



MEDINA, WASHINGTON

PLANNING COMMISSION MEETING

Hybrid - Virtual/In-Person
Medina City Hall - Council Chambers
501 Evergreen Point Road, Medina, WA 98039
Tuesday, March 24, 2026 – 6:00 PM

AGENDA

COMMISSION CHAIR | Shawn Schubring
COMMISSION VICE-CHAIR | Brian Pao
COMMISSIONERS | Julie Barrett, 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. 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/85930611633?pwd=Lo3ubxBbmbS57t7KKgLfLSaaWfV2eb.1>

Meeting ID: 859 3061 1633

Passcode: 728146

One tap mobile

+12532158782,,85930611633#,,,,*728146# US (Tacoma)

+12532050468,,85930611633#,,,,*728146# US

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

- [3.1](#) Planning Commission Meeting Minutes of January 27, 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](#) PC Roles & Responsibilities
Recommendation: Discussion only
Staff Contact: Dawn Findlay Reitan, Attorney from Inslee Best

Time Estimate: 30 minutes

- [6.2](#) Tree Code Amendments, Short-Term Solutions
Recommendation: Discussion only
Staff Contact: Andy Crossett, City Arborist

Time Estimate: 30 minutes

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

Time Estimate: 1 hour

7. **ADJOURNMENT**

Next Planning Commission Meeting: April, 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

Monday, April 13, 2026 - Council Meeting - Bulk IOC Public Hearing
Tuesday, April 28, 2026
Wednesday, May 6, 2026 (Training)

Wednesday, May 27, 2026 (Special Meeting)
Tuesday, June 23, 2026
Tuesday, July 28, 2026
August - DARK - No Meeting
Tuesday, September 22, 2026
Tuesday, October 27, 2026
November TBD
December TBD



MEDINA, WASHINGTON

PLANNING COMMISSION MEETING

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Medina City Hall - Council Chambers
501 Evergreen Point Road, Medina, WA 98039
Tuesday, January 27, 2026 – 6:00 PM

MINUTES

1. CALL TO ORDER / ROLL CALL

Development Services Coordinator Rebecca Bennett called the meeting of the Medina Planning Commission to order at 6:01 p.m. in the Council Chambers.

PRESENT

- Commission Vice-Chair Shawn Schubring
- Commissioner Julie Barrett
- Commissioner Evonne Lai
- Commissioner Mark Nelson
- Commissioner Brian Pao

ABSENT

- Commissioner Li-Tan Hsu

STAFF

- Bennett, Gunderson, Swanson, Wilcox

2. ELECTIONS

2.1 Elect Chairperson and Vice Chairperson for 2026

Development Services Coordinator Rebecca Bennett asked for nominations for Chair. There were two nominations for Commissioner Shawn Schubring. Bennett asked for additional nominations. None were heard. Bennett closed the nomination period.

ACTION: Voting for Commissioner Shawn Schubring as Chair. (Approved 5-0)

Voting Yea: Commission Vice-Chair Schubring, Commissioner Barrett, Commissioner Lai, Commissioner Nelson, Commissioner Pao

Chair Shawn Schubring asked for nominations for Vice Chair. There were two nominations for Commissioner Brian Pao. Chair Shawn Schubring asked for additional nominations. None were heard. Chair Shawn Schubring closed the nomination period.

ACTION: Voting for Commissioner Brian Pao as Vice Chair. (Approved 5-0)

Voting Yea: Commission Vice-Chair Schubring, Commissioner Barrett, Commissioner Lai, Commissioner Nelson, Commissioner Pao

3. APPROVAL OF MEETING AGENDA

Without objections, the meeting agenda was approved as presented.

4. APPROVAL OF MINUTES

4.1 Planning Commission Meeting Minutes of November 18, 2025

Recommendation: Adopt Minutes.

Staff Contact: Rebecca Bennett, Development Services Coordinator

ACTION: Motion to approve minutes. (Approved 5-0)

Motion made by Commissioner Nelson, Seconded by Commissioner Barrett.

Voting Yea: Commission Vice-Chair Schubring, Commissioner Barrett, Commissioner Lai, Commissioner Nelson, Commissioner Pao

5. ANNOUNCEMENTS

5.1 Staff/Commissioners

Development Services Coordinator Rebecca Bennett announced the vacancy on the Planning Commission and provided an overview of the appointment timeline for Position No. 2.

Director of Development Services Steve Wilcox introduced Planning Consultant Kim Gunderson, who will be leading the discussion on outdoor lighting.

Director Wilcox provided an update on the Critical Areas Ordinance and thanked the Commission for its work on the matter over the past year. He indicated that the draft ordinance is anticipated to be presented to the City Council at either the February 23 or March 9 meeting.

Director Wilcox also announced that the February 24 Planning Commission meeting will be held jointly with the City Council.

6. PUBLIC COMMENT PERIOD

Please see "Online Meeting Participation" above.

Yee Dawson, Medina resident, spoke regarding his concerns regarding outdoor lighting.

Tim Cowley, Medina resident, spoke regarding his concerns regarding ICE.

Public comment was then closed.

7. DISCUSSION

- 7.1 Outdoor Lighting Ordinance
Recommendation: Discussion only
Staff Contact: City consultant Kim Gunderson from Mahoney Planning

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

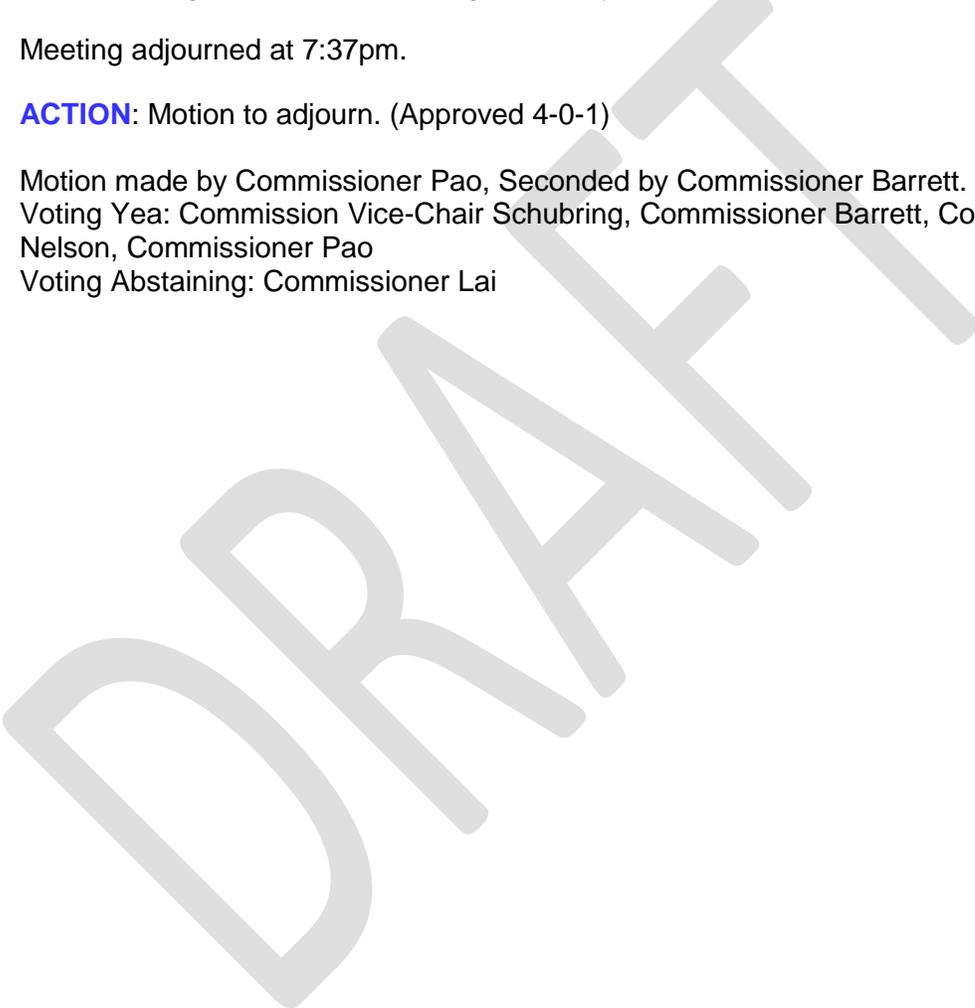
8. ADJOURNMENT

Next Planning Commission Meeting: February, 24, 2026 at 6:00 PM.

Meeting adjourned at 7:37pm.

ACTION: Motion to adjourn. (Approved 4-0-1)

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



CHAPTER 2.28. PLANNING COMMISSION

2.28.010. Membership—Appointment—Term of office.

- A. The city planning commission shall consist of seven members who shall be appointed by the mayor and confirmed by the council.
- B. The term of office of each member shall be four years. Vacancies occurring otherwise than through the expiration of term shall be filled for the unexpired terms.
- C. Members may be removed by the mayor, with the approval of the council, for such causes as the council may deem sufficient which shall be set forth in a letter to the member or members affected; provided, that should the member or members affected request public hearing thereon, there shall be such a hearing before removal.
- D. The members shall be selected to represent a cross-section of the community thinking and they shall serve without compensation.
- E. No person and no two members of the same household shall serve on both the planning commission and the board of adjustment at the same time.

(Code 1988 § 2.44.010; Ord. No. 408 § 1, 1985; Ord. No. 363 § 1, 1980; Ord. No. 26 § 1, 1956; Ord. No. 8 § 1, 1955)

2.28.020. Powers and duties.

The planning commission shall have all of the powers and perform each and all of the duties, subject to the limitations expressed therein, specified in Chapter 35A.63 RCW, as now or hereafter adopted, together with any other duties and authority which may hereafter be conferred on the commission by laws of the state.

(Code 1988 § 2.44.020; Ord. No. 363 § 2, 1980; Ord. No. 8 § 2, 1955)

2.28.030. Advisory capacity.

The city council may refer to the planning commission, for its recommendation and report, any ordinance, resolution or other proposal relating to any of the matters and subjects referred to in Chapter 35A.63 RCW, and the commission shall promptly report to the council thereon, making such recommendations and giving such counsel deemed proper.

(Code 1988 § 2.44.030; Ord. No. 363 § 3, 1980; Ord. No. 8 § 3, 1955)

2.28.035. Meetings.

- A. *Time.* The regular meeting of the planning commission will be held on the fourth Tuesday of each month, commencing at 6:00 p.m.
- B. *Place.* The regular meeting place of the planning commission will be at Medina City Hall located at 501 Evergreen Point Road.
- C. *Remote participation.* Members of the planning commission may attend any meeting either in person or remotely via videoconferencing or teleconferencing unless such attendance is otherwise restricted or prohibited by legislative or governor's proclamation/order, or other emergency order. Members attending

remotely shall so advise the city clerk or staff liaison not later than 2:00 p.m. the day of the meeting so that appropriate technical or other arrangements are in place for proper conduct of the meeting.

- D. *Special meetings.* The commission may, from time to time, provide for special meetings in accordance with chapter 42.30 RCW, the Open Public Meetings Act.

