



# 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

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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/89395535505?pwd=FvJa7hX9RWDpRgtbqlv0kr561HTzSJ.1>

Meeting ID: 893 9553 5505

Passcode: 713282

One tap mobile

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

[3.1](#) Planning Commission Meeting Minutes of April 28, 2026  
**Recommendation:** Adopt Minutes  
**Staff Contact:** Rebecca Bennett, Development Services Coordinator

[3.2](#) Planning Commission Meeting Minutes of May 6, 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. **DISCUSSION**

[6.1](#) Outdoor Lighting Ordinance  
**Recommendation:** Discussion only  
**Staff Contact:** Kim Gunderson, City Planning Consultant

Time Estimate: 30 minutes

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

Time Estimate: 1 hour

7. **ADJOURNMENT**

Next Planning Commission Special Meeting: May, 27, 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**

Wednesday, May 27, 2026 (Special Meeting)  
Tuesday, June 23, 2026  
Tuesday, July 28, 2026  
Tuesday, August 25, 2026  
Tuesday, September 22, 2026

Tuesday, October 27, 2026  
November TBD  
December TBD



# MEDINA, WASHINGTON

## PLANNING COMMISSION MEETING

Hybrid - Virtual/In-Person  
Medina City Hall - Council Chambers  
501 Evergreen Point Road, Medina, WA 98039  
**Tuesday, April 28, 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 6:00 p.m. in the Council Chambers.

**PRESENT**

- Commission Chair Shawn Schubring
- Commission Vice-Chair Brian Pao
- Commissioner Julie Barrett
- Commissioner Sandhya Edupuganti
- Commissioner Li-Tan Hsu (online) (departed 7:24pm)
- Commissioner Evonne Lai (arrived at 6:02pm)
- Commissioner Mark Nelson

**STAFF**

Bennett, Crossett, Gunderson, Reitan, Swanson, Wilcox

**2. APPROVAL OF MEETING AGENDA**

**ACTION:** Motion to approve the meeting agenda. Motion passed 6-0-1.

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

**3. APPROVAL OF MINUTES**

3.1 Planning Commission Meeting Minutes of January 27, 2026

**Recommendation:** Adopt Minutes.

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

**ACTION:** Motion to approve the meeting minutes. Motion passed 7-0.

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

**4. ANNOUNCEMENTS**

4.1 Staff/Commissioners

Chair Schubring introduced new Planning Commissioner Sandhya Edupuganti and invited Planning Commissioners to express interest in serving on the Development Services Committee.

Bennett reminded Commissioners of their three upcoming meetings in May.

Wilcox reported that the Council has adopted an extensive work plan, which may require the Planning Commission to meet twice monthly for the next 12 to 18 months. Wilcox also announced that discussion of Ordinance 1052 will begin on May 19.

**5. PUBLIC COMMENT PERIOD**

Scott Hommas, representing the owner of 300 Overlake Drive East, provided comments regarding Ordinance 1052.

Rudra Mitra, owner of 1811 73rd Avenue NE, provided comments regarding Ordinance 1052.

**6. DISCUSSION**

6.1 PC Roles & Responsibilities

**Recommendation:** Discussion only

**Staff Contact:** Dawn Findlay Reitan, Attorney from Inslee Best

The City's Assistant Attorney, Dawn Reitan of Inslee Best, presented a PowerPoint on the roles and responsibilities of the Planning Commission. Commissioners asked questions following the presentation.

6.2 Tree Code Amendments, Short-Term Solutions

**Recommendation:** Discussion only

**Staff Contact:** Andy Crossett, City Arborist

The City's Tree Consultant, Andy Crossett of Tree Frog, presented six short-term solutions related to the City's tree code. Commissioners discussed the presentation and asked questions.

**ACTION:** Motion to direct staff to prepare a draft ordinance for Planning Commission review as presented. Approved (6-0-1).

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

6.3 Outdoor Lighting Ordinance

**Recommendation:** Discussion only

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

The City's Planning and Zoning Consultant, Kim Gunderson of Mahoney Planning, presented a PowerPoint on the Outdoor Lighting Ordinance. Commissioners discussed the presentation and asked questions.

**7. ADJOURNMENT**

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

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

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# MEDINA, WASHINGTON

## PLANNING COMMISSION SPECIAL MEETING - TRAINING

Hybrid - Virtual/In-Person  
Medina City Hall - Council Chambers  
501 Evergreen Point Road, Medina, WA 98039  
Wednesday, May 06, 2026 – 6:00 PM

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### MINUTES

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

Planning Commission Vice Chair Brian Pao called the meeting of the Medina Planning Commission to order at 6:06 p.m. in the Council Chambers.

**2. TRAINING**

Open Government Training  
**Staff Contact:** Jennifer Robertson, City Attorney

City Attorney Jennifer Robertson presented the required Open Government Training to the Planning Commission. Robertson noted that state law requires all appointed officials to complete this training at least once every four years, and no later than 90 days from assuming their duties. The session covered two primary topics: the Open Public Meetings Act (OPMA) and the Public Records Act (PRA).

**3. ADJOURNMENT**

Meeting adjourned at 7:03pm.

**ACTION:** Motion to adjourn. Approved 5-0

Motion made by Commissioner Barrett, Seconded by Commissioner Edupuganti.  
Voting Yea: Commissioner Barrett, Commissioner Edupugant, Commissioner Lai,  
Commissioner Nelson, Commissioner Vice-Chair Pao



# MEDINA, WASHINGTON

## Planning Commission

Tuesday May 19, 2026

**Subject:** Outdoor Lighting Ordinance

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

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

### **Summary**

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 will 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, an extension approval by Council of the Interim Official Control (Ordinance 1050) was necessary and occurred on December 8, 2025, extending the validity of the Interim Official Control until June 13, 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. Kim Gunderson has prepared and attached a PowerPoint slide deck that will be presented to Planning Commission at its May 19, 2026 meeting; the slide deck briefly details the scope and framework of the project, advancements made since Planning Commission's April meeting on this topic, and outstanding items to consider with Planning Commission at its May meeting.

Following the January and April Planning Commission meetings, Kim Gunderson incorporated feedback offered by the Planning Commission into a draft permanent ordinance governing outdoor lighting in Medina. This feedback is reflected as redline edits in the attached draft

ordinance and includes:

- Incorporating features of the Dark Sky Model Ordinance
- Creating code that can be enforced
- Defining germane terms, such as color temperature, lumens, seasonal lighting, security lighting, and temporary or periodic events
- Incorporating by reference controls on construction and real estate lighting built into MMC Chapter 16.44 via Ordinance 1052, a separate Interim Official Control governing bulk standards
- Implements controls on color temperature
- Allows security lighting, pool lighting, and accent lighting
- Expressly prohibits light trespass and lighting at school fields and sport courts, whether public or private
- Removes previous exemption for flagpole lighting
- Amends vesting regulations
- Updates Figures as clear demonstrations of acceptable vs. unacceptable lighting.

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.

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

It is intended that in May, Planning Commission will be asked to workshop a final Outdoor Lighting Ordinance with the Development Services team that frames the City’s expectation for appropriate outdoor lighting exemptions, applicability of the new ordinance, a harmony between the built and natural environments, and particulars related to height, color, shielding, and use for security and protection of property. Staff expect to notice a public hearing for the June 23, 2026 Planning Commission meeting, at which time Kim will request a recommendation from the Planning Commission to be transmitted to City Council.

**Attachment(s)**

PowerPoint Slide Deck prepared by Kim Gunderson for presentation at May 19, 2026 Planning Commission meeting

Ordinance No. 1050 Outdoor Lighting Interim Official Control with amendments by Kim Gunderson

Ordinance No. 1043 Outdoor Lighting Interim Official Control (original, without amendments)

**Proposed Planning Commission Motion:**

Discussion item only. No action.

**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.

**Commented [KG1]:** Sourced from Dark Sky International model ordinance.

**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.
- DE. *Director* means the director of development services for the City of Medina.

**Commented [KG2]:** Sourced from Dark Sky International model ordinance.

**Commented [KG3]:** Sourced from Dark Sky International model ordinance.

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DF. *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.

