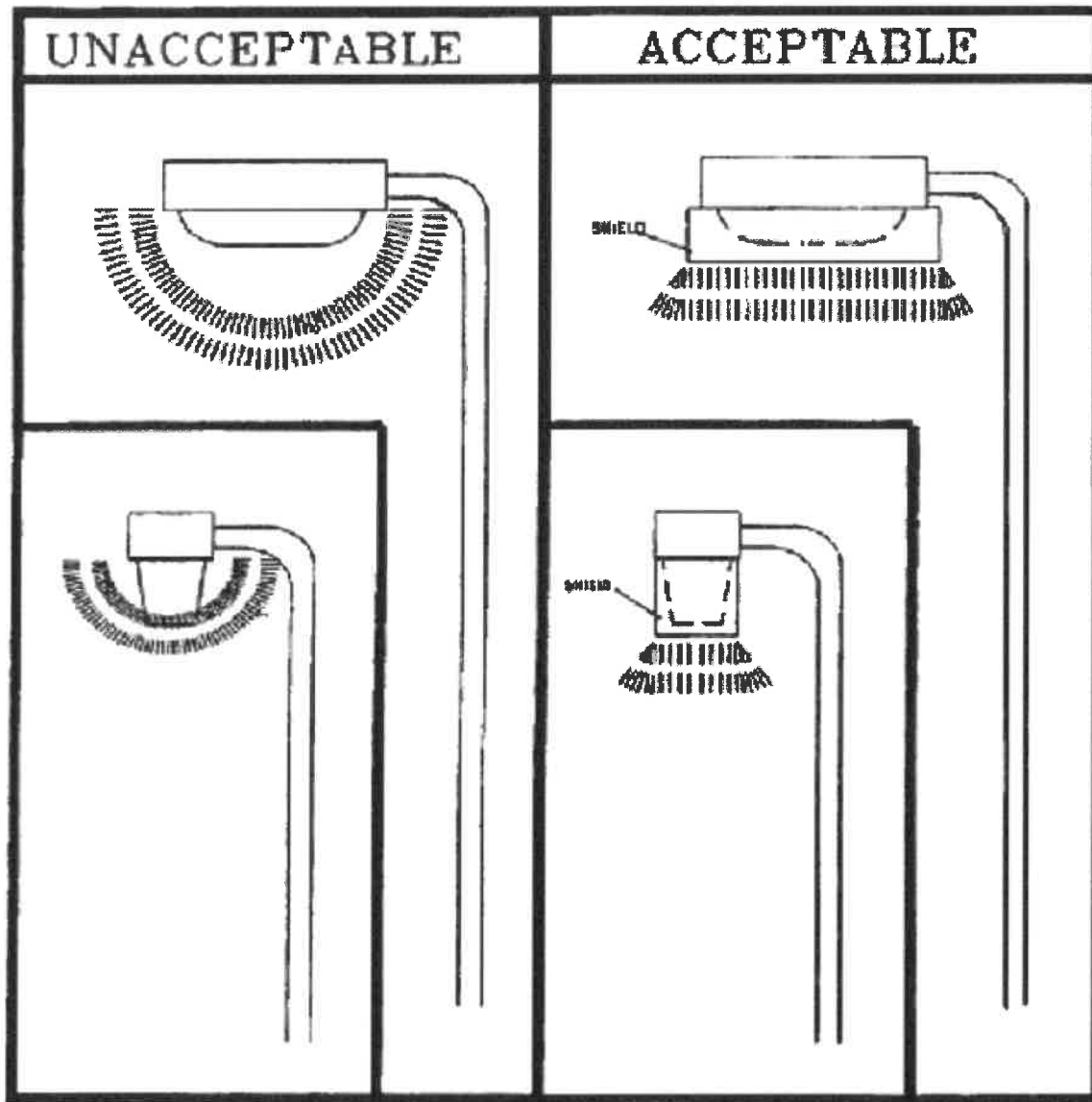
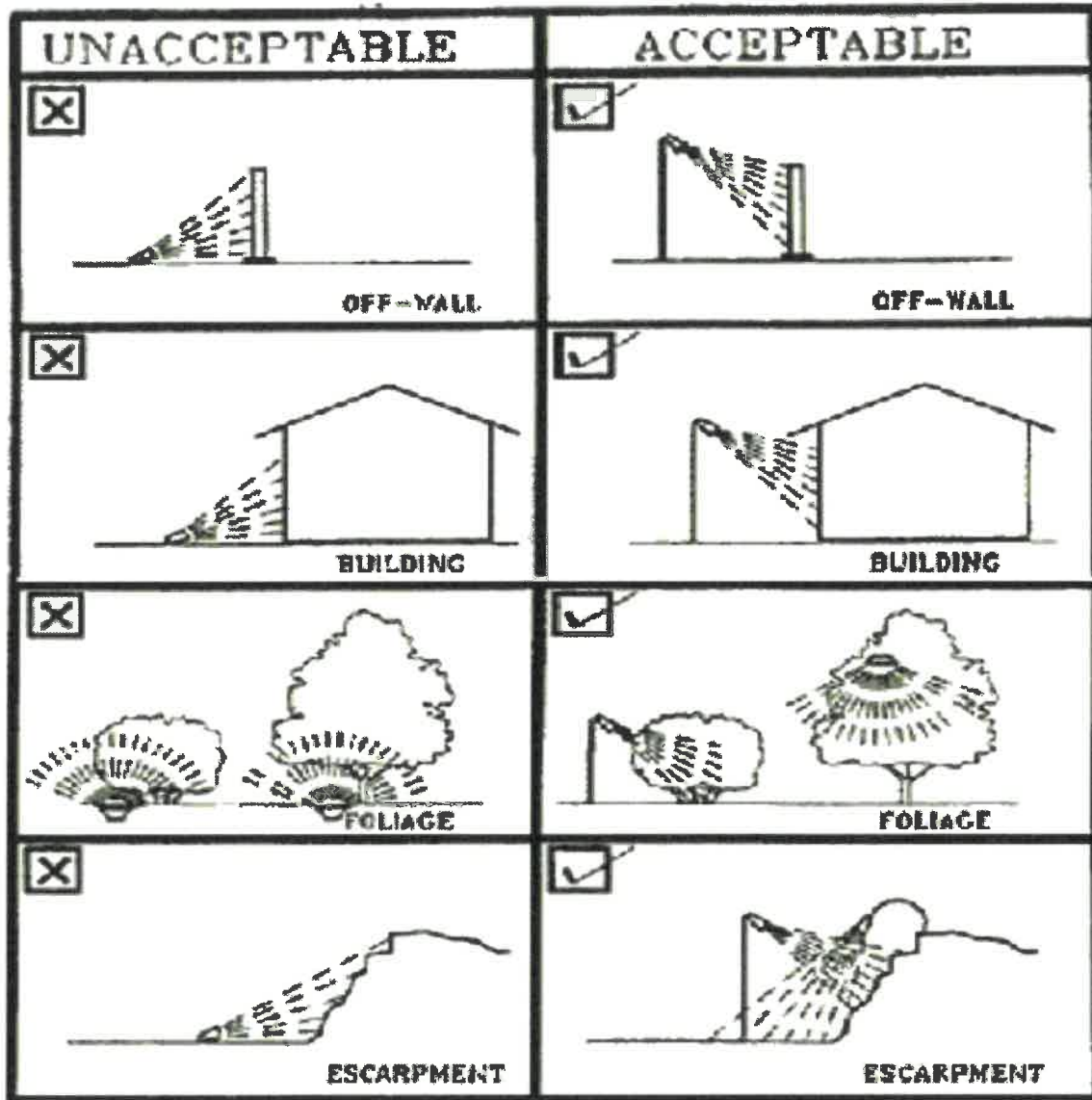


Figure 3: Accent Lighting



**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;

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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.

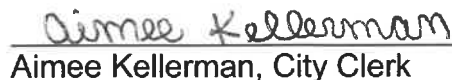
**PASSED BY THE CITY COUNCIL OF THE CITY OF MEDINA ON THE 23rd DAY OF JUNE, 2025 BY A VOTE OF 7 FOR, 0 AGAINST, AND 0 ABSTAINING, AND IS SIGNED IN AUTHENTICATION OF ITS PASSAGE THE 23RD DAY OF JUNE, 2025.**

  
\_\_\_\_\_  
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

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**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

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**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.