(Code 1988 § 2.44.035; Ord. No. 839 § 2, 2009; Ord. No. 1019, § 3, 2023)

2.28.040. Quorum.

- A. A majority of the membership appointed and confirmed pursuant to MMC 2.28.010(A) of the planning commission shall constitute a quorum for the transaction of business.
- B. In the case where the appointed and confirmed membership is an even number, half of the appointed and confirmed membership plus one member shall constitute a quorum for the transaction of business.
- C. Any action taken by a majority of those present at any regular or special meeting of the planning commission where a quorum is present shall be deemed and taken as the action of the commission. If a quorum is not present at any regular or special meeting of the planning commission, the member or members present may adjourn said meeting to a later date, not later than the regular meeting of the commission.

(Code 1988 § 2.44.040; Ord. No. 898 § 2, 2013; Ord. No. 363 § 4, 1980; Ord. No. 145 § 1, 1963; Ord. No. 8 § 6, 1955)

2.28.050. Secretary.

The city manager or designee shall act as secretary to the planning commission.

(Code 1988 § 2.44.050; Ord. No. 839 § 3, 2009; Ord. No. 8 § 5, 1955)

2.28.060. Annual report.

The planning commission shall, on or before the 31st day of January of each year, make a full report in writing to the city council of its transactions and expenditures, if any, for the preceding year, with such general recommendations as to matters within its authority as may to it seem proper.

(Code 1988 § 2.44.060; Ord. No. 8 § 7, 1955)



MEDINA, WASHINGTON

AGENDA BILL

Tuesday March 24, 2026

<p>Subject: Amendments to MMC 16.52 - Tree Management Code “Short-term Solutions”</p> <p>Origin: City Council</p> <p>Category: Discussion</p> <p>Prepared by: Steven Wilcox, Dev. Services Director and Andy Crossett City Arborist</p> <p>Attachments:</p> <ul style="list-style-type: none"> • Council Agenda Bill - March 9, 2026 • Lists of Suitable Trees – March 2026 	<p>Proposed Council Action/Motion:</p> <p><input type="checkbox"/> Information Only</p> <p><input type="checkbox"/> Receive and File</p> <p><input checked="" type="checkbox"/> Discuss</p> <p><input checked="" type="checkbox"/> Provide Direction</p> <p><input type="checkbox"/> Public Hearing</p> <p><input type="checkbox"/> Adopt/Approve</p> <p><input type="checkbox"/> Other:</p>
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Planning Commission Action

This evening our City Arborist Andy Crossett will provide the Planning Commission with an overview of Council directed amendments to Medina Municipal Code 16.52 -Tree Management Code.

Formal action is not requested by the Planning Commission this evening. However, the Chair’s direction to staff under “Recommendation” is needed.

On April 28, 2026 a recommendation to the Council from the Planning Commission will be needed.

Summary

Please refer to the Council Agenda Bill dated March 9, 2026 for background information on this topic. The “Proposed Council Motion” was approved by the Council as drafted within the Agenda Bill. The Motion indicates that the Council would like for the six bullet points listed under “Proposed Amendments” to be approved by the Planning Commission.

The City Council has indicated that there is value to amending existing Medina Municipal Code 16.52 – Tree Management Code. These proposed amendments are viewed as “Short-Term Solutions” to specific issues that had been identified.

Within the 2027 City budget process this coming Summer and Fall, there will be discussion of a review of MMC 16.52 with potential of more comprehensive amendments.

Recommendation: Chair directs staff to produce a draft ordinance for review by the Planning Commission on April 28, 2026.

Proposed Motion: None.

Process Summarized

March 9, 2026 Council Meeting

- Council identified and reiterated desired amendments within MMC 16.52 and directed staff to bring the topic to the Planning Commission.
- The Motion to send the topic to the Planning Commission includes specific requirements the Council will want in a recommendation. These requirements are found within the Agenda Bill provided for your review as six bullet points under "Proposed Amendments".

March 19, 2026 Planning Commission Meeting

- Planning Commission receives the City Arborist's topic overview.
- Planning Commission directs staff to produce a draft ordinance.

April 28, 2026 Planning Commission Meeting

- Planning Commission reviews a draft ordinance of the MMC 16.52 proposed amendments discussed on March 19, 2026.
- Planning Commission directs staff to take their recommendation to the Council.

May 11, 2026 Council Meeting

- Council reviews and adopts the Planning Commission's recommendation.

Note: *There is potential that the Planning Commission recommendation to the Council will need to be reviewed for SEPA, and to also be sent to the Washington State Department of Commerce for their review.*



MEDINA, WASHINGTON

AGENDA BILL

Monday, March 9, 2026

<p>Subject/Topic: Tree Management Code MMC 16.52 “Short-term Solutions”</p> <p>Dept. Origin: Development Services</p> <p>Category: Council Business</p> <p>Prepared by: Steven Wilcox, Dev. Services Director</p> <p>Attachments:</p> <ul style="list-style-type: none"> • PowerPoint – January 23, 2023 • Lists of Suitable Trees – March 2026 	<p>Proposed Council Action/Motion:</p> <p><input type="checkbox"/> Information Only</p> <p><input type="checkbox"/> Receive and File</p> <p><input type="checkbox"/> Discuss</p> <p><input checked="" type="checkbox"/> Provide Direction</p> <p><input type="checkbox"/> Public Hearing</p> <p><input type="checkbox"/> Adopt/Approve</p> <p><input type="checkbox"/> Other:</p>
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Proposed Council Action

The Council will be asked to direct staff to send the short-term solutions defined within this Agenda Bill to the Planning Commission for their review and recommendation.

Summary

On January 23, 2023, the Council received a presentation by Medina’s two arborists at a Study Session. The arborists PowerPoint is provided with this document along with the Agenda Bill for the January 23, 2023 presentation. The presentation was summarized into 6 bullet points found on the last page of the attached PowerPoint. The 6 bullet points were titled Recommended Adjustments: Short-term Solutions.

The Council responded to the January 23, 2023 presentation with the approval of two Motions:

Proposed Council Motions:

1. *I move to direct city staff to prepare for Council consideration draft amendments to the Medina Municipal Code Chapter 16.52 Tree Management Code according to the six (6) “Short-term Solutions” bullet points as presented at the 1/23/23 meeting by our tree code consultants.*
2. *I move to direct city staff to prepare for Council consideration a plan for a comprehensive review of the Medina Municipal Code Chapter 16.52 Tree Management Code.*

Motion #1. This direction was not completed. Moreover, the procedure within the Motion is incorrect. This Agenda Bill and the accompanying motion will utilize the correct procedure and will also assure clear Council direction to the Planning Commission.

Motion #2. This direction has been pursued through budget approvals which have resulted in the staff collecting data in preparation for a request to Council to direct a review for amendments of the entire Medina Municipal Code Chapter 16.52 – Tree Management Code beginning in 2027.

Proposed Amendments

Below are the 6 bullet points Recommended Adjustments: Short-term Solutions as presented by Medina’s two arborists at the January 23, 2023 Council Study Session. This is the same list provided to the Council at the February 23, 2026 meeting, but with simplified comments to aid in approval of the Proposed Council Motion found at the end of this document.

- **Arborist Bullet Point #1:** *Remove – “Supplemental trees in excess of those needed to meet the minimum required tree units shall not be required.”*

Comment: This refers to MMC 16.52.090.D.3(d) addressing land under development and one of the factors listed to determine the quantity of supplemental trees required to replace those removed. The arborist commented that this code section “allows for a substantial number of trees to be removed.”

Removal of MMC 16.52.090.D.3(d) will not cause developers to voluntarily increase the number of supplemental trees they plant. Without changing the method of calculating tree units or otherwise changing the supplemental tree quantity calculation process in its entirety, this code amendment will not increase quantity of trees in Medina or increase tree canopy.

Recommendation for the Council’s direction to the Planning Commission:
No direction and no change. Retain the sentence as currently written in the code.

- **Arborist Bullet Point #2:** *Require species that can attain a similar canopy size to trees being removed.*

Comment: This could be accomplished through amendments to the Medina Lists of Suitable Trees.

Recommendation for the Council’s direction to the Planning Commission:
Review the City Arborists recommendations as highlighted in red within the Lists of Suitable Trees draft provided. Amend Chapter 16.52 – Tree Management Code to require species that can attain a similar canopy size to trees being removed.

- **Arborist Bullet Point #3:** *Expand “List of Suitable Trees” to allow select deciduous non-native species.*

Comment: Amendments to the Medina Lists of Suitable Trees should occur.

Recommendation for the Council’s direction to allow the Planning Commission to:
Review the City Arborists recommendations as highlighted in red within the Lists of Suitable Trees draft provided. Amend Chapter 16.52 – Tree Management Code to expand the Lists of Suitable Trees to allow select deciduous non-native species.

- **Arborist Bullet Point #4:** *Tree preservation plan shall include a report by a qualified professional that identifies compliance with code objectives.*

Comment: With exception of trees found by our City Arborist to be hazardous and in need of removal, it is our administrative practice to require applicants to provide a report by a Certified Arborist for our review as part of all tree removal permit applications.

Recommendation for the Council’s direction to the Planning Commission:

Amend Chapter 16.52 – Tree Management Code to require tree preservation plans include a report by a qualified professional that identifies compliance with code objectives.

- **Arborist Bullet Point #5:** *Increase minimum replacement trees to account for attrition.*

Comment: This can be accomplished through an increase in the minimum tree credit number. Increasing the tree credits required will result in more supplemental trees being planted and that more of those trees will likely survive to maturity.

Recommendation for the Council’s direction to the Planning Commission:

Amend Chapter 16.52 – Tree Management Code, and tree permit application forms to increase the tree credit number as recommended by the City Arborist to achieve a minimum number of replacement trees to account for attrition.

- **Arborist Bullet Point #6:** *Legacy and landmark trees: Remove “the risk of the tree declining or becoming a nuisance is unenhanced by any proposed development.”*

Comment: This is MMC 16.52.080. A.1.c. ii. which allows for a tree to not be designated as a Legacy or Landmark tree if development will damage the tree for a period of ten years. This text should be removed from the code as recommended. Confusing, difficult to apply, and can result in Legacy or Landmark tree removal.

Recommendation for the Council’s direction to the Planning Commission:

Amend Chapter 16.52 – Tree Management Code to remove 16.52.080.A.1.c.ii.

Adoption Process Summarized

1. Council directs staff to send the Short-term Solutions to the Planning Commission for their review and recommendation.
2. Planning Commission completes a recommendation.
3. A draft ordinance is prepared by the City Attorney.
4. A public hearing is conducted by the Planning Commission regarding the draft ordinance. Planning Commission directs staff to send their recommendations to the Council.
5. The Council reviews the Planning Commission’s recommendations and conducts a public hearing. Council directs staff to forward the draft ordinance to the Washington State Department of Commerce with request for an expedited review.
6. The Department of Commerce returns the draft to Medina.
7. Council approves the ordinance.

Council Priorities

This proposal furthers Council Priorities 2, 4 and 5.

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

Budget/Fiscal Impact: None.

Recommendation: Direct staff to forward the Short-Term Solutions defined within the Summary to the Planning Commission.

City Manager Approval: 

Proposed Council Motion: I move to direct staff to forward the *Recommended Adjustments: Short-term Solutions* listed within this Agenda Bill Proposed Amendments which are highlighted in bold under Recommendation for the Council's direction to the Planning Commission to the Planning Commission for addition to the calendar and to begin immediate review and creation of a recommendation for the Council.