EG. *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.

FH. *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.*

**Commented [KG4]:** Sourced from Dark Sky International model ordinance.

I. *Lamp* means the light-producing source installed in the socket portion of a luminaire.

GJ. *Light level means the maintained luminance or illuminance value.*

**Commented [KG5]:** Sourced from Dark Sky International model ordinance.

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.

HL. *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.

HM. *Lumen means a unit of measure of the luminous flux of a light source.*

**Commented [KG6]:** Sourced from Dark Sky International model ordinance.

N. *Luminaire.* See definition for "fixture" (subsection D of this section).

JO. *Outdoor lighting fixture* means a luminaire outside of an enclosed building or structure or any luminaire directed such that it primarily illuminates outdoor areas.

KP. *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.*

Q. *Security lighting means illumination used specifically to protect people, property, and infrastructure from criminal threat or malicious intent.*

**Commented [KG7]:** Sourced from Dark Sky International model ordinance.

R. *Shielding* means that no light rays are emitted by a fixture above the horizontal plane running through the lowest point of the fixture.

LS. *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.*

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**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;

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- F. Public recreational facilities;
- G. Seasonal ~~decorations lighting~~ does not have to be shielded; provided, that ~~they~~ it does 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, events on private property), provided the lighting does not cause light trespass and has a rated correlated color temperature of 2,700K or less;-
- I. 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;
- J. Lighting installed within the vessel of a pool, spa, or hot tub, provided the lighting does not cause light trespass;
- K. 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~~ 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.~~090080~~. 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.
- ~~2-3.~~ Outdoor lighting shall have a rated correlated color temperature of 2,700K or less.
- ~~3-4.~~ 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).
- ~~4-5.~~ Outdoor lighting fixtures and accent lighting shall not directly illuminate public waterways, unless it is a navigational light subject to state or federal regulations.
- ~~5-6.~~ 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

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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).

~~6.~~

**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.

~~4-5.~~ 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 ~~private~~ sports courts or ~~private~~ accessory recreational facilities, whether the sport court or accessory recreational facility is public or private, except as allowed by MMC 16.25.040(J) 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. 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.

**Commented [KG8]:** This provision has been added to reflect feedback from the Planning Commission in January. It also seems to be in keeping with the general standard in (7) of this section; if spotlighting of landscaping is allowed, it reasons that the lighting could be directed upward to some nominal extent.

**Commented [SW9R8]:** Does the 45 degree come from the Dark Sky Model Ord?

**Commented [KG10R8]:** No, this was something that was crafted and presented to PC and asked of them to weigh in on whether it seemed an appropriate metric. It was devised with the understanding that spotlighting of landscaping and foliage is already permitted under subsection 7, so some allowed angle was known to be appropriate. We could entirely remove the 45 degree specificity and just allow for the landscaping to have accent lighting as long as it does not cause light trespass and has a 2,700 color temp. Thoughts on that approach?

**Commented [SW11]:** This will be seen by Council as an expansion of existing lighting allowed.

**Commented [KG12R11]:** Understood - allowance for public sport court lighting has been removed. I've added specificity that the prohibition applies to all public and private accessory recreational facilities, but specified that the exemption we make for lighting in the vessel of a pool is OK so that this provision does not conflict with our exemptions (MMC 16.34 already allows lighting in the vessels of pools, so that bit is not an expanse of existing lighting allowances).

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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 in the city:

Commented [SW13]: Not needed - typ

Commented [KG14R13]: deleted

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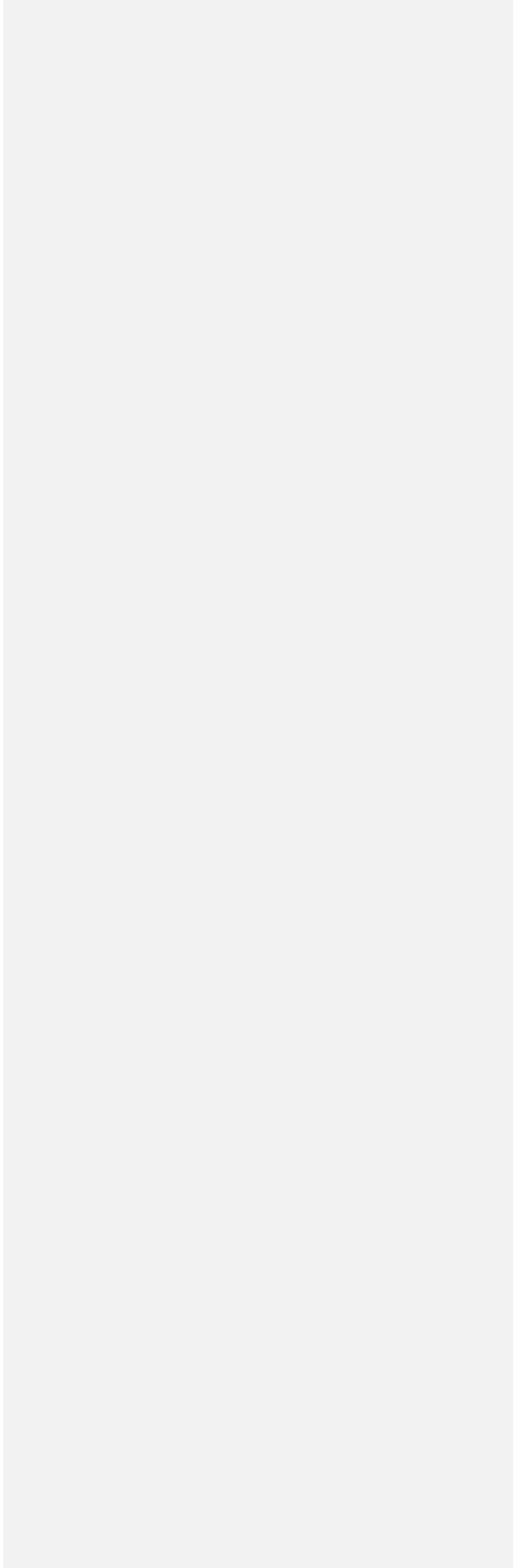
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Figure 1: Wall-Mounted Lighting Fixtures