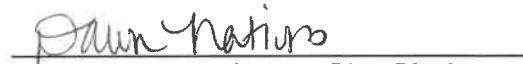
**PASSED BY THE CITY COUNCIL OF THE CITY OF MEDINA ON THE 8th DAY OF DECEMBER, 2025 BY A VOTE OF 1 FOR, 0 AGAINST, AND 0 ABSTAINING, AND IS SIGNED IN AUTHENTICATION OF ITS PASSAGE THE 8th DAY OF DECEMBER, 2025.**

  
\_\_\_\_\_  
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.: 1 AB/1050



## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Medina will hold a Hybrid Public Hearing via Teleconference Zoom Meeting and In-Person at Medina City Hall on **TUESDAY, JUNE 23, 2026, at 6:00 PM** or as soon thereafter as called by the Planning Commission, regarding the **Interim Official Control Ordinance (IOC) on Outdoor Lighting**.

The Medina Planning Commission has moved to hybrid meetings, offering both in-person and online meeting participation.

Please see below for ways to participate and comment during the Hybrid public hearing.

**Register to Speak:** Individuals wishing to speak live during the Hybrid Public Hearing will need to register their request with the Development Services Coordinator at 425.233.6414 or email [rbennett@medina-wa.gov](mailto:rbennett@medina-wa.gov) and leave a message [before 2PM](#) on the day of the June 23 Planning Commission meeting. Please reference Public Hearing for June 23 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.

**Internet:** To watch the meeting over the internet or speak live during Public Hearing, via your computer microphone, follow these steps:

Join Zoom Meeting

<https://medina-wa.zoom.us/j/83925930918?pwd=19CftDOim6lzmztd7eHeHienEGgFng.1>

Meeting ID: 839 2593 0918

Passcode: 699565

One tap mobile

+12532050468,,83925930918#,,,,\*699565# US

+12532158782,,83925930918#,,,,\*699565# US (Tacoma)

**Written Comments:** Written comments may be submitted to the Development Services Coordinator at [rbennett@medina-wa.gov](mailto:rbennett@medina-wa.gov). Written comments must be received by 2PM on June 23, 2026. All comments timely received will be forwarded to the Planning Commission before the meeting. A brief summary of the comments will be included in the minutes of the meeting.



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**City of Medina - Expedited Review Request Granted for Submittal ID: 2026-S-12853**

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**From** Van Etten Leupold, Sarah (COM) <sarah.vanettenleupold@commerce.wa.gov>

**Date** Thu 6/4/2026 2:14 PM

**To** kmahoney.planning@gmail.com <kmahoney.planning@gmail.com>

Dear Ms. Gunderson,

Your request for an Expedited Review has been granted for: The City of Medina is adopting an ordinance regulating outdoor lighting to protect and support dark skies. The ordinance creates a new chapter in the Medina Municipal Code (MMC 16.25) regulating outdoor lighting for both public and private property. Adoption of this ordinance is not required under any RCW. Therefore, the City of Medina requests expedited review of this Notice of Intent to Adopt

As of receipt of this email, you have met the Growth Management notice to state agency requirements in RCW 36.70A.106 for this submittal. Please keep this email as confirmation.

If you have any questions, please contact Lexine Long at (360) 725-2904 or by email at [lexine.long@commerce.wa.gov](mailto:lexine.long@commerce.wa.gov).

~~~ ONLINE TRACKING SYSTEM AVAILABLE ~~~~

Log into our new PlanView system at <https://secureaccess.wa.gov/com/planview> where you can keep up with this submittal status, reprint communications and update your contact information.

Don't have a user account? Reply to this email to request one and attach a completed PlanView User Request Form.

Have questions about using PlanView? Use the PlanView User Manual for assistance at <https://www.commerce.wa.gov/growth-management/data-research/submitting-documents/>.

Sincerely,

Review Team  
Growth Management Services  
(360) 725-2904

## Notice of Intent to Adopt Amendment / Notice of Adoption (Cover Sheet)

Pursuant to RCW 36.70A.106, the following jurisdiction provides the following required state agency notice.

|                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Jurisdiction Name:                                                                  | City of Medina                                                                                                                                                                                                                                                                                                                                                                                           |
| Amendment Type:<br>Select Type of Amendment listed.<br>(Select One Only)            | <input type="checkbox"/> Comprehensive Plan Amendment<br><input checked="" type="checkbox"/> Development Regulation Amendment<br><input type="checkbox"/> Combined Comprehensive and Development Regulation Amendments<br><input type="checkbox"/> Countywide Planning Policy<br><input type="checkbox"/> Critical Areas Ordinance Amendment<br><input type="checkbox"/> Shoreline Master Program        |
| Select Submittal Type:<br>Select the Type of Submittal listed.<br>(Select One Only) | <input type="checkbox"/> 60-Day Notice of Intent to Adopt Amendment<br><input checked="" type="checkbox"/> Request of Expedited Review / Notice of Intent to Adopt Amendment (Only for use with Development Regulation Amendments)<br><input type="checkbox"/> Supplemental Submittal for existing Notice of Intent to Adopt Amendment<br><input type="checkbox"/> Notice of Final Adoption of Amendment |

|                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Add Association</p> <p><i>If this amendment is related to additional submittals, please let us know here. IDs are included in your acknowledgment letter.</i></p> <p><i>Example 2022-S-....</i></p>                                                                                                                                                                                | <p>N/A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>Description</p> <p>Enter a brief description of the amendment.</p> <p>Begin your description with Proposed or Adopted, based on the type of Amendment you are submitting.</p> <p>Examples: <b>“Proposed</b> comprehensive plan amendment for the GMA periodic update.” or <b>“Adopted</b> Ordinance 123, adoption amendment to the sign code.”</p> <p>(Maximum 400 characters)</p> | <p>The City of Medina is adopting an ordinance regulating outdoor lighting to protect and support dark skies. Predominantly, the ordinance creates a new chapter in the Medina Municipal Code (MMC 16.25) regulating outdoor lighting for both public and private property. The draft ordinance is inspired by the Dark Sky Model Ordinance and incorporates much of its content. The ordinance otherwise amends provisions elsewhere in the MMC that require revision to ensure consistency with the new outdoor lighting chapter.</p> <p>Adoption of this ordinance is an entirely voluntary endeavor and is not required action to be taken under any RCW. Therefore, the City of Medina requests an expedited review of this Notice of Intent to Adopt.</p> |
| <p>Is this action part of your 10-year periodic update required under RCW 36.70A.130 of the Growth Management Act (GMA)?</p>                                                                                                                                                                                                                                                          | <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p>For Shoreline Master Programs (SMP): Is this action part of your 10-year periodic review required under RCW 90.58.080, a Comprehensive SMP, or a Locally Initiated amendment?</p>                                                                                                                                                                                                  | <p><input type="checkbox"/> Periodic Review</p> <p><input type="checkbox"/> Comprehensive SMP</p> <p><input type="checkbox"/> Locally Initiated Amendment</p> <p><input checked="" type="checkbox"/> N/A (Not an SMP)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>Does your submittal include changes to Urban Growth Areas</p>                                                                                                                                                                                                                                                                                                                      | <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

|                                                                                                                                             |                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Proposed Dates:<br>Enter the anticipated public hearing date(s) for your Planning Commission/Planning Board or for your Council/Commission. | Planning Commission: June 23, 2026<br><br>City Council: July 13, 2026<br><br>Proposed / Date of Adoption: July 13, 2026 |
| Categorize your Submittal                                                                                                                   | See Last Page for Category List                                                                                         |
| Contact Information:                                                                                                                        |                                                                                                                         |
| Prefix/Salutation:<br><i>(Examples: "Mr.", "Ms.", or "The Honorable" (elected official))</i>                                                | Ms.                                                                                                                     |
| Name:                                                                                                                                       | Kimberly Gunderson                                                                                                      |
| Title:                                                                                                                                      | Planning Consultant, City of Medina                                                                                     |
| Email:                                                                                                                                      | <a href="mailto:Kmahoney.planning@gmail.com">Kmahoney.planning@gmail.com</a>                                            |
| Work Phone:                                                                                                                                 | 253-389-1864                                                                                                            |
| Cell/Mobile Phone: <i>(optional)</i>                                                                                                        | 253-389-1864                                                                                                            |
| Consultant Information:                                                                                                                     |                                                                                                                         |
| Is this person a consultant?                                                                                                                | <input checked="" type="checkbox"/> Yes                                                                                 |
| Consulting Firm name?                                                                                                                       | Mahoney Planning, LLC                                                                                                   |
| Would you like Commerce to contact you for Technical Assistance regarding this submitted amendment?                                         | <input type="checkbox"/> Yes                                                                                            |

**REQUIRED:** Attach a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Commerce no longer accepts paper copies by mail. If you experience difficulty, please email the [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov)

~~~~ **ONLINE TRACKING SYSTEM AVAILABLE** ~~~~

Log in to our PlanView system where you can keep up with this submittal status, reprint communications and update your contact information.

