



MEDINA, WASHINGTON

AGENDA BILL

Monday, July 27, 2026

Subject/Topic: Public Hearing on Interim Official Control – Outdoor Lighting Dept. Origin: Development Services Category: Public Hearing Prepared by: Jennifer Robertson, City Attorney Attachments: 1. Ordinance No. 1043 2. Ordinance No. 1050 3. Ordinance No. 1057	Proposed Council Action/Motion: ☐ Information Only ☐ Receive and File ☐ Discuss ☐ Provide Direction ☒ Public Hearing ☐ Adopt/Approve ☐ Other:
---	--

Proposed Council Action

The Council is being asked to hold the statutorily required public hearing on the Outdoor Lighting Interim Official Control (IOC) that was extended by ordinance on June 8, 2026. If the public hearing is not held, then the IOC will cease being in effect after August 7, 2026. No other action is requested. Holding the public hearing satisfies state law and the IOC will remain in effect until December 5, 2026 unless terminated or extended by future Council action. Also, on tonight's agenda is proposed adoption of the final outdoor lighting regulations. If approved, that ordinance will terminate the IOC upon its effective date. Because the effective date is likely close to August 7th, holding the public hearing to ensure there is no lapse in the lighting regulations is recommended.

Summary

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

Following the adoption of the Middle Housing legislation, the City Council directed staff to bring forward an outdoor lighting code to take effect with middle housing. On June 23, 2025, the City Council adopted Ordinance No. 1043 an "Interim Official Control" ("IOC") to address lighting and directed the "Planning Commission to study and process permanent outdoor lighting regulations to be brought to Council before the expiration of the interim official control on outdoor lighting."

An IOC is a zoning ordinance that can be in effect while the staff, Planning Commission, and City Council consider, process, and perform outreach on permanent lighting regulations. This ensures that development applications that are submitted prior to the permanent regulations will be required to meet the IOC standards. While the Planning Commission is working on permanent lighting regulations, the work was not yet completed prior to the expiration of the initial IOC. Therefore, the City Council passed Ordinance No. 1050 on December 8, 2025 to extend the initial IOC. The City Council extended the regulations again by passage of Ordinance No. 1057 on June 8, 2026. This required the Council to hold a public hearing within 60 days. Therefore, the public hearing was scheduled for July 27, 2026.

After holding the public hearing, no additional action by the Council is needed. The IOC will remain in effect until December 5, 2026 unless terminated or extended by future Council action.

Council Priorities

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

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

Budget/Fiscal Impact: None.

Recommendation: Hold the public hearing.

City Manager Approval:

Proposed Council Motions:

Hold public hearing. The Interim Official Control will remain in effect until December 5, 2026 without additional Council action but will terminate sooner once the permanent regulations take effect.