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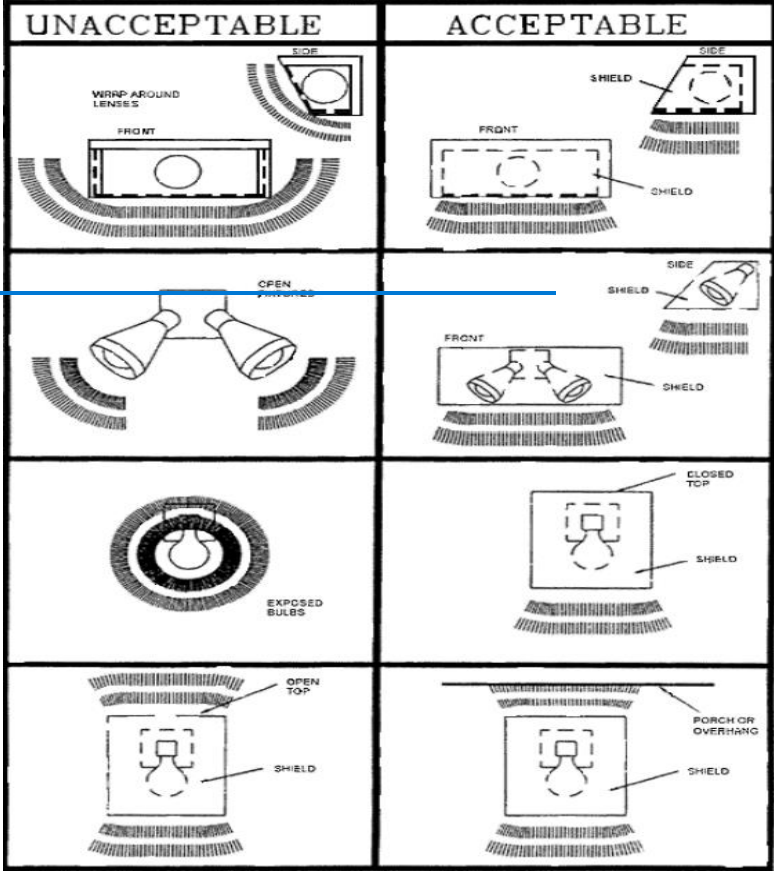
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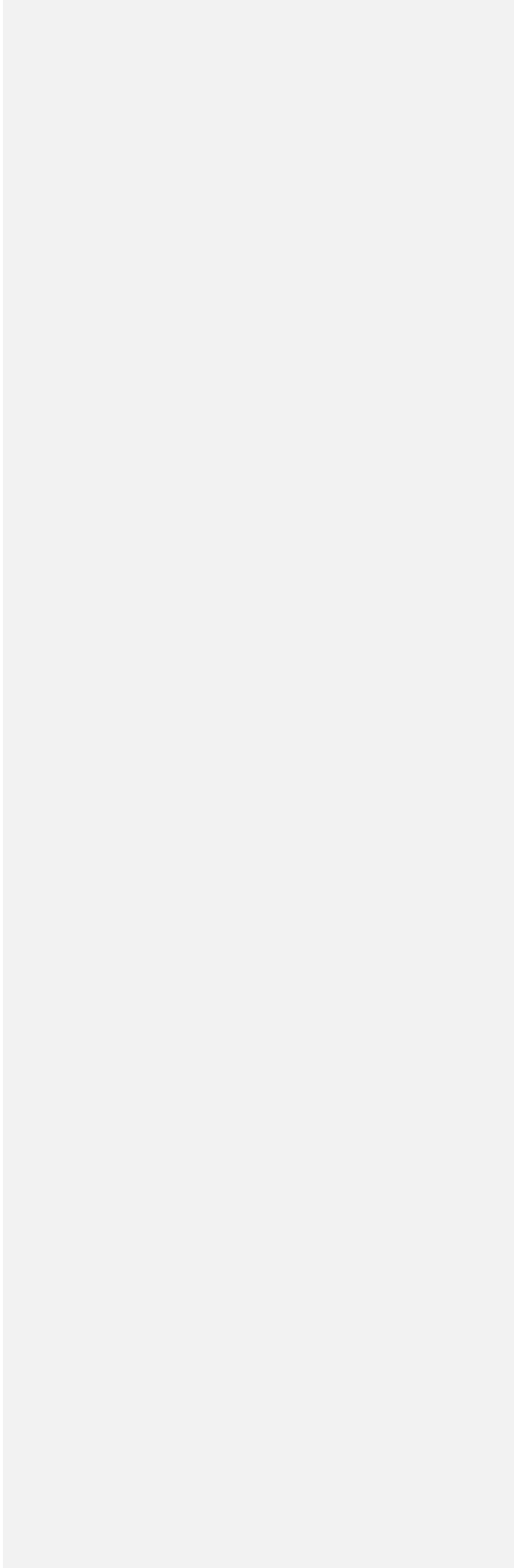
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Figure 2: Freestanding Outdoor Lighting Fixtures



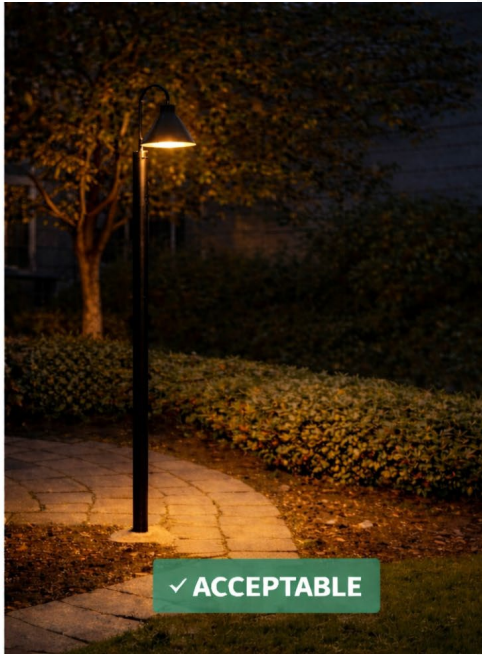
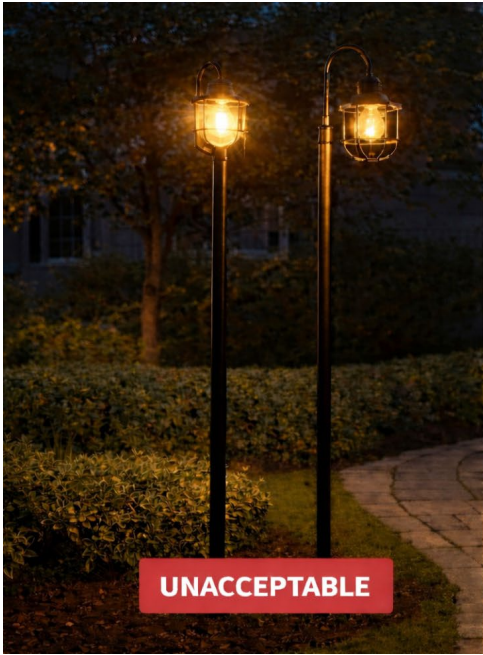
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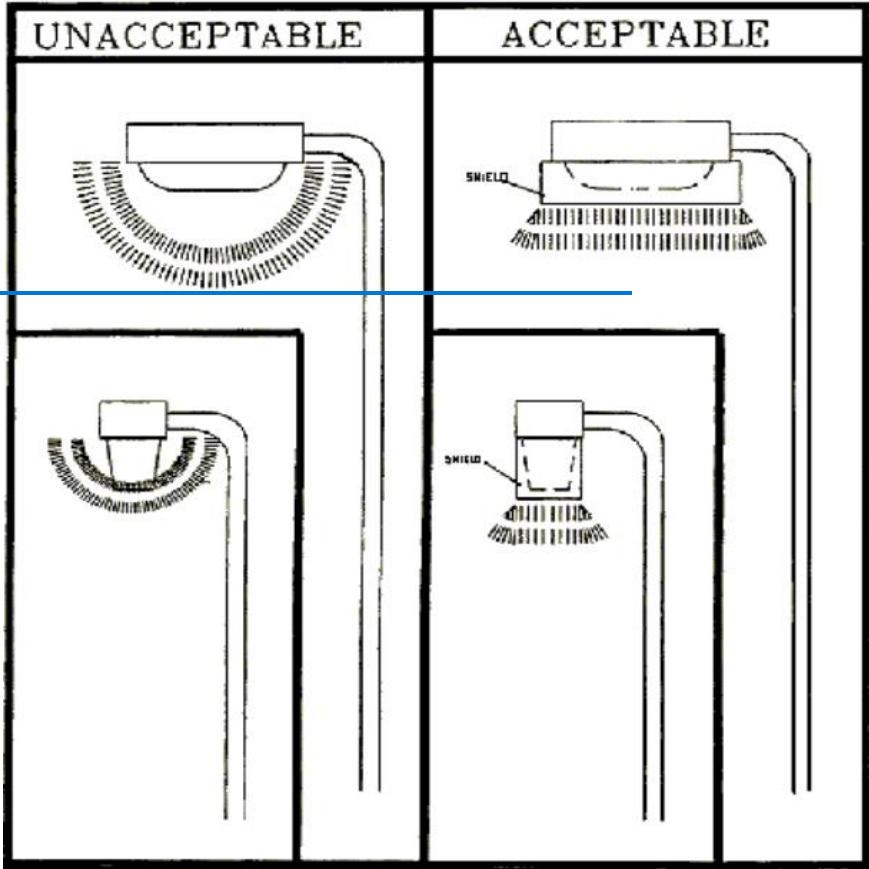