Don't have a user account? Reply to this email to request one and attach the PlanView System Access Request Form.

**To set up your Commerce PlanView Account:**

Register for a [SAW](#) account and add the PlanView Service.

Please send completed [PlanView System Access Request Form](#) to [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov)

Questions? Call the review team at (360) 725-3066.

- Airport Safety Zone
- Capital Facilities
- Climate
- Comprehensive Plan
- Conservation Element
- Critical Areas Ordinance
- Design Standards/Design Review
- Development Regulations
- Economic Development
- Emergency
- Environment
- Essential Public Facilities
- Historic Preservation
- Housing
- Impact Fee
- Land Use
- Military
- Open Space
- Parks and Recreation Element
- Periodic Review (SMP)
- Periodic Update
- Port Element
- Public Participation

- Recreation
- Resource Lands
- Rural Lands
- Schools
- Shoreline Master Program
- Solar Energy Element
- Subarea Plans
- Transfer of Development Rights
- Transportation
- Urban Growth Areas
- Utilities



# DETERMINATION OF NON-SIGNIFICANCE

**Proposal:** Request for a SEPA Threshold Determination in conjunction with a Non-Project Legislative Action amending Medina Municipal Code (MMC) to permanently adopt Chapter 16.25 and amend related MMC sections for consistency throughout. This non-project action would create governance of outdoor lighting in the City.

**File No.** N/A

**Applicant:** City of Medina

**Site Address:** N/A – This non-project action applies Citywide

**Lead Agency:** City of Medina

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of the completed SEPA Environmental Checklist and other information on file with the lead agency. This information is available to the public, upon request, by contacting Medina City Hall, Attn: Development Services, 501 Evergreen Point Rd., Medina, WA 98039.

**Date of Issuance and Publication:** Tuesday, May 26, 2026

**Deadline to Submit Comments:** Tuesday, June 9, 2026

This Determination of Non-significance (DNS) is issued pursuant to WAC 197-11-340.

**Responsible Official:** Kimberly Gunderson

**Title:** Medina Planning Consultant and SEPA Responsible Official

**Address:** 501 Evergreen Point Rd., Medina, WA 98039   **Telephone:** 253-389-1864

**Email:** [kmahoney.planning@gmail.com](mailto:kmahoney.planning@gmail.com)

**Signature:**  \_\_\_\_\_ **Date:** May 22, 2026  
Kimberly Gunderson, Planning Consultant

**APPEAL PROCESS:** Any party of record may appeal a Determination of Non-significance (DNS). The Appeal must be made to the City of Medina Hearing Examiner within **fourteen (14) days** of the Threshold Determination becoming final, per MMC 16.80.220. Appeals must be in writing and contain specific factual objections. Comments may be submitted along with the appropriate Appeal fee to the above address. This may be the only opportunity to comment on the environmental impacts of this proposal.

## Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

---

<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

# A. Background

[Find help answering background questions<sup>2</sup>](#)

**1. Name of proposed project, if applicable:**

City of Medina (City) Outdoor Lighting Ordinance

**2. Name of applicant:**

City of Medina

**3. Address and phone number of applicant and contact person:**

Applicant

Steven R. Wilcox, Medina Development Services Director  
501 Evergreen Point Road, Medina, WA 98039  
swilcox@medina-wa.gov  
(425) 233-6409

Contact Person

Kimberly A. Gunderson, Medina Planning Consultant  
Mahoney Planning, LLC  
kmahoney.planning@gmail.com  
(253) 389-1864

**4. Date checklist prepared:**

May 22, 2026

**5. Agency requesting checklist:**

City of Medina (Lead Agency)

**6. Proposed timing of schedule (including phasing, if applicable):**

Adoption of the proposed Outdoor Lighting Ordinance is expected to occur in July 2026.

**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

No.

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

N/A; this is a non-project action to create a new chapter in the Medina Municipal Code (MMC), Chapter 16.25, which will regulate the use and intensity of outdoor lighting in the City. Adoption of this ordinance is a voluntary endeavor to support dark skies and balance the anthropogenic effect on light pollution in the Medina community. No environmental information has been, or is required to be, prepared particularly for this non-project action.

<sup>2</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

This non-project action is an amendment to the MMC, affecting all property in the City. The ordinance is not retroactive and will only apply to future development applications; therefore, no pending applications for government approvals are directly affected by this proposal.

**10. List any government approvals or permits that will be needed for your proposal, if known.**

The proposed non-project action is a Text Code Amendment subject to MMC Chapter 16.81. Accordingly, the project will require a recommendation by the Medina Planning Commission and a final decision by the Medina City Council. The process has involved public noticing, discussion at public meetings, invitation for public comment, and will include two public hearings. The City will issue a Notice of SEPA Threshold Determination following the Lead Agency SEPA Responsible Official’s review of this SEPA Checklist, soliciting additional feedback from interested parties, other agencies, and the public at large. The City will also submit a Notice of Intent to Adopt its proposed CAO Update to the Department of Commerce for dissemination to all state agencies.

**11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

The City intends to adopt an ordinance that would permanently adopt revisions to an interim official control, which created MMC Chapter 16.25 governing outdoor lighting. The City wishes to support dark skies and balance the anthropogenic effect on light pollution in the Medina community. The City is undertaking the adoption of this ordinance voluntarily as a representation of its adopted goals, policies, and priorities, and in response to outspoken testimony of its citizenry. The ordinance would add limitations to the degree with which public and private property may install outdoor lighting and prohibits light trespass at all property. Any amendments to the Medina Shoreline Master Program (SMP) which could reinforce outdoor lighting provisions on the Medina shoreline will be made during the City’s scheduled SMP periodic update in 2029.

**12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

This is a non-project action proposing edits to the MMC. The MMC is widely applicable throughout the entirety of the City of Medina. The City Boundary to which this CAO Update applies is depicted in the City’s Zoning Map, included as Attachment 1 to this SEPA Checklist.

## B.Environmental Elements

As per WAC 197-11-315(1)(e) and WAC 197-11-960, the Lead Agency has determined that the questions in Part B of this Checklist do not contribute meaningfully to the analysis of the proposed non-project action and, therefore, are not completed. Parts A, C, and D are otherwise completed, as required. For brevity, the questions in Part B of the SEPA Checklist have been deleted.

## C.Signature

[Find help about who should sign](#)<sup>3</sup>

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X 

Type name of signee: Kimberly A. Gunderson

Position and agency/organization: Medina SEPA Responsible Official | Mahoney Planning, LLC

Date submitted: May 22, 2026

## D.Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)<sup>4</sup>

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

<sup>3</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

<sup>4</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

The proposed non-project action creates a new locally adopted chapter in the MMC governing outdoor lighting and, therefore, is not expected to increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise.

- **Proposed measures to avoid or reduce such increases are:** None; as no increases to water discharge, air emissions, hazardous substance production, storage, or release, or noise production are expected from this non-project action, no measures to avoid or reduce such impacts are needed or proposed. In fact, the interaction between the built and natural environments is expected to improve with the application of the proposed outdoor lighting ordinance. Project actions that are carried out under this ordinance are distinct from this proposed non-project action and will be separately assessed for potential environmental impacts at the time of application.

**2. How would the proposal be likely to affect plants, animals, fish, or marine life?**

The proposed non-project action is not expected to affect plants, animals, fish, or marine life. Through project actions subject to the new outdoor lighting ordinance, it is expected that plants, animals, fish, and marine life present in the Medina community will be better protected than they are in a regulatory climate without governed outdoor lighting.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:** None; as no detrimental effect to plants, animals, fish, or marine life is expected from this non-project action, no measures to avoid or reduce such impacts are needed or proposed. In fact, the interaction between the built and natural environments is expected to improve with the application of the proposed outdoor lighting ordinance. Project actions that are carried out under this ordinance are distinct from this proposed non-project action and will be separately assessed for potential environmental impacts at the time of application.