PURPOSE: The suitable tree species listed under each section are for the purpose of establishing significant trees under the Medina Tree Code (Chapter 20.52 Medina Municipal Code). This list includes trees species eligible towards planting requirements.*

LIST 1: SIGNIFICANT TREE SPECIES ON PRIVATE PROPERTY**

The following trees are designated as significant tree species pursuant to MMC 20.52.050. List 1 is used in conjunction with the definition of “significant tree” set forth in MMC 20.12.200 to denote the application of the term “significant tree” in the Medina Tree Code (Chapter 20.52 MMC). Please note that not all trees in this list are eligible for credit as supplemental or restoration trees. See List 4 for tree species eligible for supplemental tree or restoration tree credit.

A. EVERGREENS (CONIFERS):

1. All, except the following:

- a. Leyland Cypress – *Cupressocyparis leylandii*
- b. Arborvitae – *Thuja occidentalis*
- c. Italian Cypress - *Cupressus sempervirens*
- d. Blue Surprise Port Orford Cedar – *Chamaecyparis lawsoniana* ‘Blue Surprise’
- e. Wissel’s Saguaro False Cypress – *Chamaecyparis lawsoniana* ‘Wissels Saquaro’
- f. Other species not listed that typically have a crown diameter of less than 10 feet at maturity
- g. Trees planted, clipped or sheared into use as a hedge regardless of species

Subsection (g) already addresses trees that are sheared or maintained as hedges. However, there are stand-alone Leyland cypresses in Medina that exceed 30 inches in diameter and function as individual trees rather than hedge plantings. These larger specimens can provide meaningful canopy, screening, and ecological value, and may warrant consideration outside of the hedge category. Clarifying this distinction would help ensure that mature, stand-alone Leyland cypresses are evaluated appropriately rather than being grouped with hedges.

B. DECIDUOUS

- 1. All that coincide with United States Department of Agriculture hardiness zones 8b and 9a, except the following:
 - a. Swedish Aspen – *Populus tremula* “Erecta’
 - b. Skyward Bald Cypress – *Taxodium distichum* ‘Skyward’
 - c. Other species not listed that typically have a crown diameter of less than 10 feet at maturity
 - d. Trees planted, clipped or sheared into use as a hedge regardless of species

Trees identified on the King County Weed of Concern or Class C weed list, while not regulated, are known to be problematic and should also be added to the non-significant tree list. This includes species such as English holly, horse chestnut, Norway maple, European mountain ash, and black locust. All of these species are non-native, are known to naturalize and compete with native trees, and should be discouraged from planting.

<https://kingcounty.gov/en/dept/dnpr/nature-recreation/environment-ecology-conservation/noxious-weeds/identification-control/noxious-weeds-list>

* The list of native trees are those that are naturally occurring and propagating in the Puget Sound lowlands in the last 100 years and coincide with the USDA hardiness zone 8b.

** Private property includes state highway right-of-way.

Note: The USDA Plant Hardiness Zones helps determine which plants are most likely to thrive at a location. The zones are based on the average annual minimum winter temperature, divided into 10-degree F zones.

LIST 2: SIGNIFICANT TREE SPECIES ON CITY RIGHTS-OF-WAY

This list shall apply only where a tree is removed from city rights-of-way. It is used to distinguish significant and non-significant trees. Tree species eligible for replacement credit in the city right-of-way are set forth in List 6 and 7.

A. EVERGREENS (CONIFERS) - NATIVE:

- 1. Lawson Cypress – *Chamaecyparis lawsoniana*
- 2. Alaska Yellow Cedar – *Chamaecyparis nootkatensis*
- 3. Western Red Cedar – *Thuja plicata*
- 4. Douglas Fir – *Pseudotsuga menziesii*
- 5. Engelmann Spruce – *Picea engelmannii*
- 6. Grand Fir – *Abies grandis*
- 7. Pacific Silver Fir – *Abies amabilis*
- 8. Rocky Mountain Juniper – *Juniperus scopulorum*
- 9. Mountain Hemlock – *Tsuga mertensiana*
- 10. Western Hemlock – *Tsuga heterophylla*
- 11. Shore Pine – *Pinus contorta* var. *contorta*
- 12. Sitka Spruce – *Picea sitchensis*
- 13. Western White Pine – *Pinus monticola*

B. EVERGREENS (CONIFERS) – NON-NATIVE:

- 1. None

C. DECIDUOUS - NATIVE:

- 1. Pacific or Western Flowering Dogwood -- *Cornus nuttallii*
- 2. Vine Maple -- *Acer circinatum*
- 3. Red Alder -- *Alnus rubra*
- 4. Western Hazelnut -- *Corylus cornuta*
- 5. Oregon Ash -- *Fraxinus latifolia*
- 6. Narrow-leaved Cherry – *Prunus emarginata* var. *mollis*
- 7. Western Serviceberry - *Amelanchier alnifolia*
- 8. Black Hawthorn - *Crataegus douglasii*
- 9. Cascara - *Rhamnus purshiana*
- 10. Oregon White Oak - *Quercus garryana*
- 11. Pacific Crabapple - *Malus fusca*
- 12. Pacific Willow - *Salix lasiandra*

D. DECIDUOUS – NON-NATIVE:

- 1. None

This specifically relates to the following code section and implies the City may allow removal of a healthy "non-significant" right-of-way tree:

16.52.200 – City Tree Removals

D. Removal of a city tree located within an open or closed city right-of-way **may** be allowed for the following:

Any tree having less than a ten-inch diameter breast height size; and any trees not included on the "City of Medina Suitable Tree Species List" for the right-of-way having less than a 36-inch diameter breast height size.

Because these trees fall below the size threshold or are not included on the City's suitable species list, they may be considered non-significant and therefore eligible for removal at the City's discretion, even when the tree is otherwise healthy, non-hazardous, and not a nuisance.

Is this distinction necessary?

LIST 3: LEGACY TREE SPECIES LIST

The following trees are Legacy Tree species that if the criteria in MMC 20.52.120 are present are subject to the replacement requirements for a Legacy Tree.

A. EVERGREENS (CONIFERS):

- 1. Lawson Cypress – *Chamaecyparis lawsoniana*
- 2. Alaska Yellow Cedar – *Chamaecyparis nootkatensis*
- 3. Western Red Cedar – *Thuja plicata*
- 4. Douglas Fir – *Pseudotsuga menziesii*
- 5. Grand Fir – *Abies grandis*
- 6. Mountain Hemlock – *Tsuga mertensiana*
- 7. Western Hemlock – *Tsuga heterophylla*
- 8. Pacific Madrone – *Arbutus menziesii*
- 9. Shore Pine – *Pinus contorta* var. *contorta*
- 10. Western White Pine – *Pinus monticola*
- 11. Sitka Spruce – *Picea sitchensis*

Expand this list to include additional non-native conifer species that are well-suited to the Pacific Northwest and capable of reaching large stature. This could include conifer species such as deodar cedar, Atlas cedar, Lebanese cedar, giant sequoia, coast redwood, dawn redwood, European larch, and ponderosa pine, all of which grow well in the regional climate and are capable of reaching at least 50 inches in diameter under appropriate conditions.

B. DECIDUOUS:

- 1. None

LIST 4: TREE SPECIES ELIGIBLE FOR CREDIT ON PRIVATE PROPERTY

This list establishes eligibility requirements for receiving supplemental tree unit or restoration credits under MMC 20.52.130 and MMC 20.52.150 respectively. This list is used for determining existing trees that may be included as credit; and new tree plantings on private property that are eligible for credit. The list of native species in Sub-list 4A and 4C apply to determining tree retention requirements in MMC 20.52.110.

A. EVERGREENS (CONIFEROUS) - NATIVE:

- 1. Lawson Cypress – *Chamaecyparis lawsoniana*
- 2. Alaska Yellow Cedar – *Chamaecyparis nootkatensis*
- 3. Western Red Cedar – *Thuja plicata*
- 4. Douglas Fir – *Pseudotsuga menziesii*
- 5. Engelmann Spruce – *Picea engelmannii*
- 6. Grand Fir – *Abies grandis*
- 7. Pacific Silver Fir – *Abies amabilis*
- 8. Rocky Mountain Juniper – *Juniperus scopulorum*
- ~~9. Mountain Hemlock – *Tsuga mertensiana*~~
- 10. Western Hemlock – *Tsuga heterophylla*
- 11. Shore Pine – *Pinus contorta* var. *contorta*
- 12. Sitka Spruce – *Picea sitchensis*
- 13. Western White Pine – *Pinus monticola*

Exclude small trees from the list 4. Developers tend to favor the first three species, as they are inexpensive and readily available.

Mountain hemlock is a very slow-growing tree with a relatively small canopy.

Dwarf Hinoki cypress is also slow-growing and develops a small canopy.

Vine maple is more of a small, shrubby tree and does not provide substantial canopy cover.

Red alder is a short-lived native and a pioneering species that converts atmospheric nitrogen into plant-available nitrogen in soils. It is common, relatively weak-wooded, and is not typically available in a code-compliant planting size.

Western hazelnut is more accurately characterized as a large shrub than a tree. Also not typically available in code compliant size.

B. EVERGREENS (CONIFEROUS) – NON-NATIVE:

1. Korean Fir – *Abies koreana*
2. Spanish Fir – *Abies pinsapo*
3. White Fir – *Abies concolor*
4. Incense Cedar – *Calocedrus decurrens*
5. Deodar Cedar – *Cedrus deodara*
6. Atlas Cedar – *Cedrus atlantica*
7. Cedar of Lebanon – *Cedrus libani*
8. Moss Cypress – *Chamaecyparis pisifera*
- ~~9. Dwarf Hinoki Cypress – *Chamaecyparis obtusa*~~
10. Smooth-barked Arizona Cypress – *Cupressus glabra*
11. Dawn Redwood – *Metasequoia glyptostroboides*
12. Swiss Stone Pine – *Pinus cembra*
13. Austrian Black Pine – *Pinus nigra*
14. Japanese Black Pine – *Pinus thunbergii*
15. Japanese Red Pine – *Pinus densiflora*
16. Japanese Cryptomeria – *Cryptomeria japonica*
17. Serbian Spruce – *Picea omorika*
18. Umbrella Pine – *Sciadopitys verticillata*
19. Bald Cypress – *Taxodium distichum*
20. Hiba Cedar – *Thuja dolobrata*
21. Canadian Hemlock – *Tsuga canadensis*

C. DECIDUOUS - NATIVE:

1. Pacific or Western Flowering Dogwood -- *Cornus nuttallii*
- ~~2. Vine Maple -- *Acer circinatum*~~
- ~~3. Red Alder -- *Alnus rubra*~~
- ~~4. Western Hazelnut -- *Corylus cornuta*~~
5. Oregon Ash -- *Fraxinus latifolia*
6. Narrow-leaved Cherry – *Prunus emarginata* var. *mollis*
7. Western Serviceberry - *Amelanchier alnifolia*
8. Black Hawthorn - *Crataegus douglasii*
9. Cascara - *Rhamnus purshiana*
10. Oregon White Oak - *Quercus garryana*
11. Pacific Crabapple - *Malus fusca*
12. Pacific Willow - *Salix lasiandra*

D. DECIDUOUS – NON-NATIVE:

1. None

LIST 5: REPLACEMENT TREE SPECIES FOR CREDIT ON CITY RIGHTS-OF-WAY

The following trees are designated as eligible for receiving replacement credit on the city right-of-way. Trees planted in the rights-of-way shall ensure that sight-distance requirements are maintained and utilities will not become encumbered. If overhead power distribution or transmission lines are within 20 horizontal feet of the planting location, the replacement tree species shall be selected from List 6.