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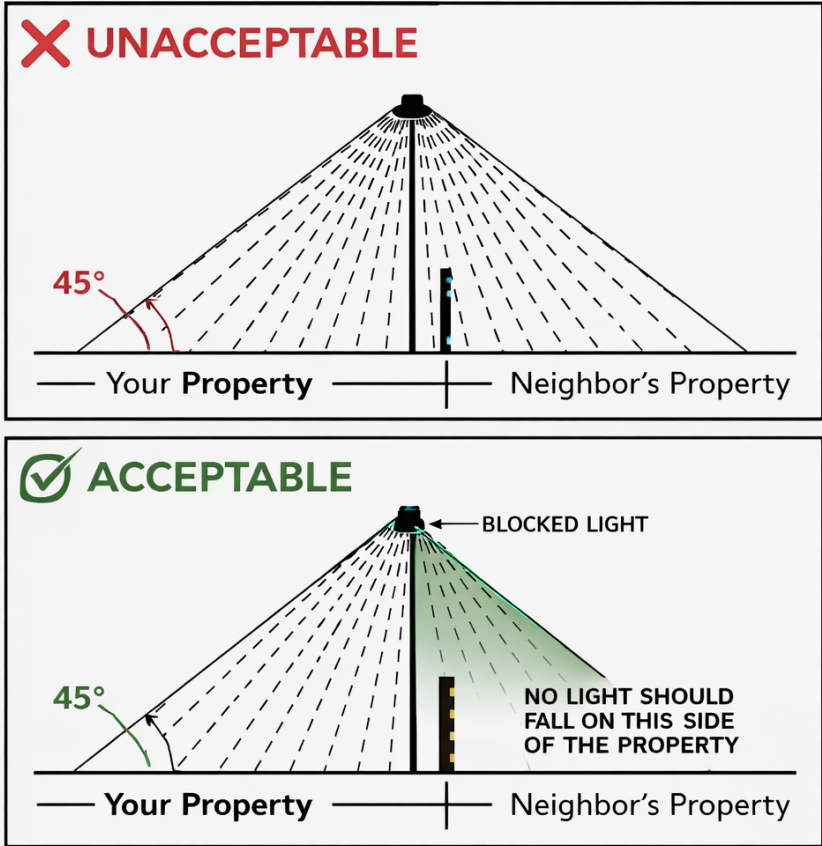
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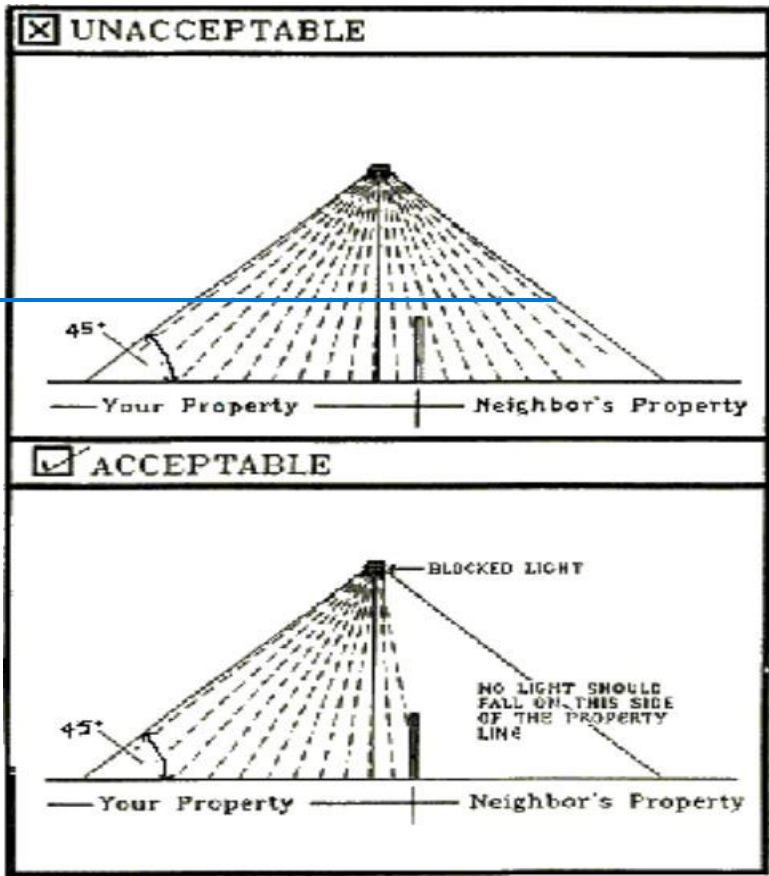
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Figure 3: Outdoor Lighting Fixtures—Street and Lot Light Cut-Off at Property Line



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



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[Section 4.](#) 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

**Commented [KG15]:** Recommending this edit to align with MMC 16.25.060(B).

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

**~~16.66.110. Lighting.~~**

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

- ~~1. Prevent light pollution or other adverse effects that could infringe upon public enjoyment of the shoreline;~~
- ~~2. Protect residential uses from adverse impacts that can be associated with light trespass from adjoining properties; and~~
- ~~3. Prevent adverse effects on fish and wildlife species and their habitats.~~

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

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

**Commented [KG16]:** The City Attorney and I recommend that this edit be made with the City's Shoreline Master Program update, scheduled for adoption in 2029. Efforts toward this project will likely begin toward the end of 2027.

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~~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.~~

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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

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

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

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

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

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

**Chapter 16.25 OUTDOOR LIGHTING ON PUBLIC AND PRIVATE PROPERTY**

- 16.25.010 Purpose.**
- 16.25.020 Definitions.**
- 16.25.030 Applicability.**
- 16.25.040 Exemptions.**
- 16.25.050 General standards.**
- 16.25.060 Prohibited.**
- 16.25.070 Submittals.**
- 16.25.080 Figures of acceptable shielding and direction of outdoor light fixtures.**

**16.25.010 Purpose.**

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

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

#### **16.25.020 Definitions.**

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

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

#### **16.25.030 Applicability.**

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

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

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

#### **16.25.040 Exemptions.**

The following are exempt from the provisions of this chapter:

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

**16.25.050 General standards.**

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

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

**16.25.060 Prohibited.**

A. The following fixtures (luminaires) are prohibited:

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

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

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

**16.25.070 Submittals.**

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

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

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

**Figure 1: Wall-Mounted Lighting Fixtures**

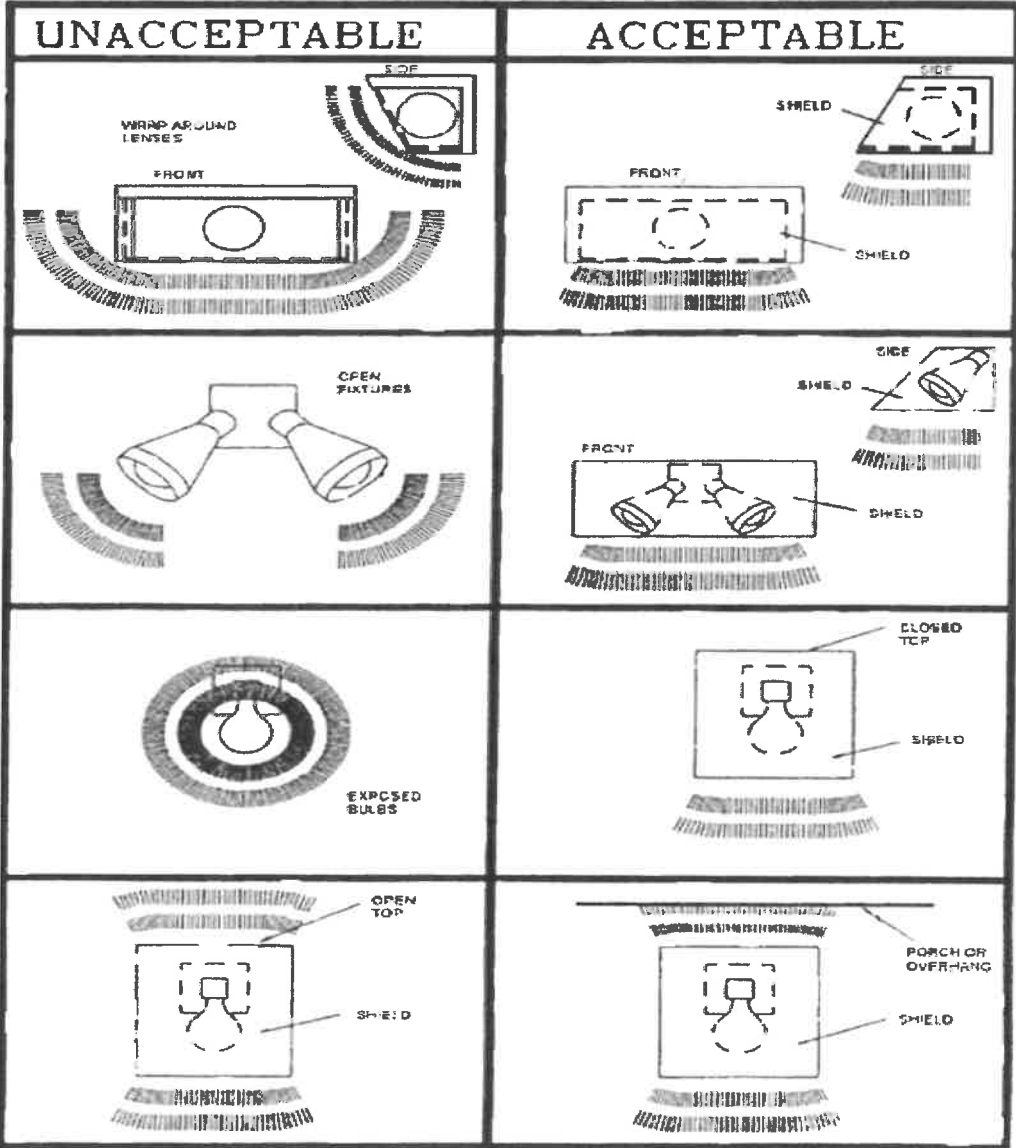


Figure 2: Freestanding Outdoor Lighting Fixtures

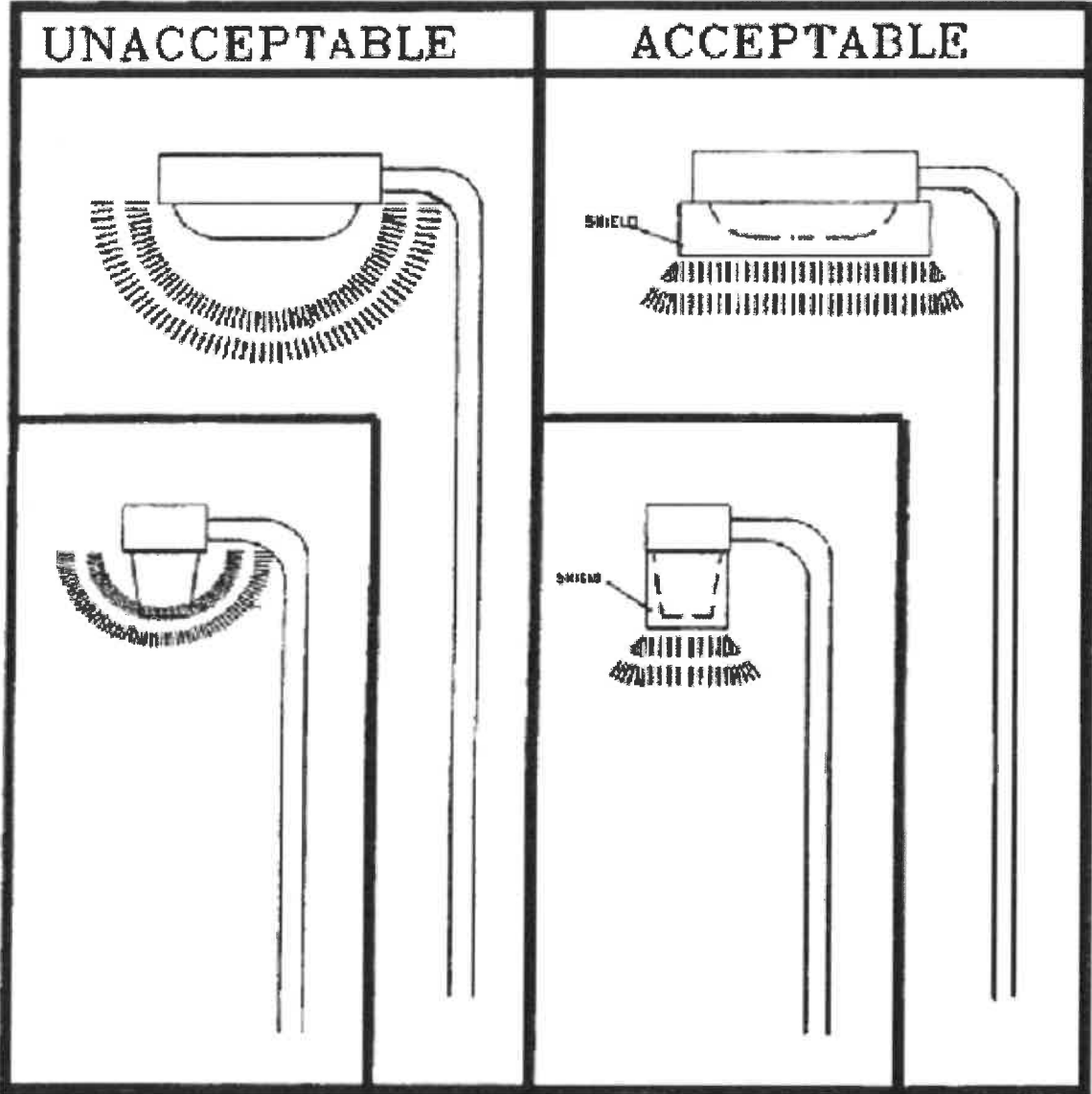
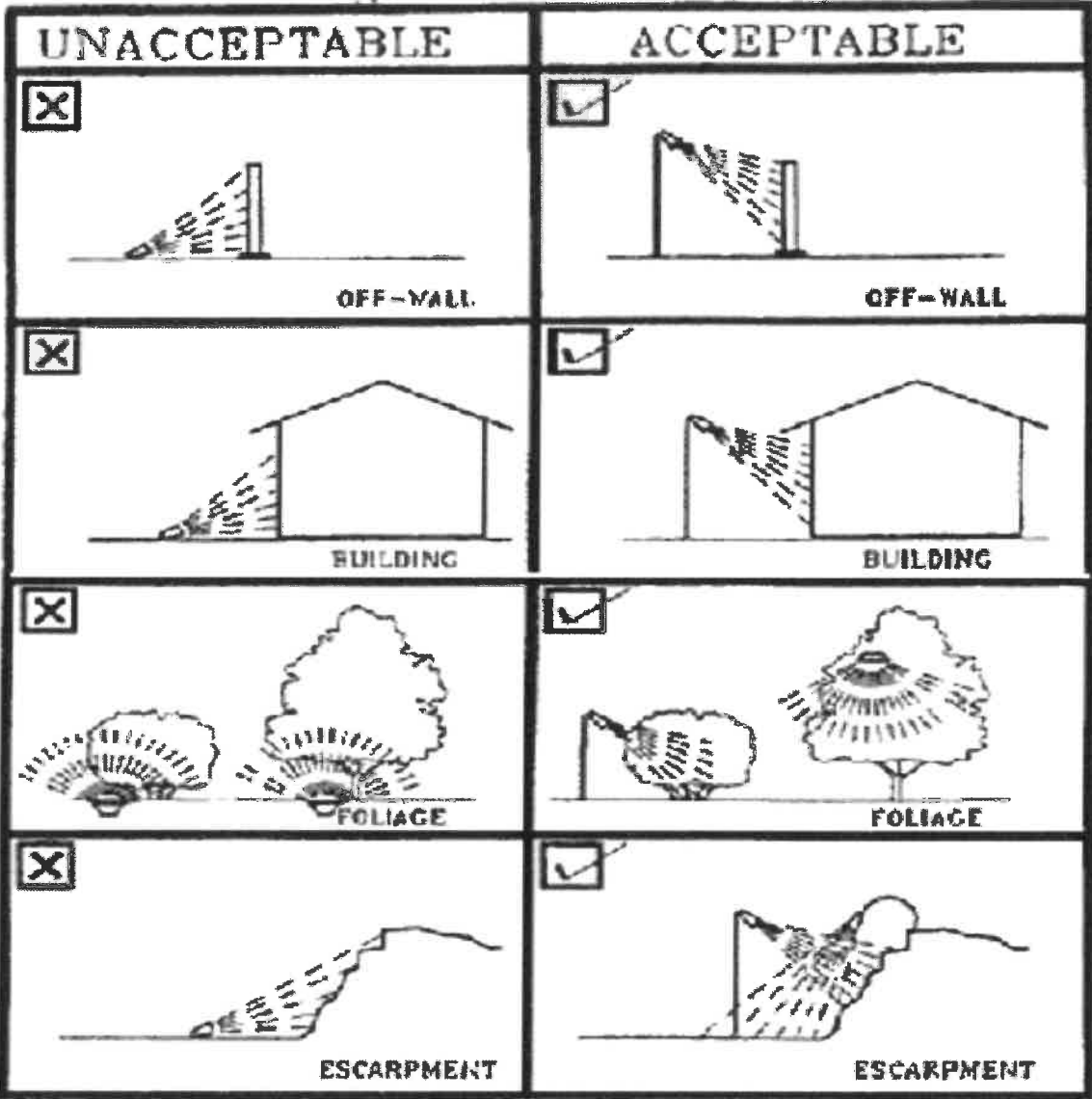