**3. How would the proposal be likely to deplete energy or natural resources?**

The proposed non-project action is not expected to deplete energy or natural resources.

- **Proposed measures to protect or conserve energy and natural resources are:** None; as no depletion of energy or natural resources is expected from this non-project action, no measures to avoid or reduce such impacts are needed or proposed. In fact, the interaction between the built and natural environments is expected to improve with the application of the proposed outdoor lighting ordinance. Project actions that are carried out under this ordinance are distinct from this proposed non-project action and will be separately assessed for potential environmental impacts at the time of application.

**4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

The proposed non-project action is not expected to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, including

parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmland.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:** None; as no environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection are expected to be used or affected by this non-project action, no measures to avoid or reduce such impacts are needed or proposed. In fact, the interaction between the built and natural environments is expected to improve with the application of the proposed outdoor lighting ordinance. Project actions that are carried out under this ordinance are distinct from this proposed non-project action and will be separately assessed for potential environmental impacts at the time of application.

**5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The proposed non-project action is not expected to detrimentally affect land and shoreline use, and would not allow or encourage land or shoreline use incompatible with existing plans. The proposed outdoor lighting ordinance would add protections to the dark sky environment in the City and would not be a mechanism for allowing or encouraging incompatible land or shoreline uses.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:** None; as no use of land or shoreline is expected to be detrimentally affected by this non-project action, no measures to avoid or reduce such impacts are needed or proposed. In fact, the interaction between the built and natural environments is expected to improve with the application of the proposed outdoor lighting ordinance. Project actions that are carried out under this ordinance are distinct from this proposed non-project action and will be separately assessed for potential environmental impacts at the time of application.

**6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

The proposed non-project action is not expected to increase demands on transportation or public services and utilities.

- **Proposed measures to reduce or respond to such demand(s) are:** None; as no increased demand on transportation, public services, or utilities is expected from this non-project action, no measures to avoid or reduce such impacts are needed or proposed.

**7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

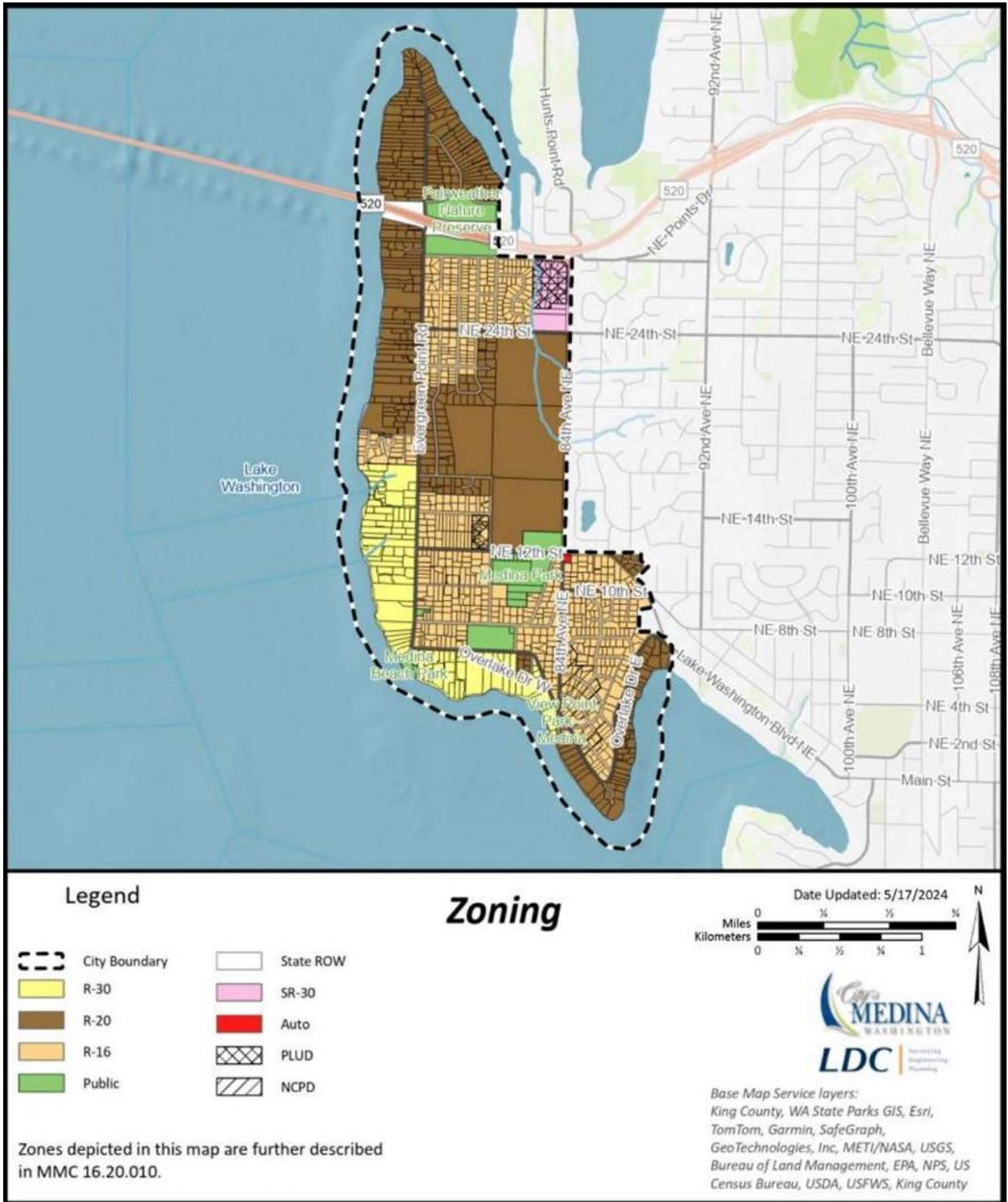
The proposed non-project action will not conflict with local, state, or federal laws or requirements for the protection of the environment. No laws are known to allow outdoor lighting which the City’s ordinance would conflict with. The City understands that the Washington Shoreline Management Act (SMA) is actively being revised to inform local updates to SMPs due in 2029; at that time, the City will amend its adopted SMP to either

incorporate similar outdoor lighting provisions as are set forth in the proposed ordinance, or will otherwise comply with any conflict that could be created in the newly revised SMA applicable to Medina’s regulated shoreline areas.

Attachments

Attachment 1 – Map of Medina Boundaries

Attachment 1 – Map of Medina Boundaries



Source: Medina Comprehensive Plan Land Use Element



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**FW: January 26, 2026 Notice of Public Hearing Chapter 16.25 Outdoor Lighting on Public and Private Property.**

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**From** Rebecca Bennett <[rbennett@medina-wa.gov](mailto:rbennett@medina-wa.gov)>

**Date** Tue 1/27/2026 1:14 PM

**To** Mark Nelson <[mnelson@medina-wa.gov](mailto:mnelson@medina-wa.gov)>; Mark Nelson <[mark@nelsonarchitecture.net](mailto:mark@nelsonarchitecture.net)>; Shawn Schubring <[ssschubring@medina-wa.gov](mailto:ssschubring@medina-wa.gov)>; Shawn Schubring <[slschubring@gmail.com](mailto:slschubring@gmail.com)>; Julie Barrett <[JBarrett@medina-wa.gov](mailto:JBarrett@medina-wa.gov)>; Julie Barrett <[julie.wyman.barrett@gmail.com](mailto:julie.wyman.barrett@gmail.com)>; Li-Tan Hsu <[LHsu@medina-wa.gov](mailto:LHsu@medina-wa.gov)>; Li-Tan Hsu <[litan1012@gmail.com](mailto:litan1012@gmail.com)>; Evonne Lai <[ELai@medina-wa.gov](mailto:ELai@medina-wa.gov)>; Evonne Lai <[evonne.lai@gmail.com](mailto:evonne.lai@gmail.com)>; Brian Pao <[BPao@medina-wa.gov](mailto:BPao@medina-wa.gov)>; Brian Pao <[brian.y.pao@gmail.com](mailto:brian.y.pao@gmail.com)>

**Cc** Steve Wilcox <[swilcox@medina-wa.gov](mailto:swilcox@medina-wa.gov)>; Kim Gunderson <[kmahoney.planning@gmail.com](mailto:kmahoney.planning@gmail.com)>

Good afternoon, Commissioners,

Please see below public comment from Mr. Koh for tonight's meeting.