A. EVERGREENS (CONIFERS) - NATIVE:

1. Lawson Cypress – *Chamaecyparis lawsoniana*
2. Alaska Yellow Cedar – *Chamaecyparis nootkatensis*
3. Western Red Cedar – *Thuja plicata*
4. Douglas Fir – *Pseudotsuga menziesii*
5. Engelmann Spruce – *Picea engelmannii*
6. Grand Fir – *Abies grandis*
7. Pacific Silver Fir – *Abies amabilis*
8. Rocky Mountain Juniper – *Juniperus scopulorum*
9. Mountain Hemlock – *Tsuga mertensiana*
10. Western Hemlock – *Tsuga heterophylla*
11. Shore Pine – *Pinus contorta* var. *contorta*
12. Sitka Spruce – *Picea sitchensis*
13. Western White Pine – *Pinus monticola*

B. EVERGREENS (CONIFERS) – NON-NATIVE:

1. Korean Fir – *Abies koreana*
2. Spanish Fir – *Abies pinsapo*
3. White Fir – *Abies concolor*
4. Incense Cedar – *Calocedrus decurrens*
5. Deodar Cedar – *Cedrus deodara*
6. Atlas Cedar – *Cedrus atlantica*
7. Cedar of Lebanon – *Cedrus libani*
8. Moss Cypress – *Chamaecyparis pisifera*
9. Dwarf Hinoki Cypress – *Chamaecyparis obtusa*
10. Smooth-barked Arizona Cypress – *Cupressus glabra*
11. Dawn Redwood – *Metasequoia glyptostroboides*
12. Swiss Stone Pine – *Pinus cembra*
13. Austrian Black Pine – *Pinus nigra*
14. Japanese Black Pine – *Pinus thunbergii*
15. Japanese Red Pine – *Pinus densiflora*
16. Japanese Cryptomeria – *Cryptomeria japonica*
17. Serbian Spruce – *Picea omorika*
18. Umbrella Pine – *Sciadopitys verticillata*
19. Bald Cypress – *Taxodium distichum*
20. Hiba Cedar – *Thujopsis dolabrata*
21. Canadian Hemlock – *Tsuga canadensis*

C. DECIDUOUS - NATIVE:

- 1. Pacific or Western Flowering Dogwood -- *Cornus nuttallii*
- ~~2. Vine Maple -- *Acer circinatum*~~
- ~~3. Red Alder -- *Alnus rubra*~~
- ~~4. Western Hazelnut -- *Corylus cornuta*~~
- 5. Oregon Ash -- *Fraxinus latifolia*
- 6. Narrow-leaved Cherry – *Prunus emarginata* var. *mollis*
- 7. Western Serviceberry - *Amelanchier alnifolia*
- 8. Black Hawthorn - *Crataegus douglasii*
- 9. Cascara - *Rhamnus purshiana*
- 10. Oregon White Oak - *Quercus garryana*
- 11. Pacific Crabapple - *Malus fusca*
- 12. Pacific Willow - *Salix lasiandra*

Exclude the following small trees from the list 5.

Vine maple is more of a small, shrubby tree and does not provide substantial canopy cover.

Red alder

Western hazelnut

D. DECIDUOUS – NON-NATIVE:

- 1. None

LIST 6: TREE SPECIES FOR CREDIT IN RESTRICTED CITY RIGHT-OF-WAY

The tree species in List 7 shall be used for replacement credit in those locations identified as “Restricted R.O.W” in the Medina Landscape Plan set forth in Figure 3 of the Community Design Element of the Medina Comprehensive Plan. The city may accept other tree species not on the list for replacement credit provided the tree is an appropriate species to be planted where overhead utility lines or view corridors necessitate lower tree heights.

LIST 7: LOW-GROWING TREE SPECIES SUITABLE NEAR POWER LINES

The tree species in this list may be used for replacement credit when replacement trees are planted under or within 20 horizontal feet of overhead power distribution and transmission lines. The city may accept non-native tree species in this list and other non-native tree species not on the list for replacement credit provided the tree is an appropriate species to be planted near power lines.

A. EVERGREENS:

- 1. Mugo Pine – *Pinus mugo*
- 2. Tanyosho Pine – *Pinus densiflora* ‘*Umbraculifera*’
- 3. Dwarf Hinoki Cypress – *Chamaecyparis obtusa* ‘*Nana gracilis*’
- 4. Chinese Juniper – *Juniperus chinensis*
- 5. Swiss Stone Pine – *Pinus cembra*
- 6. Japanese Umbrella Pine – *Sciadopitys verticillata*
- 7. Bristlecone Pine – *Pinus aristata*
- 8. Dwarf Japanese Red Pine – *Pinus densiflora* sp

B. DECIDUOUS:

1. Vine Maple – *Acer circinatum*
2. Amur Maple – *Acer ginnala*
3. Rocky Mountain Maple – *Acer grandidentatum*
4. Paperbark Maple – *Acer griseum*
5. Japanese Maple – *Acer palmatum*
6. Pacific Serviceberry – *Amelanchier alnifolia*
7. Western Serviceberry – *Amelanchier grandiflora*
8. Japanese Hornbeam – *Carpinus japonica*
9. Eastern Redbud – *Cercis canadensis*
10. Corneliancherry Dogwood – *Cornus mas*
11. Japanese Dogwood – *Cornus officinalis*
12. European Filbert – *Corylus avellana*
13. Smoketree – *Cotinus* sp.
14. Hawthorn – *Crataegus* sp.
15. Goldenrain Tree – *Koelreuteria paniculata*
16. Galaxy Magnolia – *Magnolia* ‘Galaxy’
17. Star Magnolia – *Magnolia stellata*
18. Lily Magnolia – *Magnolia liliiflora*
19. Victoria Southern Magnolia – *Magnolia grandiflora* ‘Victoria’
20. Carmine Crabapple -- *Malus x atrosanguinea*
21. Sargent Crabapple – *Malus sargentii*
22. Pink Perfection Crabapple – *Malus* ‘Pink Perfection’
23. Radiant Crabapple – *Malus* ‘Radiant’
24. Strathmore Crabapple – *Malus* ‘Strathmore’
25. Persian Parrotia – *Parrotia persica*
- ~~26. Flowering Cherry/Plum – *Prunus* sp.~~
27. Amur Chokecherry – *Prunus maackii*
28. Mt. Fuji Flowering Cherry – *Prunus serrulata* ‘Shirotae’
29. Staghorn Sumac – *Rhus typhina*
30. Red Cascade Mountain Ash – *Sorbus americana* ‘Dwarf-crown’
31. Japanese Stewartia – *Stewartia pseuocamellia*
32. Japanese Snowbell – *Styrax japonicus*
33. Japanese Tree Lilac – *Syringa reticulata*

Flowering plum is notoriously difficult to manage under power lines. It readily produces vertical sucker growth along branches and responds aggressively with additional suckering when pruned. It is also a relatively short-lived species that is prone to disease and has relatively weak wood.

SOURCE FOR IDENTIFYING NATIVE SPECIES:

- Kruckerberg, Arthur R. *Gardening with Native Plants of the Pacific Northwest – an illustrated guide*. Seattle: University of Washington Press, 1982. Print.
- Arno, Stephen F. and Hammerly, Ramona P. *Northwest Trees – identifying and understanding the regions native trees*. Seattle: The Mountaineers, 1977. Print.
- Hitchcock, C. Leo and Cronquist, Arthur. *Flora of the Pacific Northwest – an illustrated manual*. Seattle: University of Washington Press, 1973. Print.
- Breen, Patrick. *Oregon State University Department of Horticulture Landscape Plants – Images, identification and information* (<http://oregonstate.edu/dept/ldplants/>, September 12, 2013). Corvallis, OR 97331-4501, USA.
- USDA, NRCS. 2013. *The PLANTS Database* (<http://plants.usda.gov>, 19 September 2013). National Plant Data Team, Greensboro, NC 27401-4901 USA.
- USDA Plant Hardiness Zone Map, 2012. Agricultural Research Service, U.S. Department of Agriculture. Accessed from <http://planthardiness.ars.usda.gov>.



MEDINA, WASHINGTON

Planning Commission

Tuesday March 24, 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 March 24, 2026 meeting; the slide deck details the background and scope of the project, the project's framework, advancements made since Planning Commission's January meeting on this topic, and outstanding items to consider with Planning Commission at its March meeting.

Following the January Planning Commission meeting, 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 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, accent lighting, lighting at school fields, and lighting at public sport courts
- Expressly prohibits light trespass and lighting at private sport courts
- 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 March and April, 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.

Attachment(s)

PowerPoint Slide Deck prepared by Kim Gunderson for presentation at March 24, 2026 Planning Commission meeting

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

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. *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.
- ~~D.~~ *Director* means the director of development services for the City of Medina.
- ~~E.~~ *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.
- ~~F.~~ *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

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

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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.

FG. 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.

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

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

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

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

J. 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.

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HJ. 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.

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

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

KM. 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.

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

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

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

LP. Spotlight means any lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.

Q. 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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Commented [KG6]: 12 hours seems an appropriate minimum allowance given the exemption's applicability to nighttime construction.

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. 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;

Commented [KG7]: This refers to code that has been recently changed by IOC written by the City Attorney to control lighting at homes under construction or listed for sale.

Commented [KG8]: For Planning Commission discussion: At our January meeting, the topic of whether upward-oriented lighting built in stairs should be OK to allow safe navigation of the stairs was discussed. Lights can be installed into the side (face) of the stair, instead, which is more in keeping with the intent of this chapter. Are there strong thoughts on this?

Commented [KG9]: There was a comment from the public that the City should regulate lux/lumens rather than foot candles. That does not seem needed, for two reasons:
 1. Foot-candles are defined as another way to measure lumens (see definition of foot-candle in this code). The two can be converted between each other.
 2. The City has indicated that the amount of light at a private property does not need to be regulated, as long as the light does not trespass and is of warm tones. While some cities govern particular measurements of lumens allowed per parcel, Medina seems to be interested instead in allowing for lighting at private property to afford security, as long as it is not disruptive to neighboring parcels or the environment.

For these reasons, I recommend maintaining the existing system of measurement captured in the IC, which was built on examples of successful neighboring cities' code.

Commented [KG10]: This has been added to allow for things like lighting at backyard weddings and gatherings.

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. Lighting installed to illuminate a flagpole...~~MORE~~

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, except that public sport courts and school fields may install lighting with a correlated color temperature that is appropriate for the sport, class of play, and viewing audience as defined by relevant ANSI/IES lighting standard, or any Washington state alternative, but never exceeding 5,700K.

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 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).

Commented [KG11]: For Planning Commission discussion: should lighting at flag poles be allowed at the base of the pole, or should we require lighting be installed at the top of the flag pole and cast down onto the pole?

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Commented [KG12]: I want to explore height limitations for outdoor lighting with the Planning Commission in more depth at our March meeting. The streetlight poles are owned by PSE, so we might not have a direct ability to require poles of different heights.

As written now, all lighting shall be installed at the minimum height necessary.

Commented [KG13]: If the CM/Council direct the City to retrofit all City buildings and streetlights, this would be the standard they're subject to. Currently, Council has adopted a streetlight standard of 3K color temperature and 25W. Some streetlights burned out and were replaced by PSE with 5k bulbs. Ryan is working with PSE to have the correct bulbs installed. Notably, the current lighting standard adopted for streetlights is not in keeping with American Association of State Highway and Transportation Officials (AASHTO) standards.