Figure 3: Accent Lighting



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

**16.66.110. Lighting.**

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

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

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

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

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

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

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

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

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

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

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

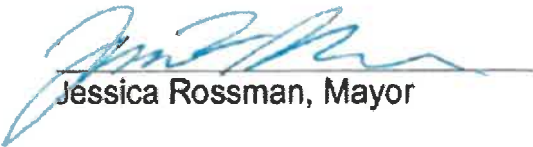
**Section 8. Severability.** If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this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

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

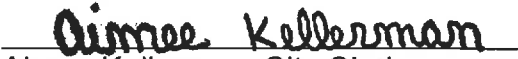
**Section 10. Corrections.** Upon the approval of the city attorney, the city clerk, and/or the code publisher is authorized to make any necessary technical corrections to this ordinance, including but not limited to the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection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

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

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

  
Jessica Rossman, Mayor

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

Attest:  
  
Aimee Kellerman, City Clerk

  
Jennifer R. Robertson, City Attorney

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



# Medina Outdoor Lighting

Mahoney Planning, LLC  
Kimberly Gunderson, Principal

May 19, 2026

# Agenda



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**01** Project Framework

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**02** Progress since April

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**03** Open Dialogue and Next Steps

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# Project Framework

- Use the IOC as the base to build from
- Optimize use of the Dark Sky Model Ordinance
- Ensure light trespass is prevented
- Do not create a lighting allowance beyond what is currently allowed in the IOC

# Progress Since April

Draft Ordinance prepared, built off IOC

- ✓ Add definitions of “color temperature” and “lumen”
- ✓ Exempted stairway lighting when it is not cast upward and is consistent with building code
- ✓ Remove discussion of flagpole lighting.
- ✓ Prohibits private sport court lighting **and recommend prohibiting at public school fields and sport courts, too.** Maintains allowance for pool/hot tub vessel lighting

# Open Dialogue and Next Steps

Please offer any reactions or perspectives on:

- Flagpole lighting: no need to separately exempt, it can be held against prescriptive standards
- Prohibition of lighting at all public and private sport courts and school fields

Staff will notice a Public Hearing for the **June 23, 2026** PC meeting and will request a recommendation to Council then.





# MEDINA, WASHINGTON

## Planning Commission

Tuesday May 19, 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 May 19, 2026 meeting; the slide deck introduces Planning Commission to the Development Impacts Project and details the early framework of the City’s approach to Phase 1. Kim will address any initial questions from Planning Commission and will seek their reactions to the Phase 1 approach at the May Planning Commission meeting.

Phase 1 of the project is expected to involve a mini-Charette inviting the joint participation of Medina residents and architects to collaborate on the Phase 1 approach. Phase 1 would also involve iterative workshopping with the Planning Commission to develop a new permanent ordinance, which it would be asked to recommend for Council’s adoption following a public hearing at a future date.

Attachment(s)

PowerPoint Slide Deck prepared by Kim Gunderson for presentation at May 19, 2026 Planning Commission meeting

**Proposed Planning Commission Motion:**

Discussion item only. No action.



# Development Impacts Project Introduction and Phase 1 Approach

Mahoney Planning, LLC  
Kimberly Gunderson, Principal

May 19, 2026

# Agenda

**01** What is the Problem?

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AGENDA ITEM 6.2

**02** Real Medina Examples

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**03** Council Direction

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**04** Key Components of Phase 1

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**05** Why Phase 1 Approach Works

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**06** Case Study

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**07** Worthwhile Consideration

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**06** Next Steps

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# What is the Problem?

- Increasing trend of **massive, proximal homes** causing **impacts** to neighboring Medina residents
- Previously referred to as “bulk,” has been a contemplated manner to resolve for 20 years

## Impacts to Neighbors:

- Reduced privacy (homes close to shared property lines, upper floors “looming” over outdoor living spaces or peering into interior spaces)
- Reduced property enjoyment
- Increased noise and light (considerable glazing, noisy nearby outdoor spaces)



## Impacts to Developing Property Owners:

- Decreased buildability = loss in property value
- Decreased buildability = harder to build denser housing (state priority)