Best regards,  
Rebecca

*Rebecca Bennett*

Development Services Coordinator

City of Medina

PO Box 144 | 501 Evergreen Point Road

Medina, WA 98039

P: 425-233-6414

E: [rbennett@medina-wa.gov](mailto:rbennett@medina-wa.gov)



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**From:** Chris K <[chrisk.coho@gmail.com](mailto:chrisk.coho@gmail.com)>

**Sent:** Tuesday, January 27, 2026 12:43 PM

**To:** Dawn Nations <[dnations@medina-wa.gov](mailto:dnations@medina-wa.gov)>

**Cc:** India Fitting <[INDIAFITTING@hotmail.com](mailto:INDIAFITTING@hotmail.com)>

**Subject:** Fwd: January 26, 2026 Notice of Public Hearing Chapter 16.25 Outdoor Lighting on Public and Private Property.

Dawn,

Good morning and my apologies for a snafu yesterday in attempting to share lighting comments via zoom.

Bellevue school kids had the day off, so it's my fault in overlooking contacting you by 2PM.

The notice we had suggested a 5PM start (see below), so I was first on zoom, waiting to be allowed in and then called in also.. Around 5:30PM after not gaining any access via either method, I searched public hearings online and found the 6PM start. However, by this time hauling our kids around started so all I could do was focus on driving and listen to the Council via cell, until miraculously getting back home at 7PM, to be able to chime in during public comments.

Could you kindly pass the following comments made last night on to the Planning Commission or whomever is reviewing this?

We're 3257 Evergreen PT Rd residents and have endured the unsold development of 3263 for over 7 years. Over the last several years, monster homes with flat roofs, without overhangs and maximum glass have been built to the 10' Minimum property line setback. These do not require landscaping or window coverings to shield what's going on inside. In an effort to market and present the property, all lights, including pathway or landscaping ones, nowhere near the home (and for no safety benefit), are turned and often left on. The bright LED lights we can easily see through our windows, despite having blinds and it being past 11PM. The effect is like a commercial office building or football stadium being next door to you w/ full illumination.

We reiterate the responsibility of shielding bright lights and conserving energy for our environment should fall on the property owner, not neighbors or the City. Here, there is no one at the property to complain to and police resources should not be wasted on locating light switches.

Per multiple suggestions w/ Honorable Council and the Medina Building Dept, projects exceeding a reasonable average should be required to have very complete "Big picture" detailed plans w/ landscaping, window covering and lighting. Trams, pools, docs repairs, etc should be included. so the public clearly is informed of what is planned. Piecemeal additions or design build should be prohibited based on the size of the project. (First finish what's started before trying to modify a large element under the radar). Development delays exceeding 2 years or a reasonable time frame should result in permit extension fees that deter delays, as this is a horrific impact on the City and neighbors and an attempt to be vested into the code at inception.

Thank you for your cooperation. My apologies again for hurriedly trying to share w/ Council within one minute.

Yours, Chris & India Koh

w. 206 577-3616

----- Forwarded message -----

From: **India Fitting** <[indiafitting@hotmail.com](mailto:indiafitting@hotmail.com)>

Date: Wed, Jan 21, 2026 at 8:49 PM

Subject: Fwd: January 26, 2026 Notice of Public Hearing Chapter 16.25 Outdoor Lighting on Public and Private Property.

To: Chris K <[chrisk.coho@gmail.com](mailto:chrisk.coho@gmail.com)>

Sent from my iPhone

Begin forwarded message:

**From:** City of Medina <[wamedina@service.govdelivery.com](mailto:wamedina@service.govdelivery.com)>

**Date:** January 16, 2026 at 4:09:01 PM PST

**To:** [indiafitting@hotmail.com](mailto:indiafitting@hotmail.com)

**Subject:** January 26, 2026 Notice of Public Hearing Chapter 16.25 Outdoor Lighting on Public and Private Property.



## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Medina will hold a Hybrid Public Hearing via Teleconference Zoom Meeting and In-Person at Medina City Hall on **MONDAY, JANUARY 26, 2026, at 5:00 PM** or as soon thereafter as called by the City Council, regarding the **Chapter 16.25 OUTDOOR LIGHTING ON PUBLIC AND PRIVATE PROPERTY.**

The Medina City Council has moved to hybrid meetings, offering both in-person and online meeting participation.

Please see below for ways to participate and comment during the Hybrid public hearing.

**Register to Speak:** Individuals wishing to speak live during the Hybrid Public Hearing will need to register their request with the Acting City Clerk at 425.233.6410 or email [dnations@medina-wa.gov](mailto:dnations@medina-wa.gov) and leave a message [before 2PM](#) on the day of the January 26 Council meeting. Please reference Public Hearing for January 26 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.

**Telephone:** To listen to the meeting or speak live during the Public Hearing via telephone, please call [1-253-215-8782](tel:1-253-215-8782) and enter 827 4432 1998 # when prompted.

**Internet:** To watch the meeting over the internet or speak live during Public Hearing, via your computer microphone, follow these steps:

Join Zoom Meeting <https://medina-wa.zoom.us/j/82744321998?pwd=oNyGHuaSIKurNS5fXbsbi5pOHT3RYH.1>

Meeting ID: 827 4432 1998 Passcode: 311113 +1-253-215-8782 (Tacoma)

**Written Comments:** Written comments may be submitted to the Acting City Clerk at [dnations@medina-wa.gov](mailto:dnations@medina-wa.gov). Written comments must be received [by 2PM on January 26, 2026](#). All comments timely received will be forwarded to the Council before the meeting. A brief summary of the comments will be included in the minutes of the meeting.

City of Medina  
501 Evergreen Point Road  
PO Box 144  
Medina, WA 98039  
(425) 233-6400 phone  
(425) 451-8197 fax  
[www.medina-wa.gov](http://www.medina-wa.gov)

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---

This email was sent to [indiafitting@hotmail.com](mailto:indiafitting@hotmail.com) using GovDelivery Communications Cloud on behalf of: City of Medina Washington  
· 501 Evergreen Point Road · Medina, WA 98039



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# MEDINA, WASHINGTON

## Planning Commission

Tuesday June 23, 2026

**Subject:** Development Impacts Project

**Planning Commission Action:** Discussion item only. No action.

**Staff Contact:** Kim Gunderson, Medina Planning Consultant

### **Summary**

The City of Medina intends to permanently enact regulatory reform that will trend development away from recent development tendencies and address the impacts of these tendencies on the sense of community enjoyed in Medina. This effort is known as the Development Impacts Project. This project has commonly been referred to as “bulk impacts” over the last 20 years and the issue has been a regular matter of focus for regulatory reform in Medina. The goal of the Development Impacts Project is to develop permanent amendments to Medina’s zoning context in a way that resolves development-related impacts and implements the land use goals of the Medina Comprehensive Plan:

H-P1: “Ensure new development is consistent with citywide goals and policies, including but not limited to sustainable site standards, landscaping and tree retention requirements, and diversity of housing options all while maintaining a quiet, safe, and livable city.”

LU-G1: “To maintain Medina’s high-quality residential setting and character, while considering create housing solutions to accommodate community members of all socioeconomic groups.”

LU-G3: “To maintain active community involvement and equitable engagement in land use policy and regulation.”

### **Problem Statement**

The City has observed an increasing trend in the development of massive single-family homes which tend to overwhelm the size of adjacent homes and yield injury to the privacy and property enjoyment of neighboring residents. Medina frequently reviews proposals for the demolition of modest homes and their replacement with boxy, wide, tall homes accompanied by considerable glazing that is often oriented toward neighboring living spaces.

### **Thematic Public Feedback**

Medina recognizes that the character of high-quality living is not hallmarked only by luxurious homes, but by privacy in indoor living space and comfort in outdoor recreational space, too. Bucking trends in many other western Washington communities to decrease minimum lot sizes and increase bulk consumption of property, Medina has represented the value conveyed by its residents in the quiet comfort of their sylvan waterfront environment. In recent years, these residents have expressed a loss of their comforts by the growing trend of massive neighboring residential development. The trend of proximal, boxy homes has caused obtrusive light and noise, loss of privacy and property enjoyment, and an unease among some residents in the geotechnical stability of Medina’s steep slopes to withstand the charge of such large structures.