Commented [KG14]: Sourced from Dark Sky International model ordinance.

Commented [KG15]: 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.

8. Outdoor lighting at school fields and public sport courts shall be extinguished at 10:00PM and shall remain extinguished until sunrise. The maximum luminous intensity from any luminaire lighting a school field shall not exceed 10,000 candelas as measured along a perimeter that is 150-feet from the edge of the field, at 5-feet above grade. When ANSI/EIS lighting standards would recommend a school field light level that is higher than 100 lux (approximately 9.3 foot-candles), installed lighting at the sports field shall not exceed 10% more than the light level recommended by the applicable ANSI/IES lighting standard, or an approved alternative by the state of Washington.

Commented [KG16]: Sourced from Dark Sky International model ordinance. The intent of this provision is to control spanning brightness from the field. The detail on candelas would be provided by the applicant with their building permit application.

~~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 in the City. Lighting consistent with the provisions of this chapter may be allowed on public sports courts.

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.

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Commented [KG17]: For discussion with the Planning Commission and Council: confirming these details via inspection would require the City to hire professional services. Alternatively, we can accept represented consistency as presented in applications.

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:

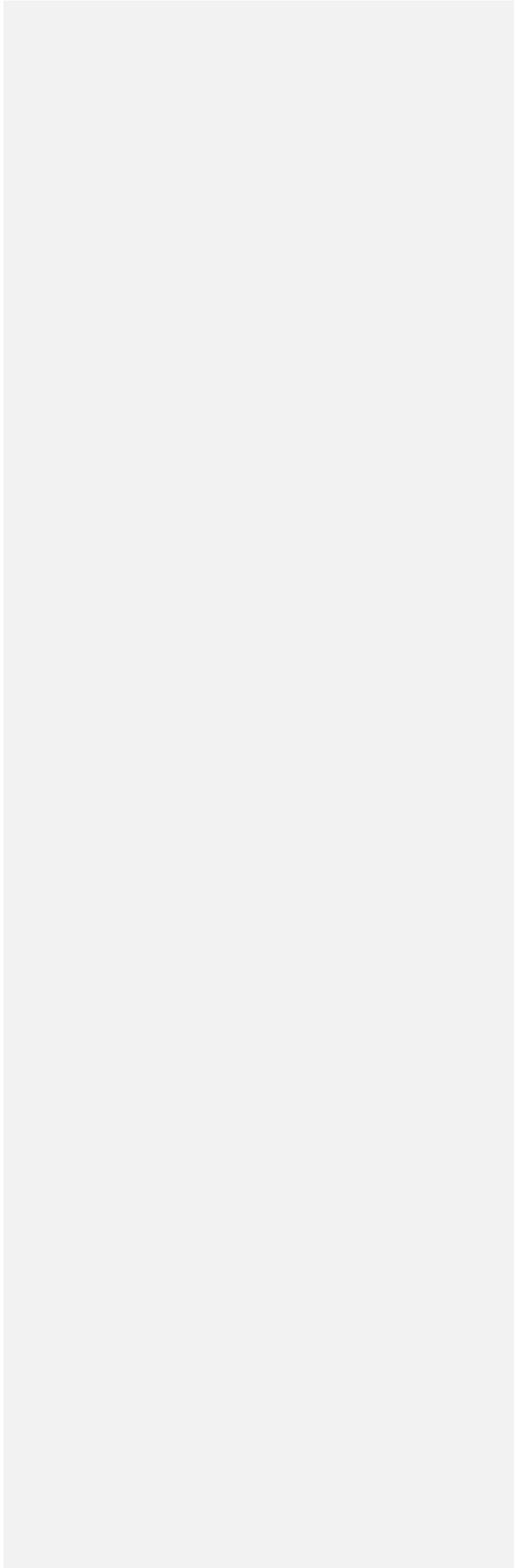
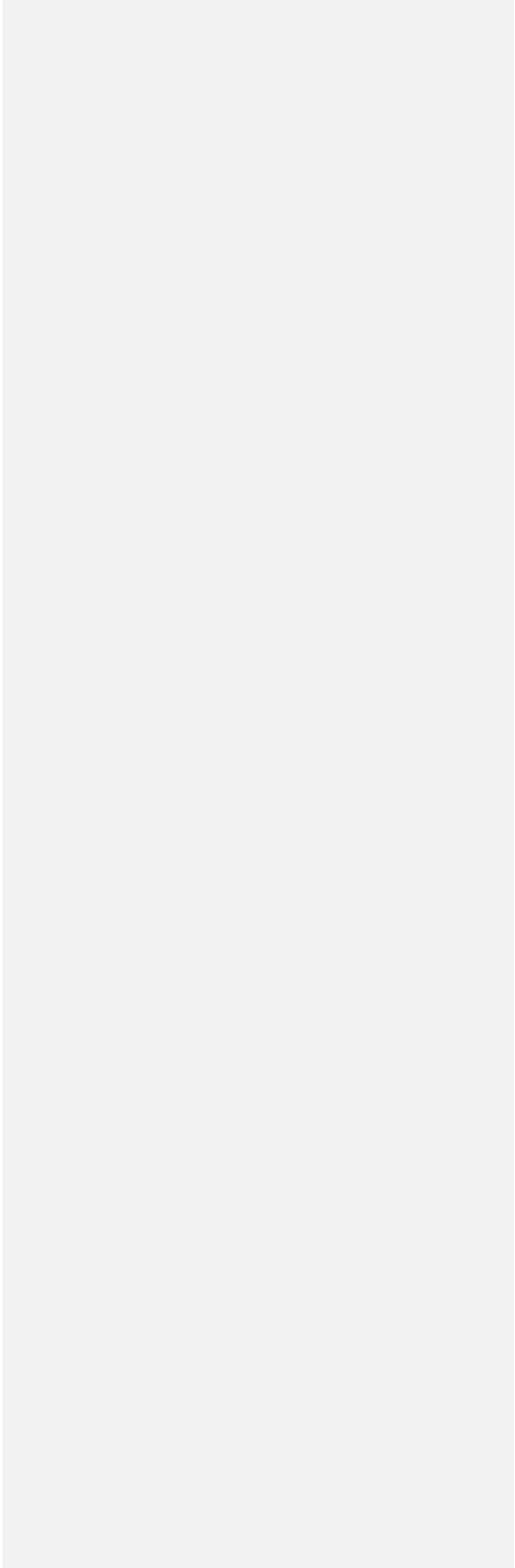


Figure 1: Wall-Mounted Lighting Fixtures



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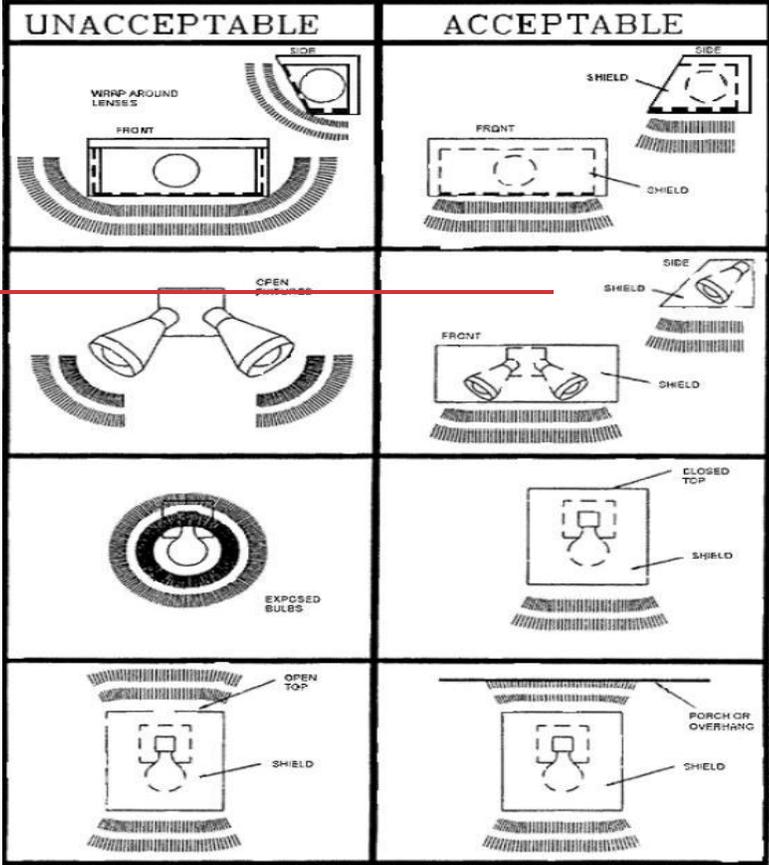
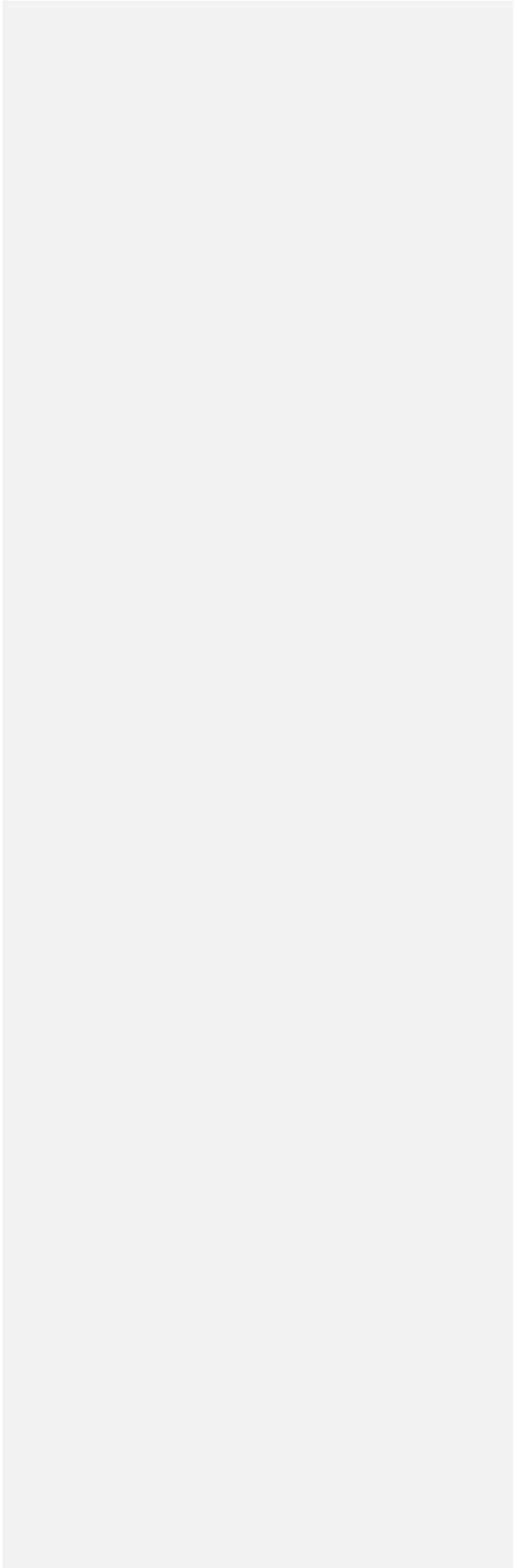