# Real Medina Examples...

3217 EVGP



AGENDA ITEM 6.2



3217 EVGP, as viewed from 3211 EVGP



3263 EVGP, as viewed from  
3257 EVGP





3263 EVGP, as viewed from  
3257 EVGP

7816 NE 12<sup>th</sup> Street

2022



2025

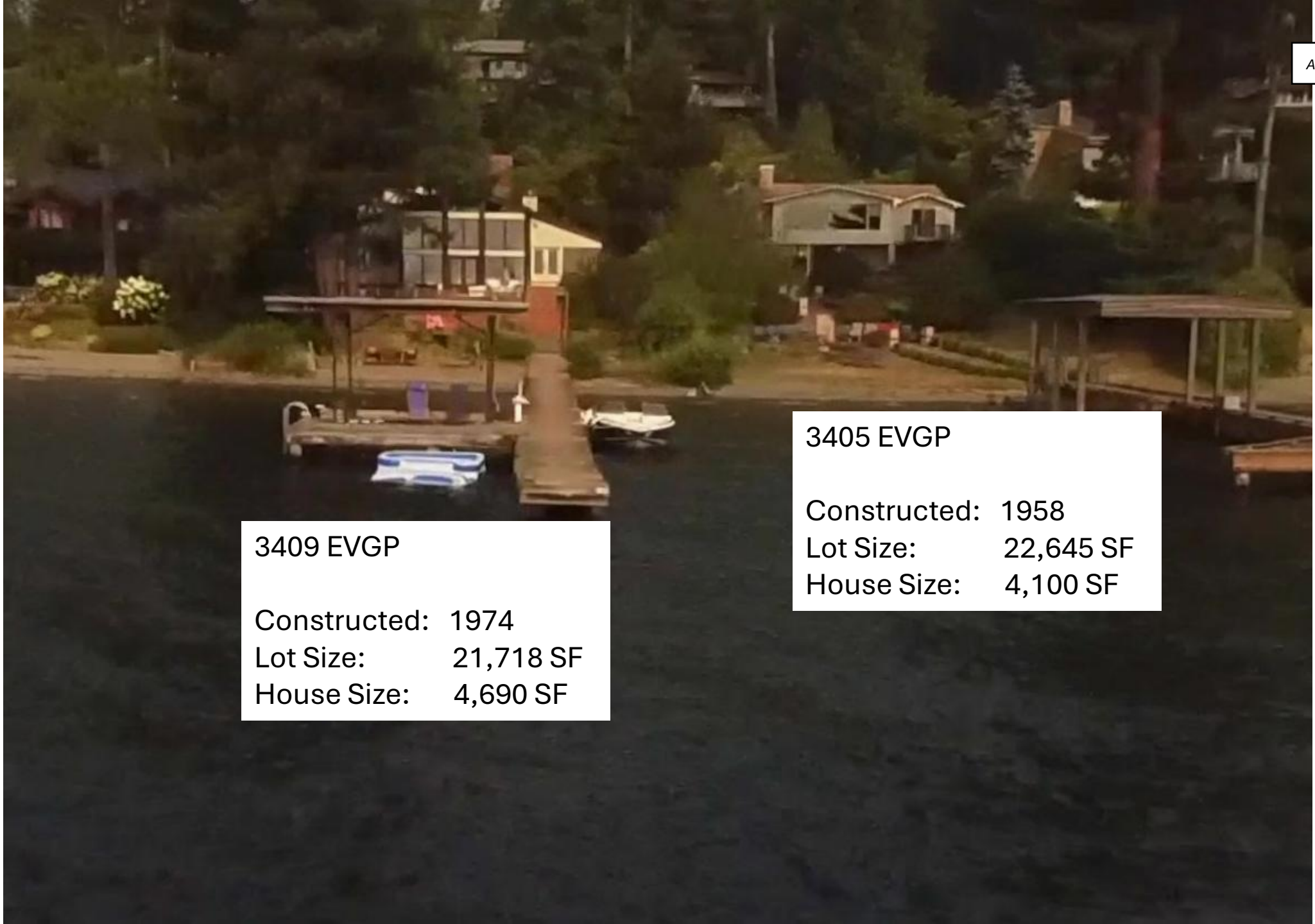
AGENDA ITEM 6.2



7816 NE 12<sup>th</sup> Street



AGENDA ITEM 6.2



3409 EVGP  
Constructed: 1974  
Lot Size: 21,718 SF  
House Size: 4,690 SF

3405 EVGP  
Constructed: 1958  
Lot Size: 22,645 SF  
House Size: 4,100 SF

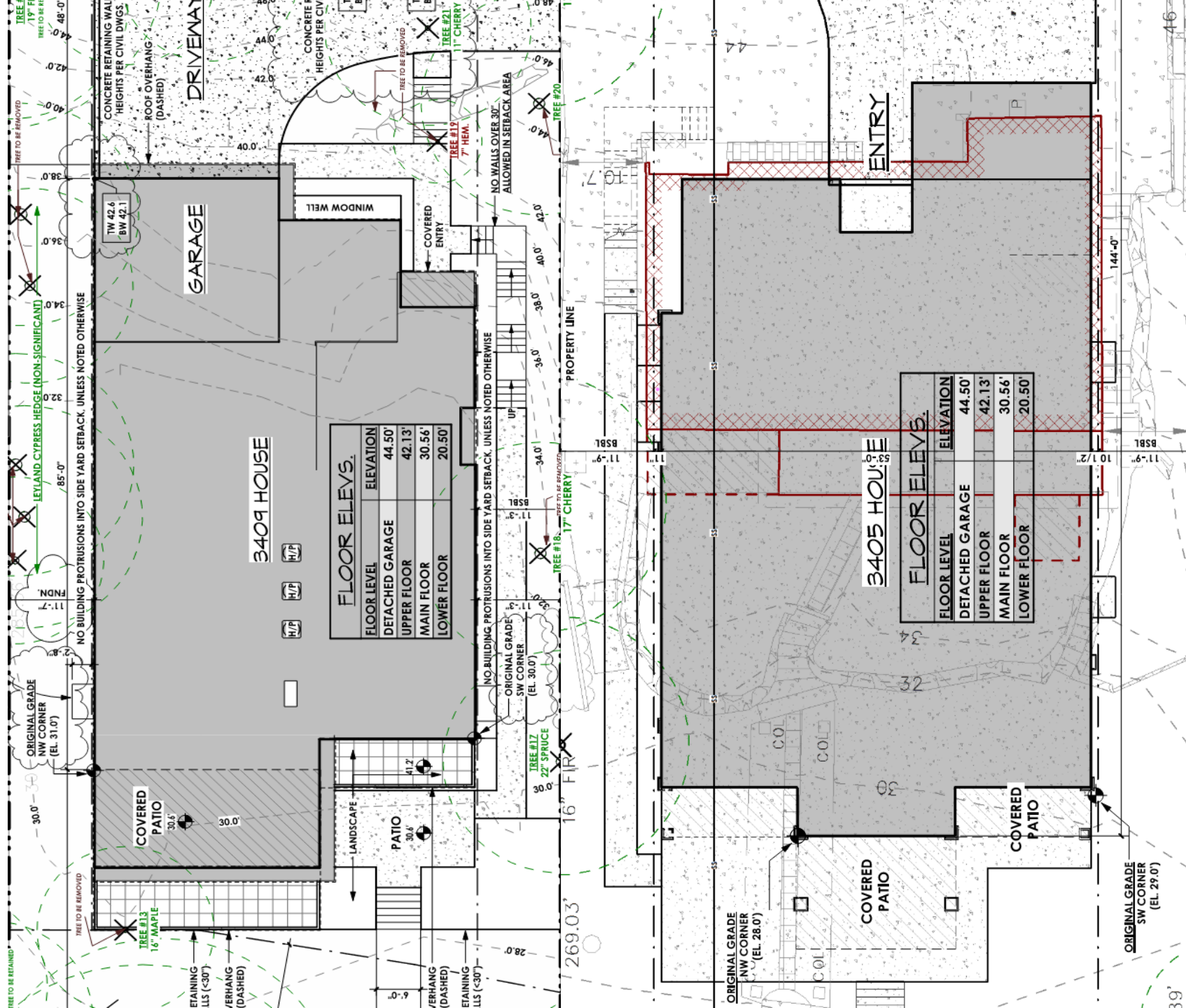
# 3409 EVGP

-9,698 SF  
(0.47 FAR)

-Built to 11'-3"  
side setback

-Built to  
maximum  
21% structural  
cov. + 2%  
bonus

-Built to  
maximum  
height allowed  
of 25'



# 3405 EVGP

AGENDA ITEM 6.2

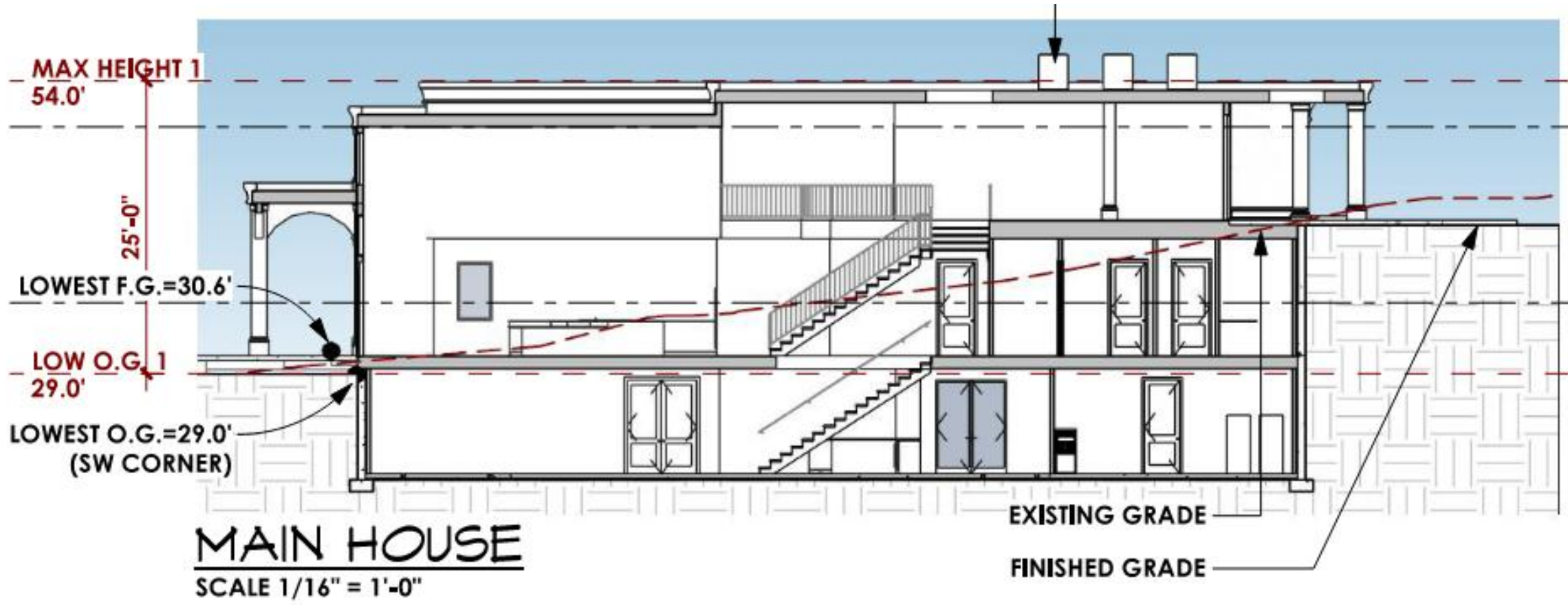
-10,385 SF  
(0.46 FAR)