In an effort to address these concerns, the City enacted emergency legislative action limiting the

proximity of development within adjoining side yards by increasing side yard setbacks on all properties (Ordinance 1052). In the same legislative action, the City created requirements for recessed upper stories and removed its allowance for height bonuses, which previously could allow the construction of a home up to 36-feet in height. In response to this action, property owners interested in developing their properties shared that these limitations have yielded a loss of property value and seemingly restrict denser development that is otherwise called for by the state.

The themes heard by the Medina community on this topic comprise “The Problem” and can be summarized as:

- Large, boxy, proximal development has **reduced privacy, reduced property enjoyment and value, and caused excessive noise and light.**
- Regulations applied under Ordinance 1052 has caused a **loss in property value** and works **averse to denser development** priorities of the state.

The focus of this project will be to explore methods of amending the City’s zoning landscape that considers each of these themes offered by the public and to create a balance between fostering the increased density with livability for all residents.

Council Direction

At its April 27, 2026 regular meeting, City Council gave the following direction:

“Direct the Planning Commission to study each presented zoning reform opportunity for its efficacy in satisfying the goals of the Development Impacts Project and prepare a recommendation for Council’s adoption.”

Additional discussion with Council divided the project into two phases: Phase 1, which intends to expeditiously resolve The Problem; and Phase 2, which is a longer-term study of the broad zoning reform opportunities introduced by the Planner at Council’s April 27, 2026 meeting. It is expected that this project will prioritize Phase 1 and will limit its focus initially at its resolution, initiating Phase 2 at the completion of Phase 1.

Phase 1

Kim Gunderson of Mahoney Planning, LLC is under contract with the City of Medina to provide on-call current and long-range planning support services, and has been tasked with leading the Development Impacts Project. Kim has prepared and attached a PowerPoint slide deck that will be presented to Planning Commission at its June 23, 2026 meeting; the slide deck refamiliarizes Planning Commission with the project and captures the feedback heard from the Medina community at the June 17 Charrette. Kim will present the consistent remarks offered by all Development Impacts Project stakeholders and how the community’s feedback relates to the recommend Phase 1 approach at the June Planning Commission meeting.

**Attachment(s)**

PowerPoint Slide Deck prepared by Kim Gunderson for presentation at June 23, 2026 Planning Commission meeting

**Proposed Planning Commission Motion:**

Discussion item only. No action.



# Development Impacts Project Phase 1 Approach

Mahoney Planning, LLC  
Kimberly Gunderson, Principal

June 23, 2026

# Agenda

|           |                              |                 |
|-----------|------------------------------|-----------------|
| <b>01</b> | Council Direction            | AGENDA ITEM 7.1 |
| <b>02</b> | Key Components of Phase 1    |                 |
| <b>03</b> | Charrette Activity Feedback  |                 |
| <b>04</b> | Recommended Phase 1 Approach |                 |
| <b>05</b> | Why Phase 1 Approach Works   |                 |
| <b>06</b> | Case Study                   |                 |
| <b>07</b> | Worthwhile Consideration     |                 |
| <b>06</b> | Next Steps                   |                 |

# Council Direction

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April 27, 2026:

“Direct the Planning Commission to study each presented zoning reform opportunity for its efficacy in satisfying the goals of the Development Impacts Project and prepare a recommendation for Council's adoption.”

Further discussion divided the project into **two phases**:

- **Phase 1** (immediate address of The Problem)
- **Phase 2** (long-term resolution)

# Key Components of Phase 1

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## Solve The Problem

- Plan against **loss of privacy, property enjoyment, and value** to neighbors of new development caused by bulky development
- Resolve potential unintended consequences of 1052, particularly as it relates to **narrow lots**

## Engage the Community Early

- Host a **Charrette**. Invite Stakeholder **collaboration** toward solution

## Rely on Existing Tools for Expeditious Resolution

# Charrette

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What do Development Impact Project stakeholders think?

# Charrette Activities!

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## Activity No. 1: “Solve the Problem”

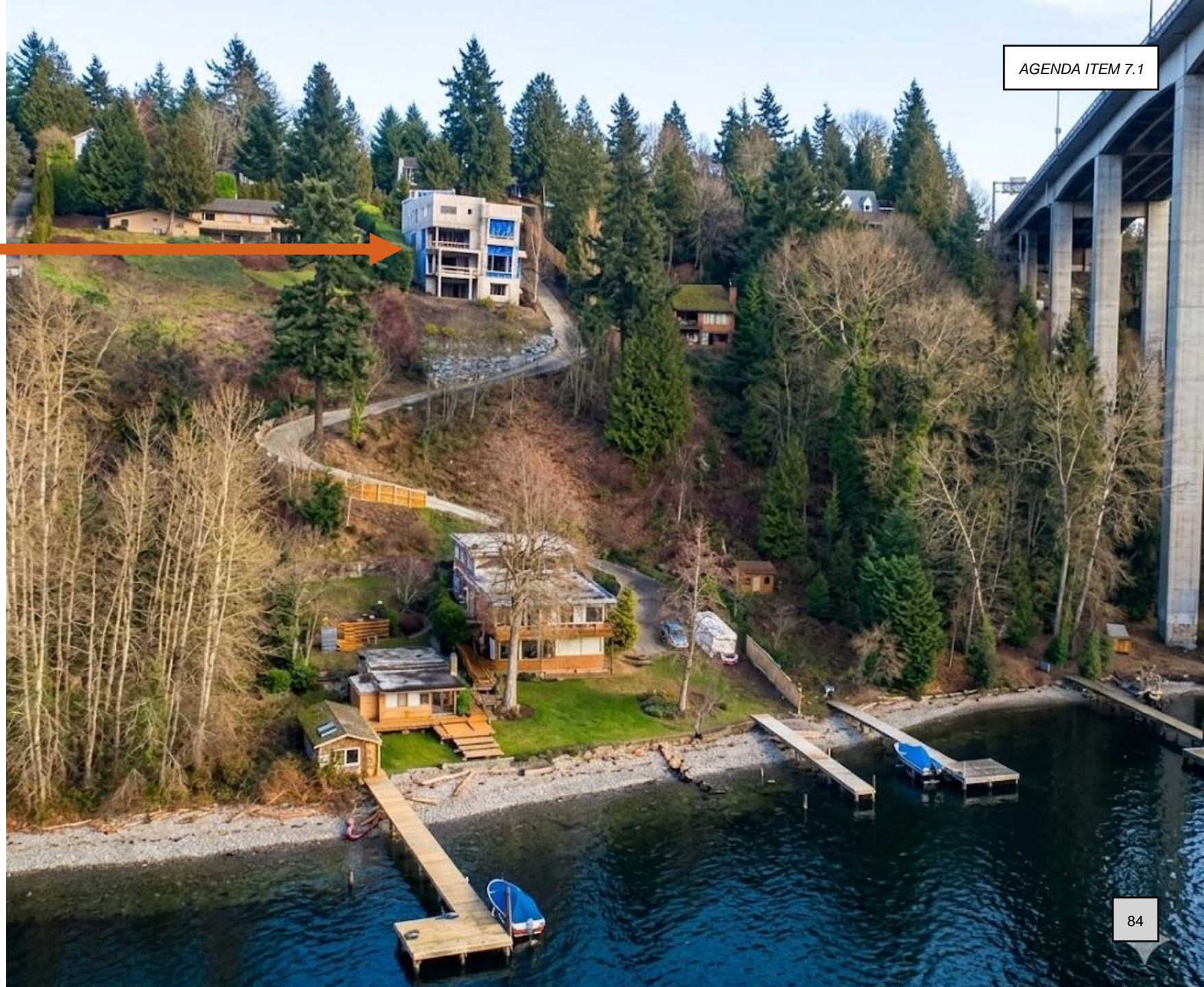
1. Pinks divide evenly
2. Learn about The Problem
3. Create a Permitting Approach to Project – it has to satisfy all Stakeholder interests!
4. Group share and critique

There are no bad ideas!  
Everyone should be heard!