Figure 2: Freestanding Outdoor Lighting Fixtures





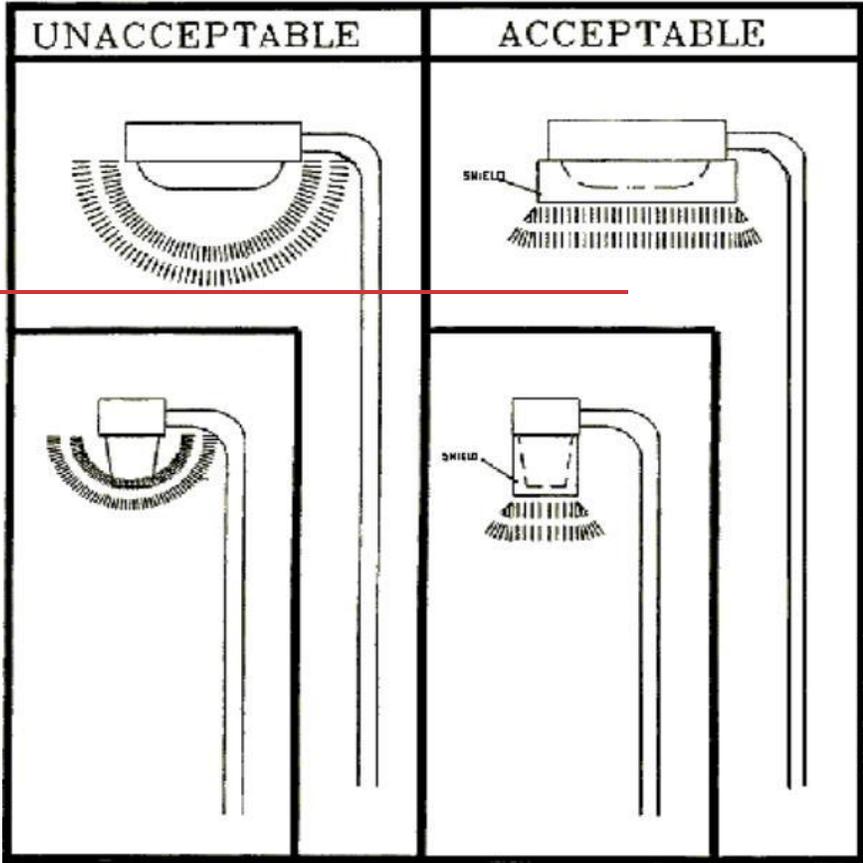
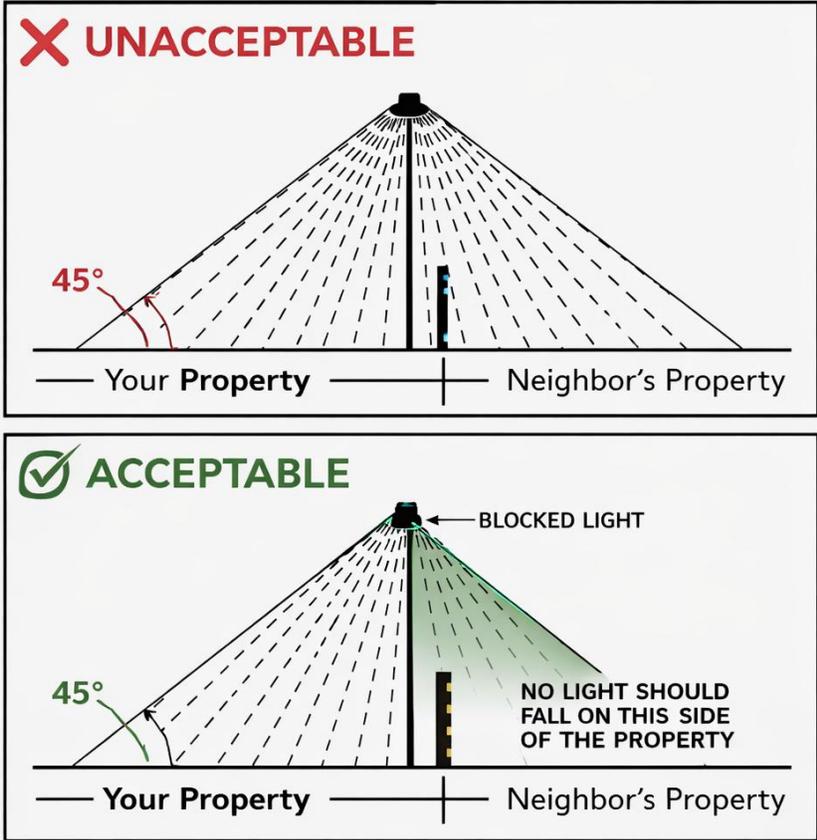


Figure 3: Outdoor Lighting Fixtures—Street and Lot Light Cut-Off at Property Line



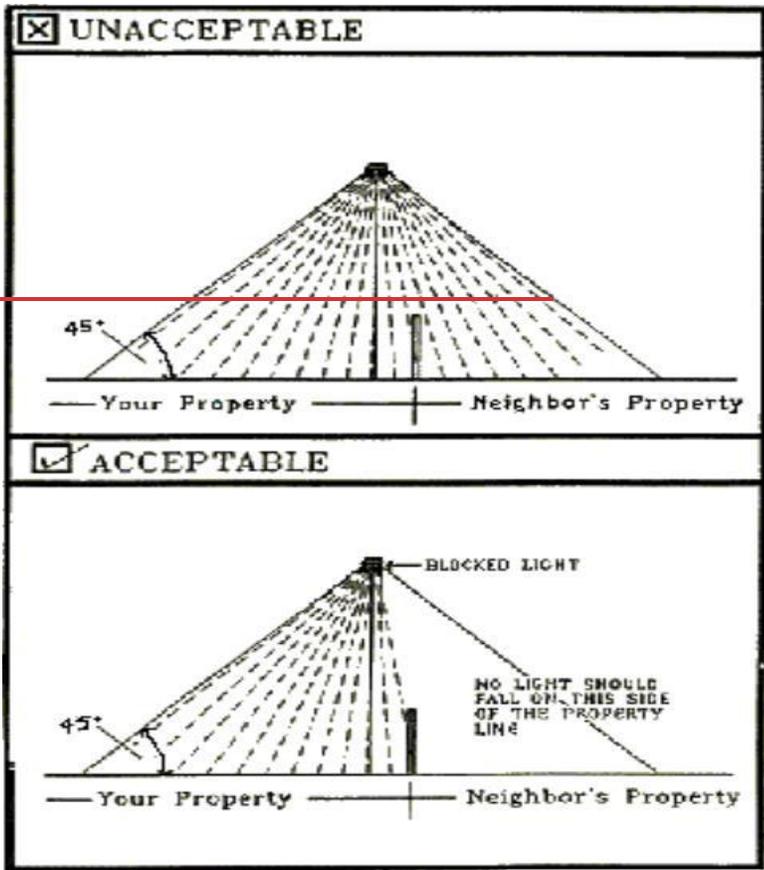
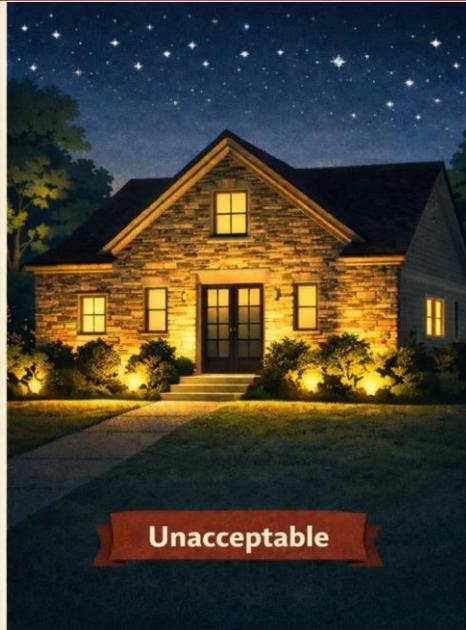
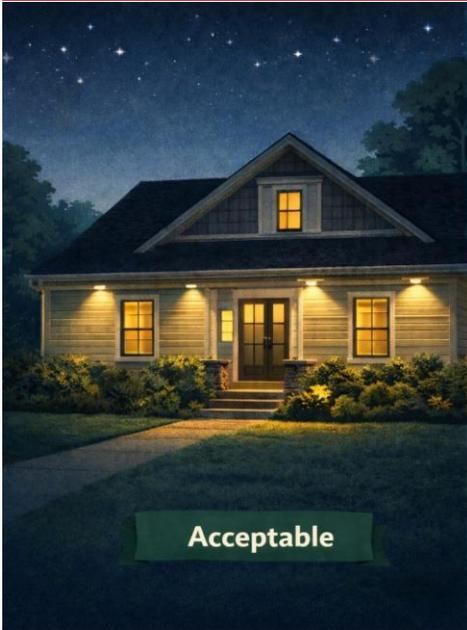
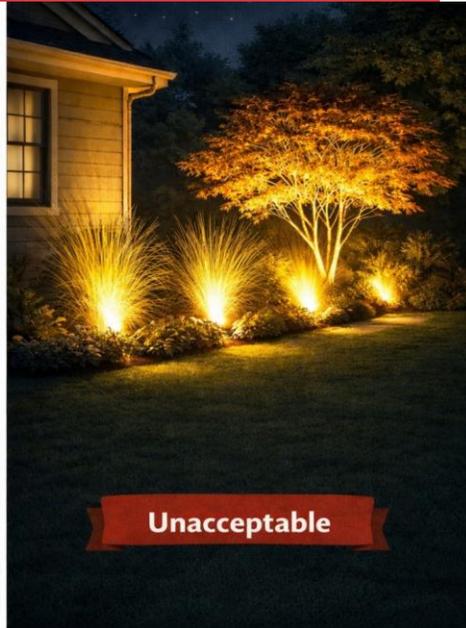
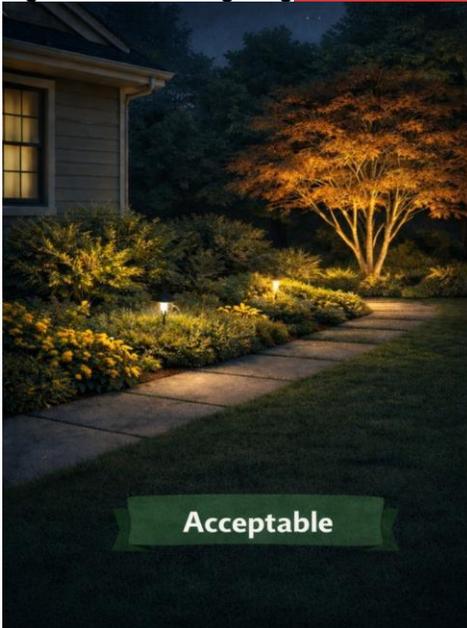


Figure 4: Accent Lighting: **Shielded & Downcast vs. Unshielded & Upward Cast**



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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 private sports courts or private accessory recreational facilities in the City;
- 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.

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Commented [KG18]: Recommending this edit to align with MMC 16.25.060(B).

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.~~

Commented [KG19]: 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.