-Built to 11'-9"  
side setback

-Built to  
maximum  
21% structural  
cov. + 2%  
bonus

-Built to  
maximum  
height allowed  
of 25'

# 3405 EVGP (still in review, not approved)



# 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 or proximal development
- Resolve unintended consequences of 1052, particularly as it relates to **narrow lots**

# Key Components of Phase 1, Cont...

## Early Engagement with Community

- **Charette** proffered and hosted by City **mid-June**
- Invite all Interested **Stakeholders**
- Share Concept Solution
- Invite Stakeholders feedback, **collaborate** toward Solution
- Organized and Led by Planner

Interested Architects	Interested Residents
Scott Hommas (Gelotte)	Chris Koh & India Fitting (3257 EPR)
Brian Brand (Baylis)	Sherri del Bene (3201 EPR)
Eric Drivdahl (Gelotte)	TJ & Suzanne McGill (617 EPR)
Mark Elster (AOME)	Sarjana & Rudra Mitra (1811 73 <sup>rd</sup> )
Rick Chesmore (Chesmore/Buck)	Denise Lane (3340 EPR)
Jim Dearth (Ripple)	Nancy Parker (8911 Lake WA Blvd NE)
Anne Adams (Adams)	Sally (no address)
Aaron Mollick (Studio AM)	David & Sarah Doud (3217 EPR)
Todd Bennett (Custom Homes)	Simone and Ed Wu (2665 & 3204 EPR)
Phil McCullough (McCullough Architects)	M3 Sweatt (no address)
Eddie Putrya (Lozier)	Davis Amland (7658 NE 12 <sup>th</sup> )
	Jan & Bob Whitsitt (1617 & 1605 73 <sup>rd</sup> Ave NE)
	Michael Raskin (7642 NE 10 <sup>th</sup> )
	Ramamurthy & Meera Suresh (7755 Overlake Drive W)
	Michael & Janice Peters (1848 77 <sup>th</sup> Ave NE)
	Jerry & Valerie Parrish (2827 EPR)

# Key Components of Phase 1, Cont...

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## Rely on Existing Tools for Expeditious Resolution

- Expand applicability of **Minor Deviation**
- 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.**
- Amend limitations of Minor Deviation to allow for its use on structures that **experience substantial destruction** in instances of building to bonus height or old side setback
- Allows Director to impose Conditions of Approval to mitigate impacts

# Key Components of Phase 1, Cont...

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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

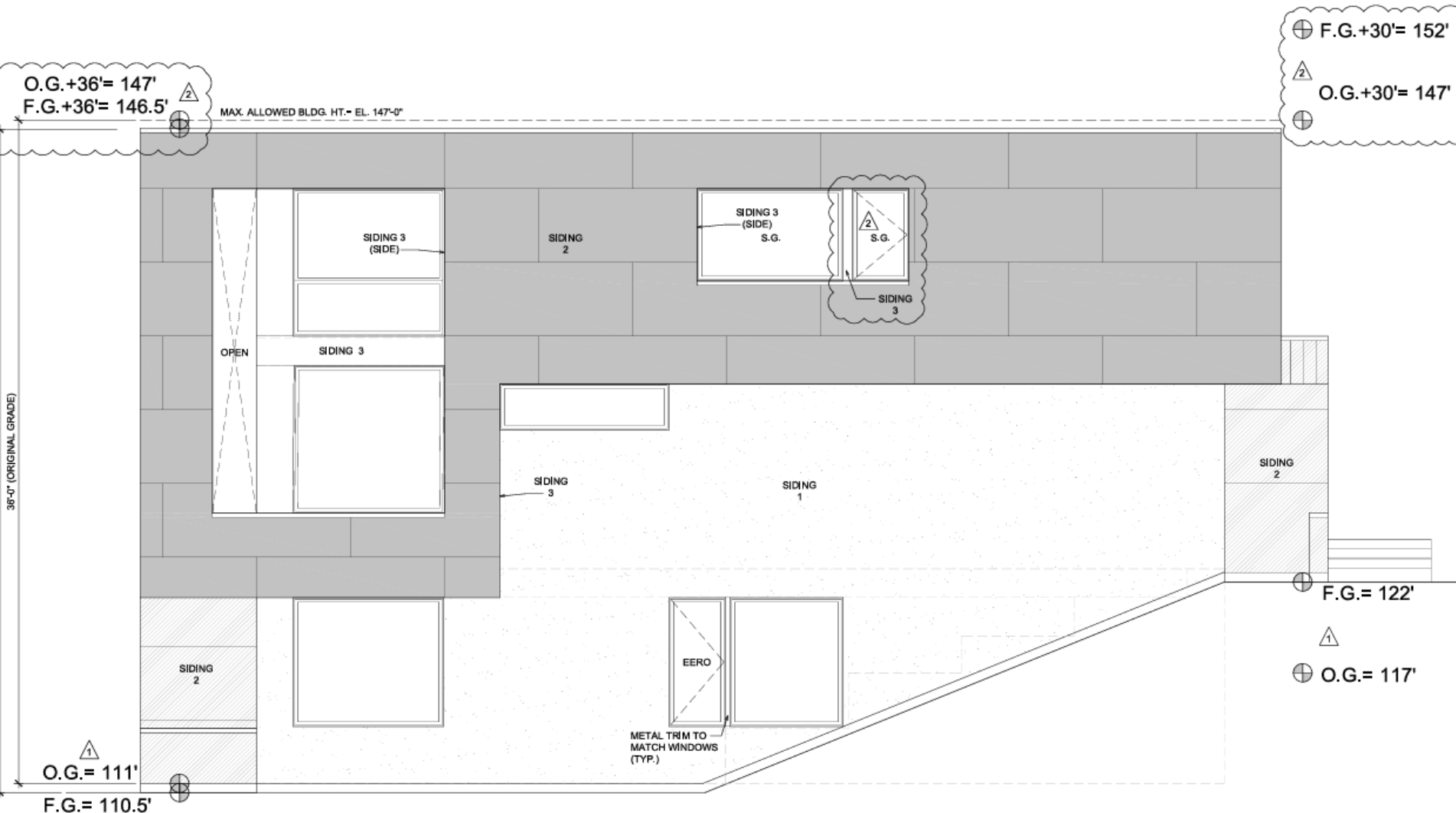
## 2. Early Engagement with Community

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

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

- 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
- d) Focuses solution on solving *just* The Problem (concerns expressed by developers are limited to demo/rebuilds, not remodels/additions)

# 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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## Questions or reactions to Phase 1 approach?

### Next Steps

1. Mid-June
  - a) Mini-Charette hosted at City Hall by Planner
2. June 23
  - a) PC Meeting – report on mini-Charette, present draft Ordinance

Continue workshopping with PC until Ordinance can be recommended to Council, closing Phase 1.

Phase 2 to commence following completion of Phase 1.