# 3207 Evergreen Point Road

## Redevelopment Project:

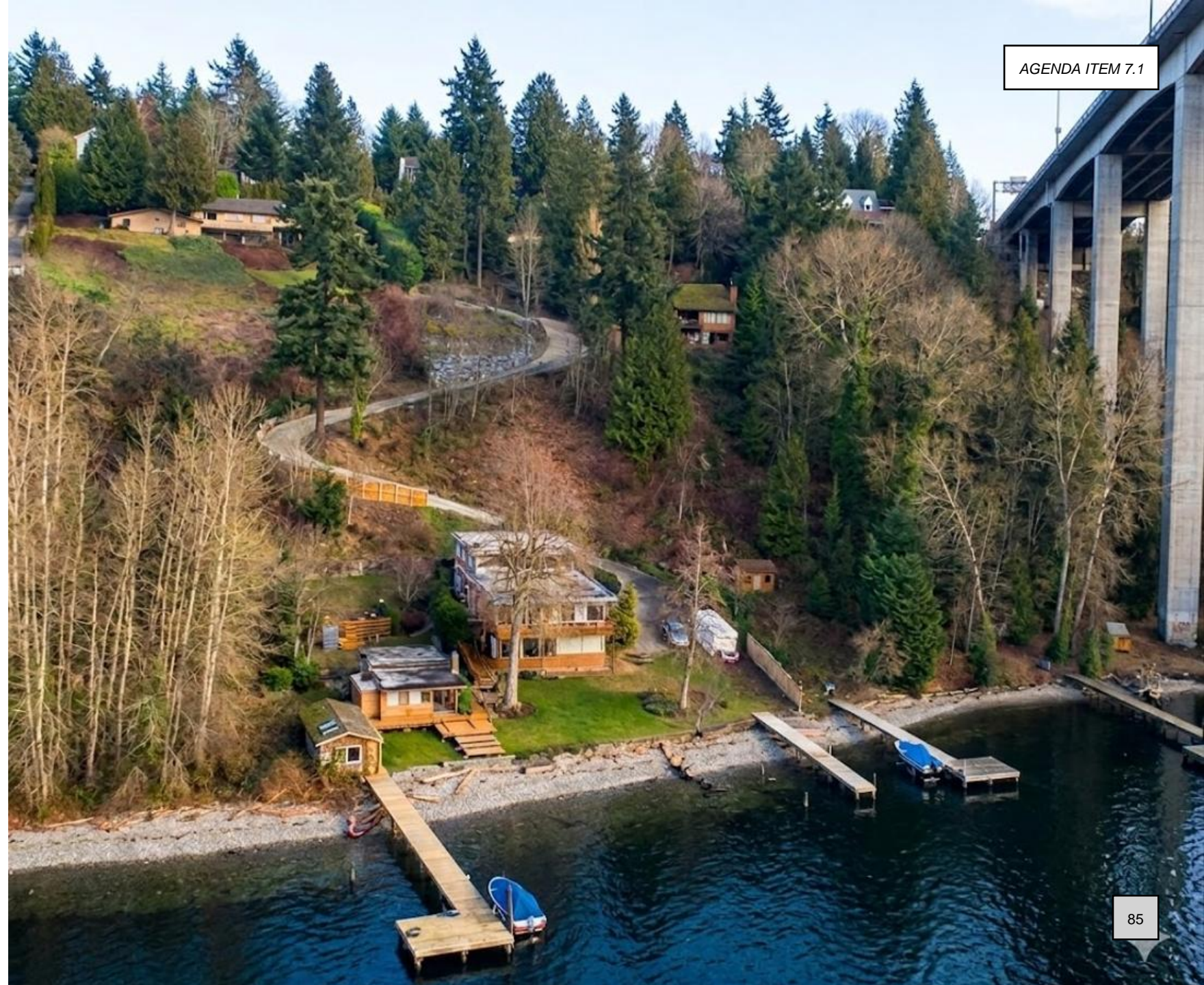
Demo home.  
Relocate 3-story  
home further north  
to create more  
distance from SR-  
520 noise.  
Requires allowed  
bonus height.



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Relocate 3-story  
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# Breakout Groups:

- Is there a problem?
- Should the City be involved – if so, how? (Additional permit requirement? Different development standards? Require no impact to neighbors? Other?)
- Should this design be allowed, revised, denied, other?



# Charrette Activity Feedback

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- Most believe **City should be involved** in requiring project redesign/relocation
  - Limit home to 2 stories, but allow **more structural coverage** (shorter, wider home). Allow further increase to structural coverage if no impacts to neighbors
  - **Protect view/property value** of upland neighbor. Not fair to take property value from upland home. Consider view corridor/HOA.
  - Buyer of the redeveloped lot should accept property limitations at purchase
  - Create **FAR** standard so same floor area can be achieved in a different design
  - **Move the home** further west (down the hill) if they want 3 stories
  - Neighbors within 300' should be **notified** of project
  - Residents' and neighbors' **values need to be balanced** by City

# Charrette Activity Feedback (Cont.)

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- One table believed the **City should not be involved** and that length of ownership of property should matter (impacts to new residents given less weight)
  - Critique: length of ownership should not matter.
- Developers need to **know** what can be acceptably built
- Property owners need **flexibility in design** without harming neighbors. Consider **incentivizing preferred design** solutions (pitched roofs, reduced glazing, modulation, etc.)
- Impacts are not limited to views and are felt more by residents **invested in Medina community**

# 2051 78<sup>th</sup> Ave NE

## Project:

Demo home.  
Replace with modern house.

R-16 zone

8,000 square foot lot

60' lot width

25' front/rear setback

30% structural cover

Existing nonconforming

side setback: **4-6'**

Planned side setback:

**10'**



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# Breakout Groups:



- Is there a problem?
- Should the City be involved – if so, how? (Additional permit requirement? Different development standards? Require no impact to neighbors? Other?)
- Should this design be allowed, revised, denied, other?

# Charrette Activity Feedback

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- Most believe **City should be involved** in mitigating project impacts
  - **Glazing should be limited**, frosted, or design alternative should take its place (dormers) to preserve neighboring home privacy
  - **Incentivize pitched roofs and modulation** or other preferred designs in keeping with **neighborhood aesthetic**. Consider **administrative design review** (no design review board). Mind **scale** of adjacent homes.
  - **Taller homes** could be allowed (3') if roofs are pitched
  - Require **landscape screen** to cover 80% of side facades facing neighbors. Provide **list of permitted tree species** for screening. Require **variety** of species (not exclusive use of Leyland cypress)
  - Allow for **thoughtful, creative** design
  - Neighbor **privacy is important**

# Charrette Activity Feedback (Cont.)

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- **No technical issue** with the home
- Consider a new code for 8,000 square foot lots
- Current zoning code **creates demand for boxy homes**
  - Property owners want tall ceilings (9' is too short)
  - 25' maximum height creates 2 stories with flat roof
  - Are we zoning to preserve neighborhood character, or push people to specific design?
- Side setbacks should be measured as **% of lot width**, especially on narrow lots
- **Clear code** needed to know what can be acceptably built



# WHICH SIDE CREATES MORE IDEAL SEPARATION FROM THEIR NEIGHBOR?



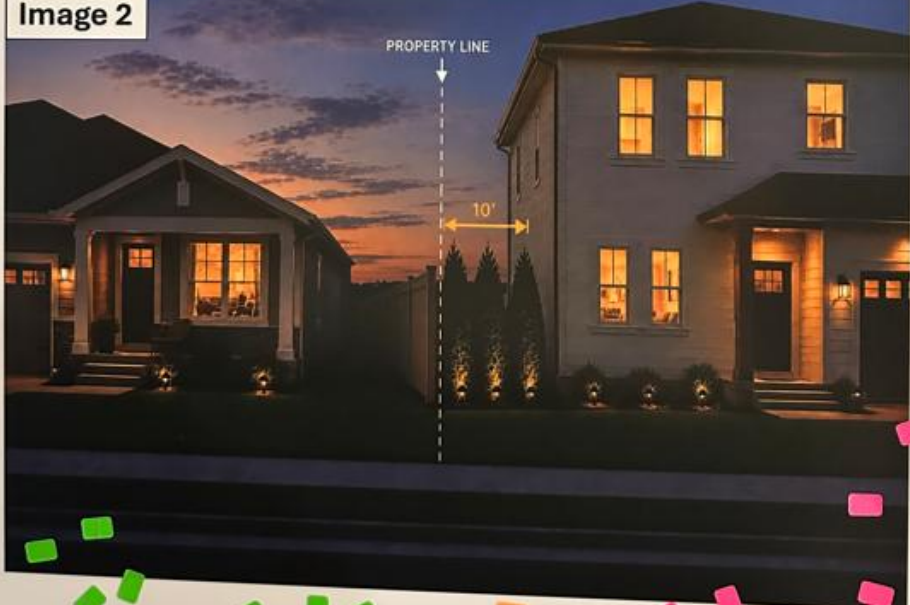
# M WHICH IMAGE DO YOU PREFER?