~~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.~~



Medina Outdoor Lighting

Mahoney Planning, LLC
Kimberly Gunderson, Principal

March 24, 2026

Agenda

01 Background

02 Project Framework

03 Progress since January

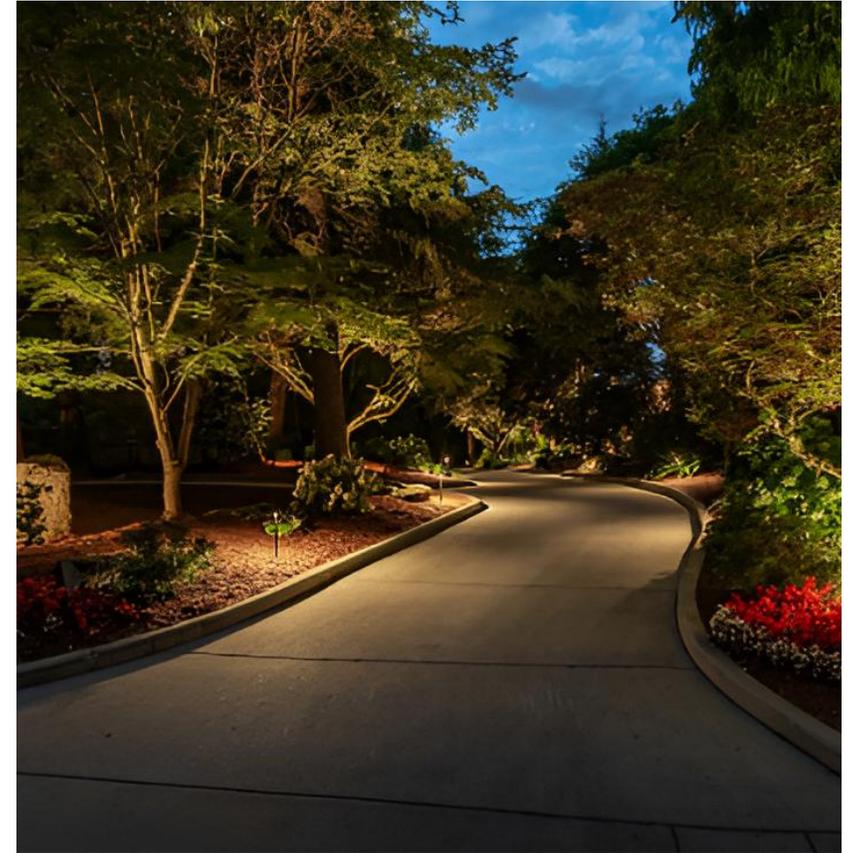
04 Open Dialogue

05 Project Schedule

Background

Project Goals – What are we trying to achieve?

- Ensure future growth protects Medina’s sylvan nature
- Support “dark skies”
- Harmonize the built and natural environments
- Mitigate anthropologic impacts to Medina’s natural setting
- Create an enforceable ordinance
- Ensure Medina can properly light public facilities for safety (pathways, signs, flag poles)



Background (Cont.)

- **June 23** – City Attorney presented Council with Interim Ordinance Control (IOC). Council Passed Ord. 1043
 - **Motion:** “Direct the Planning Commission to study and process permanent outdoor lighting regulations to be brought to Council before the expiration of the interim official control on outdoor lighting.”
 - Created MMC Chapter 16.25
- **July 28** – Council held Public Hearing on IOC
- **December 8** – Extend IOC for 6 months

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 January

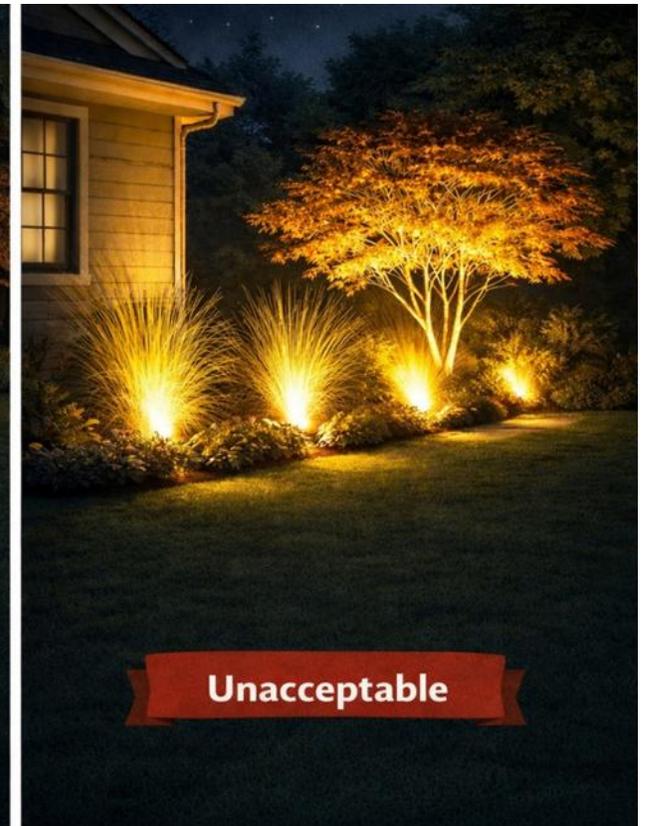
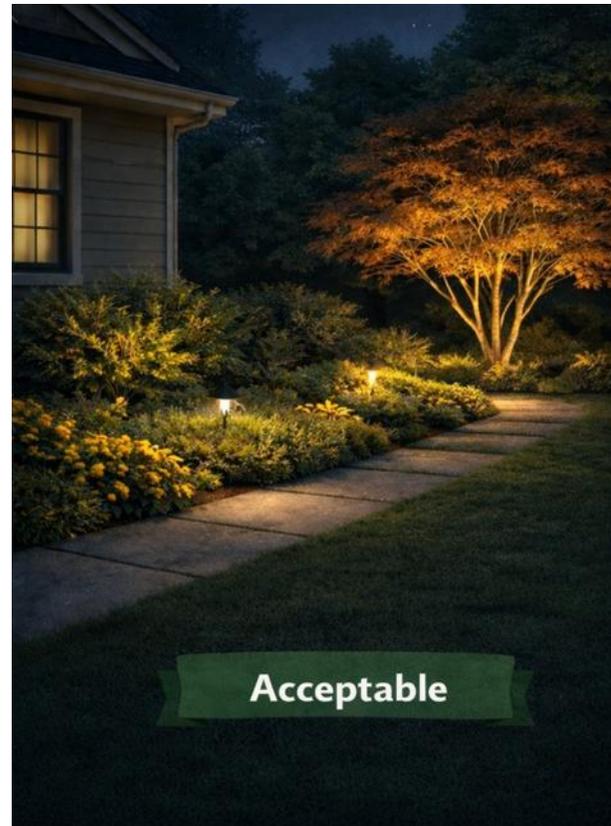
Draft Ordinance prepared, built off IOC

- ✓ Incorporates Dark Sky Model Ordinance
- ✓ Creates enforceable code
- ✓ Defines: seasonal lighting, security lighting, temporary or periodic events, and other terms
- ✓ Controls construction/real estate lighting
- ✓ Controls color temperature
- ✓ Allows security lighting, pool lighting, accent lighting
- ✓ Allows school field and public sport court lighting with limits
- ✓ Prohibits light trespass
- ✓ Prohibits private sport court lighting
- ✓ Figures of acceptable/unacceptable lighting updated

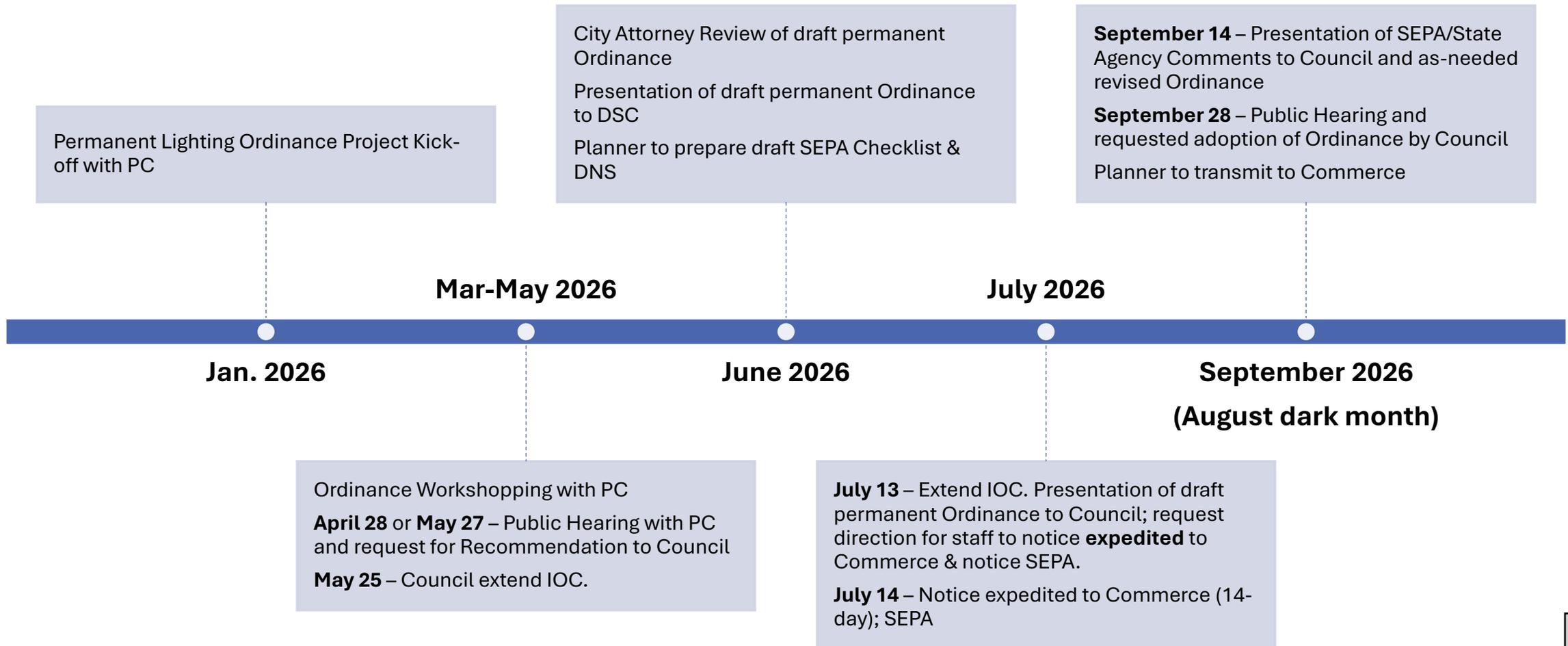
Open Dialogue with Planning Commission

Please offer any reactions or perspectives on:

- Flagpole lighting: top-mounted, or upward-cast from ground?
- Lighting built in stairs: allow upward-cast, or build in face of stairs?
- PSE lights in ROW: 13' concrete poles, 3,000K, 25w LED
- Enforcement practices at neighboring cities
- Edits made since January