AGENDA ITEM 7.1

Image 1



Image 2



# Charrette General Feedback

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- **City needs to act fast on Phase 1.** People aren't able to sell their property with 1052. Retirements are being postponed.
- Subdivisions should be required to incorporate **different designs** while maintaining **sense of continuity**.
- Communication improvements needed between Medina and Bellevue for proper utility improvements.
- Have developers choose among **pre-approved designs**.
- Allow building permit approval **before** land use permit approval.
- Allow people who were designing new homes before Ord. 1052 was passed to submit applications under old Code.

# Consistent Charrette Feedback

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- **City should be involved** in mitigating development impacts
- Code should allow for **flexible design and creativity**. Lots in Medina are often substandard, challenged, unique
- Code should **clearly** state what is allowed to be built
- **Landscape screening** is acceptable mitigation
- **Narrow lots** need relief from Ord. 1052
- Phase 1 needs **quick resolution**
- Many ideas to consider at **Phase 2** (incentivizing preferred development, pitched roofs, modulation, administrative design review process, refreshed side setback perspective, new zone for small lots)

# Recommended Phase 1 Approach

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## Amended **Minor Deviation**

- Expand **applicability** of Minor Deviation to include demo/new construction
- Allow for **bonus height** and allow **side setbacks** to align with previous standard (10' instead of 15', no recessed story) **IF** project meets Minor Deviation approval criteria, including:
  - The granting of such minor deviation **will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity** and zone in which the subject property is situated; and
  - The proposed development **will not substantially reduce the amount of privacy enjoyed by adjoining property owners than if the development was built as specified by the zoning code.**
- Allows Director to impose Conditions of Approval to mitigate impacts

# Recommended Phase 1 Approach

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## **Increase minimum Lot Width** for new subdivisions

- Increase current minimum lot width in R-16 and R-20 from **70'** to **90'**
- Increase current minimum street frontage in R-16 and R-20 from **70'** to **90'**

# Why Phase 1 Approach Works

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## 1. Solves The Problem

- a) Creates avenue for **mitigating development impacts** on neighboring properties
- b) Affords broader development potential of land, extending opportunity to developers for **creative design**
- c) Allows **narrow or substandard lots** their previous development potential, while mitigating instances of impact

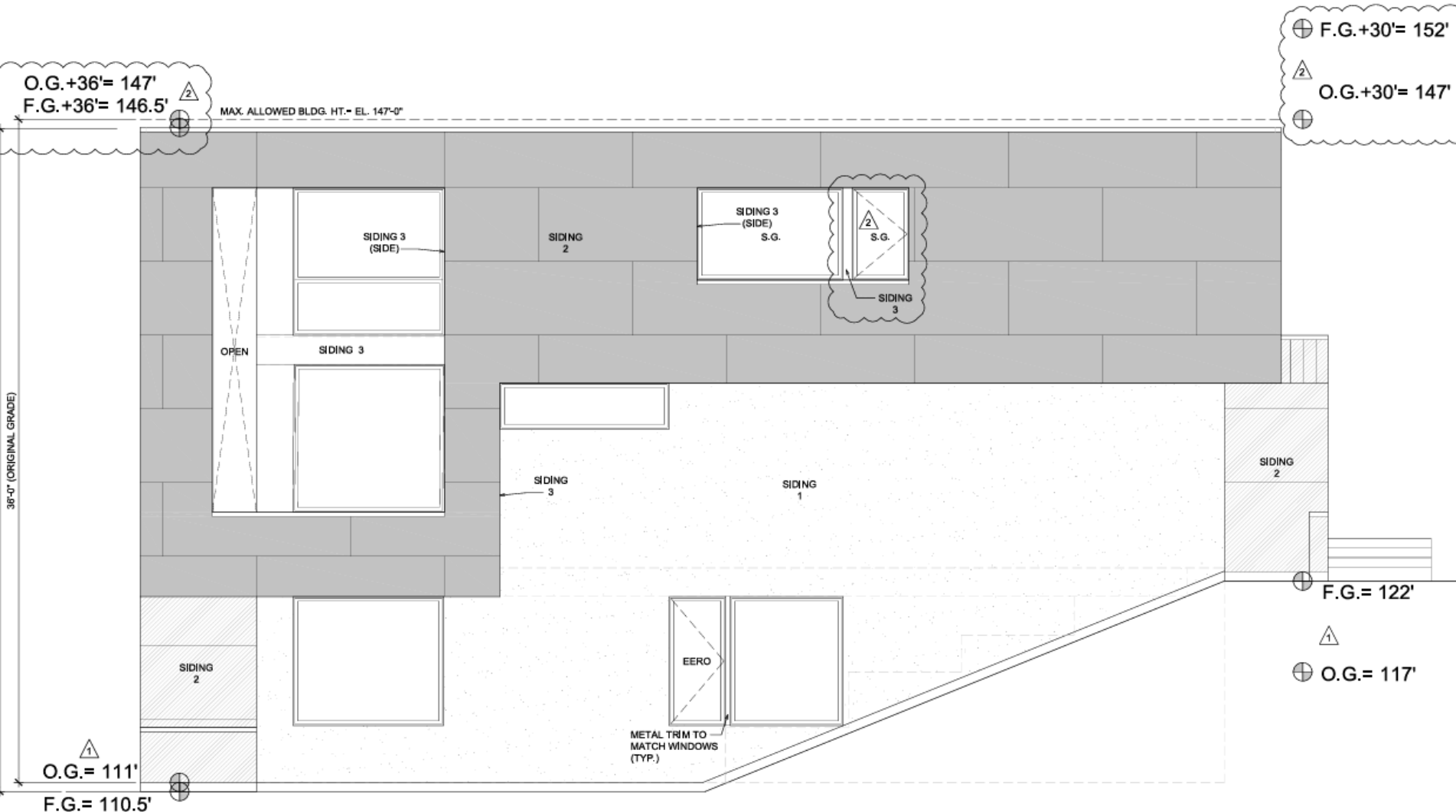
## 2. Early Engagement with Community

- a) Creates **inviting workshop** opportunity for developers and residents to **contribute** toward solution

## 3. Rely on Existing Tools for **Expeditious Resolution**

- a) Borrows on existing **Minor Deviation** framework
- b) Invites **public comment** (NOA) and engagement. Affords **appeal** opportunity.
- c) Expands opportunity to mitigate development to ensure **no injury or detriment** to neighbors, including landscaping by recorded Maintenance Covenant

# Case Study: 3217 EPR



Assuming patios/decks were uncovered, project would have **complied** with bonus height standard

# Case Study: 3217 EPR, Cont...



But, what if held to Minor Deviation standards?

- The granting of such minor deviation **will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity** and zone in which the subject property is situated; and
- The proposed development **will not substantially reduce the amount of privacy enjoyed by adjoining property owners than if the development was built as specified by the zoning code.**

Project outcome: Deny or substantially Revise

# Worthwhile Consideration

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1. Bonus height, when done right, can yield a **more ideal design** (less expansive across the site)
2. Medina has **many** substandard and/or narrow lots – need flexibility
3. Proposed Phase 1 approach would likely include other **key elements**:
  - a) Limitations on **sound-generating activity** as allowed setback protrusions (from Ord. 1052)
  - b) **Vacant home lighting** prohibitions (from Ord. 1052)
  - c) Refresh the **Landscape Screening** code, potentially to codify **fast-growing species** (MMC 16.30.070)
  - d) Requirement that landscaping as mitigation be recorded via **Maintenance Covenant** (runs with the land in perpetuity. Enforceable via neighbor complaint)

# Next Steps

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1. **July 28** - Draft Ordinance to Planning Commission
2. Public hearing to follow at next Planning Commission meeting

Phase 2 to commence following completion of Phase 1