Project Schedule



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

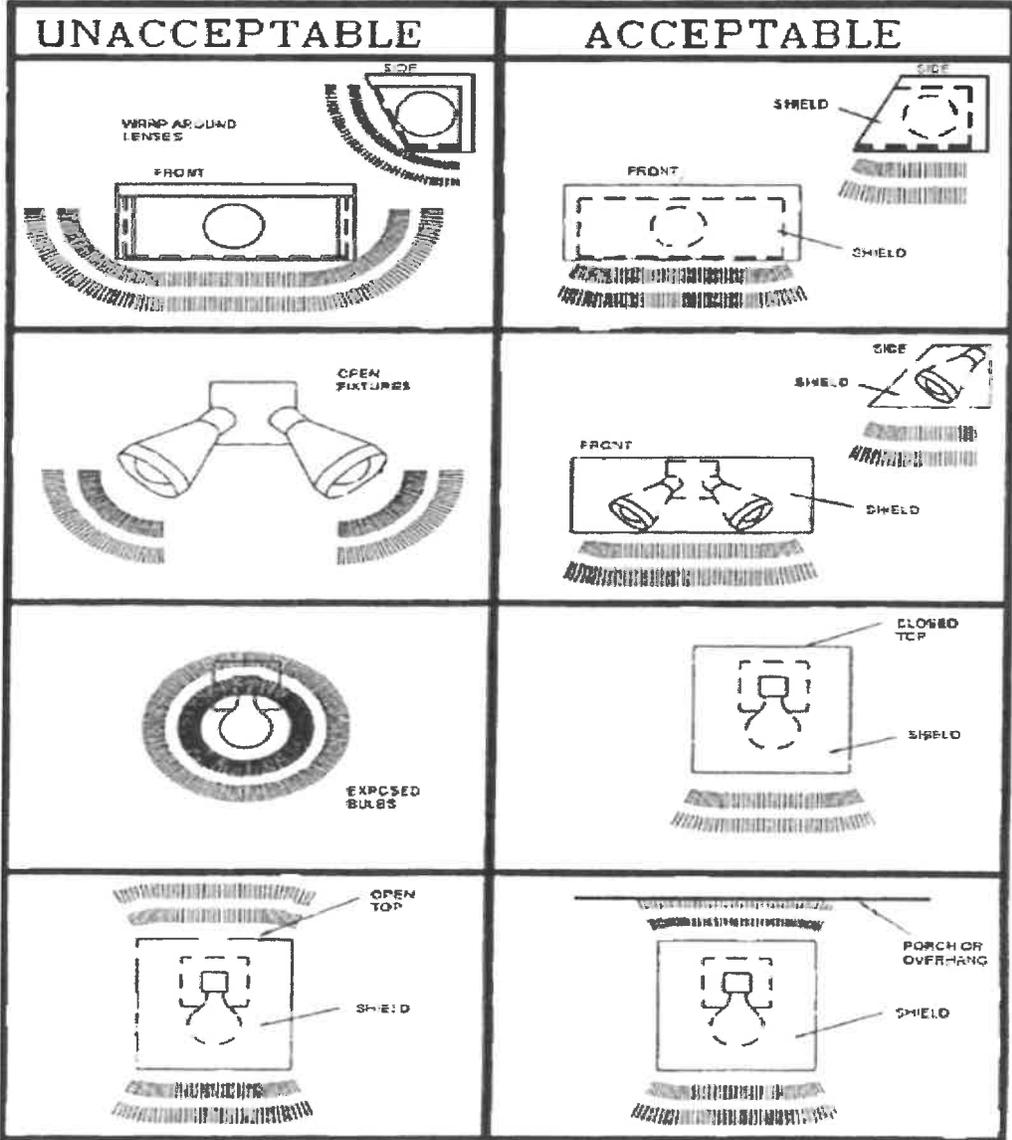


Figure 2: Freestanding Outdoor Lighting Fixtures

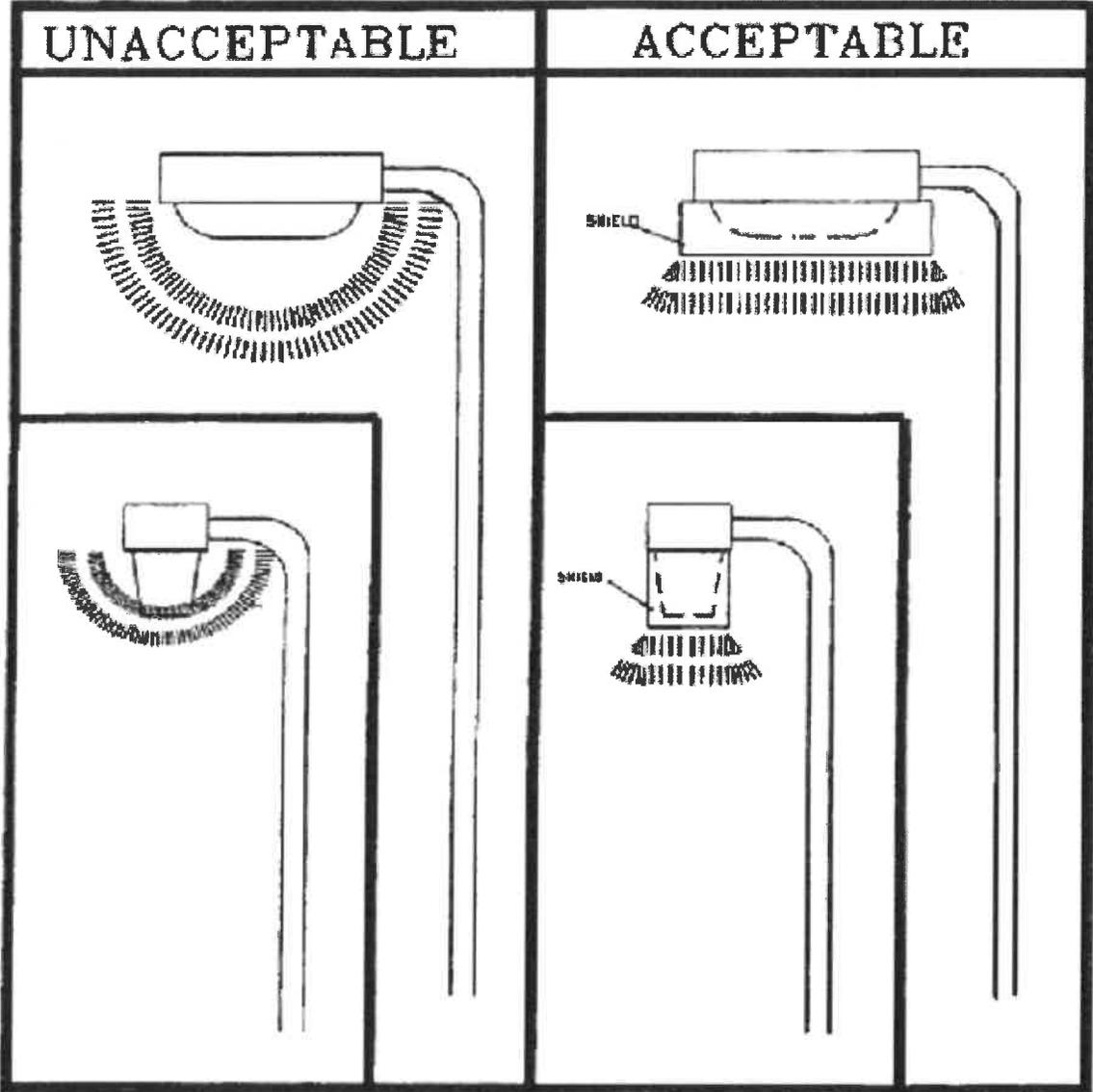
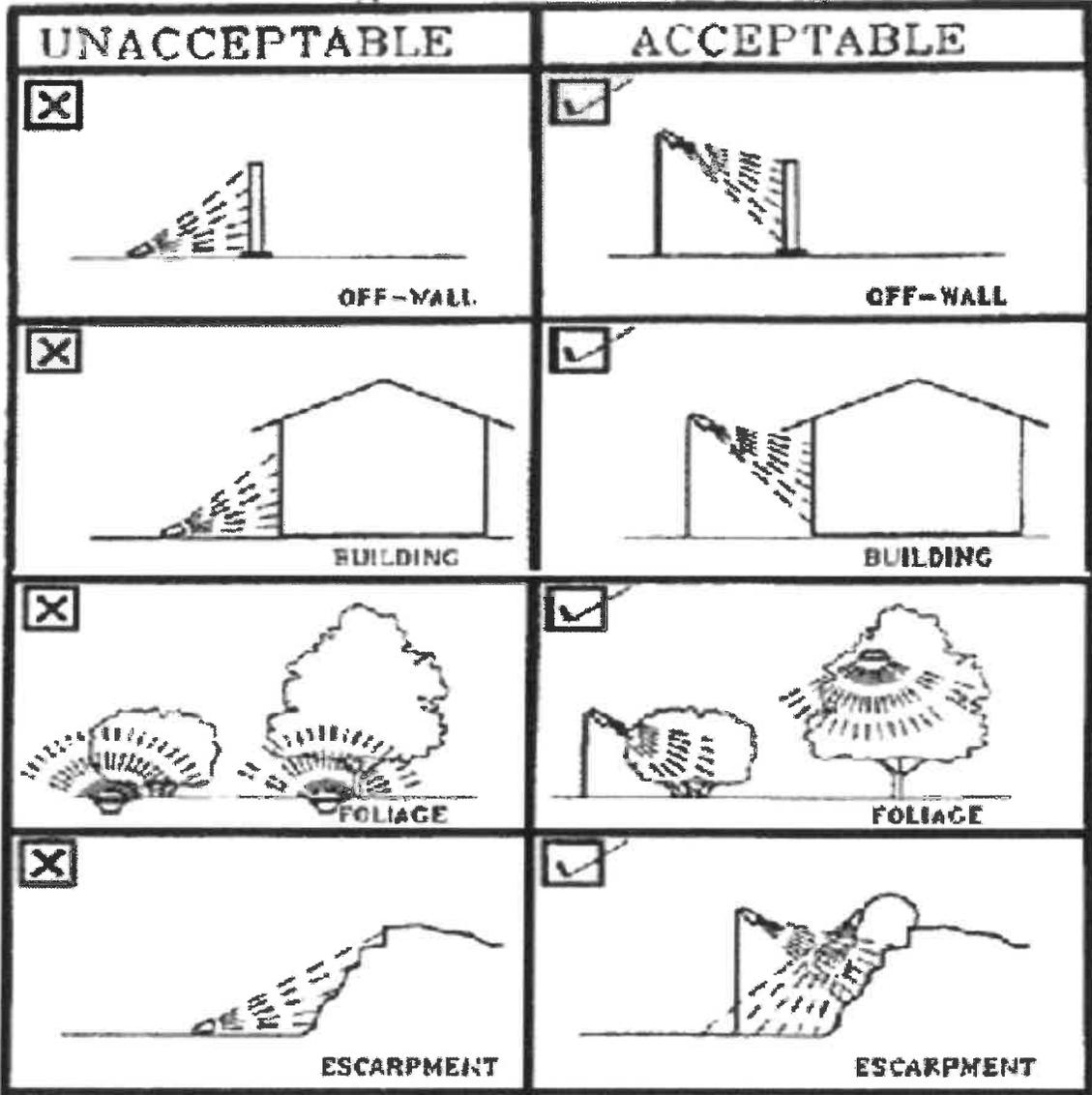


Figure 3: Accent Lighting



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.

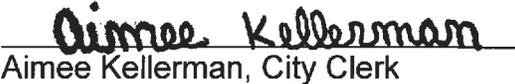
PASSED BY THE CITY COUNCIL OF THE CITY OF MEDINA ON THE 23rd DAY OF JUNE, 2025 BY A VOTE OF 7 FOR, 0 AGAINST, AND 0 ABSTAINING, AND IS SIGNED IN AUTHENTICATION OF ITS PASSAGE THE 23RD DAY OF JUNE, 2025.


Jessica Rossman, Mayor

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

Attest:


Jennifer R. Robertson, City Attorney


Aimee Kellerman, City Clerk

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