



Medina Outdoor Lighting

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City Council Regular Meeting
July 27, 2026

Agenda



01 Project Goals

02 Background

03 Project Framework

04 Council Input

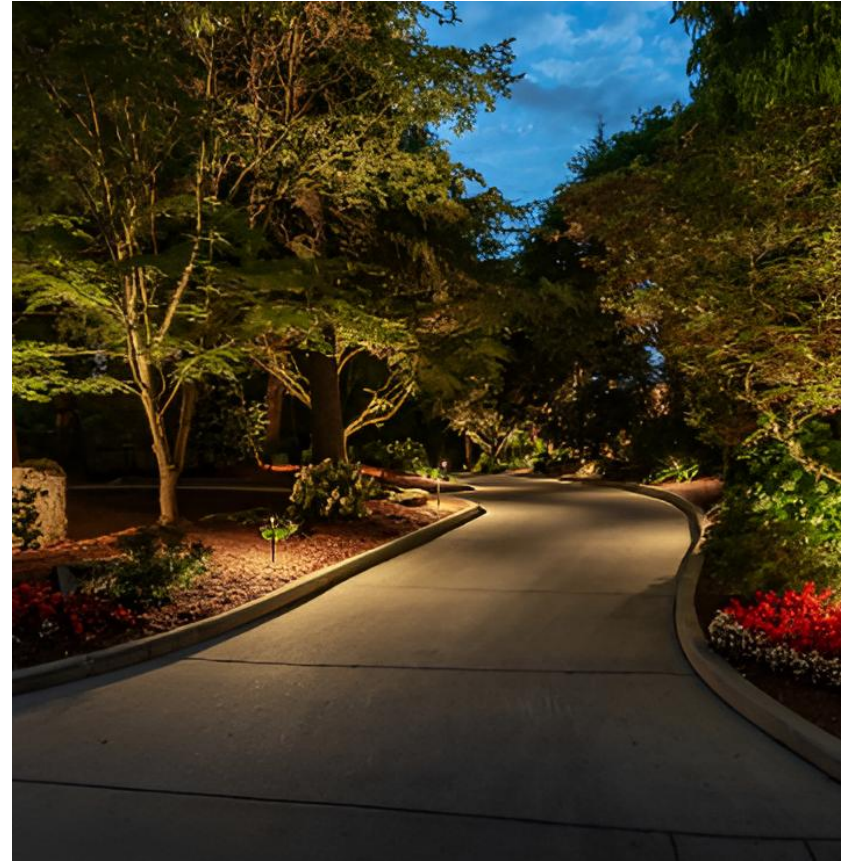
05 Permanent Ordinance
Progress

06 Next Steps

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, roads)



Background

In **response to citizen complaints**, Council took action by Interim Official Control (IOC)

- **6/23/2025** – City Attorney presented Council with IOC, Ord. 1043. Passed by Council.
 - **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
- **12/8/2025** – Extend IOC for 6 months via Ord. 1050.
- **6/8/2026** - Extend IOC for 6 months via Ord. 1057

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 or existing code
- Ensure ordinance is enforceable

Early Council Input

Make Exceptions or Exemptions

- Lighting flag poles on City property
- Lighting at public facilities, where lighting is necessary for safety purposes
 - Otherwise, upgrade lighting at City-owned facilities to comply with Ord. Lead by example.
- Allow illuminations of park signs, entrance signs
- Allow motion sensor lights for property security
- Do not limit how broadly light can emanate on property
- Limit the height of outdoor lighting

Planning Commission Should Consider

- Pool lights should be allowed
- Preferred Kelvin color (5,000 or less)

Permanent Ordinance Progress

Building off the IOC, the Permanent Ordinance:

- ✓ Incorporates Dark Sky Model Ordinance
- ✓ Prohibits light trespass
- ✓ Controls construction/real estate lighting
- ✓ Controls color temperature
- ✓ Defines: color temperature, lumen, seasonal lighting, security lighting, temporary or periodic events, and other terms
- ✓ Allows security lighting, accent lighting, and stairway lighting when not cast upward and consistent with building code
- ✓ Prohibits all sport court lighting. Maintains current allowance for pool/hot tub vessel lighting
- ✓ Updates project vesting regulations
- ✓ Removes SMP edits
- ✓ Updates figures of acceptable/unacceptable lighting
- ✓ Creates enforceable code

Incorporates Dark Sky Model Ord

Dark Sky Model Ordinance	Draft MMC Chapter 16.25
Definitions for: candela, CCT, IES, light level, lumen, seasonal lighting, and security lighting.	➤ The definitions for candela, CCT, IES, light level, lumen, seasonal lighting, and security lighting were all sourced from the Dark Sky Model Ordinance. ➤ The definition for "shielding" was based on the IOC and was expanded on to include opaque fixtures, as discussed with Planning Commission at its May meeting. ➤ The definition for "temporary or periodic events" was crafted between the contract Planner and Planning Commission given Planning Commission's hope for short-term events to be a contemplated component of the new lighting ordinance.
Purpose statement: "...reduce lighting conflicts between property owners...and preserve the naturally dark sky for the benefit of residents, visitors, wildlife, and the environment."	The IOC's purpose statement was added to as follows: "This chapter is intent on reducing lighting conflicts between property owners, and preserving the naturally dark sky for the benefit of residents, visitors, wildlife, and the environment."
General provisions: Spectrum: Unless otherwise specified in this ordinance, the maximum allowable correlated color temperature (CCT) for outdoor luminaires is 3000 K.	General standards: Outdoor lighting shall have a rated correlated color temperature of 2,700K or less. This metric was selected following public testimony by a Medina resident which was incorporated into Planning Commission's recommendation. Dark Sky Model Ordinance standard is 3,000K.

Incorporates Dark Sky Model Ord

Dark Sky Model Ordinance	Draft MMC Chapter 16.25
Exemptions for: 1. Security lighting (as determined by a municipal official with authority). 2. Temporary or semi-permanent lighting approved by municipal permit for special events, festivals, and community benefit, provided the lighting still meets light trespass requirements and does not add further disruption to ecological migration or habitat. 3. Seasonal lighting (can be restricted to certain dates)	Exemptions for: 1. Security lighting which is color-restricted and cannot cause light trespass. "Downward cast security lighting, provided the lighting does not cause light trespass and has a rated correlated color temperature of 2,700K or less, unless the luminaire emits light only upon detected motion, in which case color temperature is not limited to 2,700K." 2. Temporary lighting which is color-restricted and cannot cause light trespass. "Outdoor lighting approved by the director for temporary or periodic events (e.g., fairs, nighttime construction, events on private property), provided the lighting does not cause light trespass and has a rated correlated color temperature of 2,700K or less." 3. Seasonal lighting, which is exempted as was stated in the IOC and, after contemplation of the Planning Commission, does not include specific dates so as to be inclusive of all customs. ➤ Additional exemptions were added for in-pool lighting (since MMC 16.34.040 already allows this lighting type) and exterior stairway lighting consistent with the building code (since this is already allowed via IBC/IRC). ➤ All other exemptions remain from the IOC.
Permit application submittal: "projects to be documented using a spreadsheet format by listing the Luminaire identifications (i.e., manufacturer, model number, type), Luminaire quantities, installation locations, and Lumen outputs for each."	Permit application submittal: "A. Luminaire identifications (i.e., manufacturer, model number, correlated color temperature, type); B. Luminaire quantities; C. Correlated color temperature (Kelvin) for each fixture, and; D. Installation locations. The lighting schedule shall include both permanent luminaires and temporary luminaires used during construction."

Prohibits Light Trespass

Many exemptions are only applicable if they do not cause light trespass

- “*Downward cast security lighting, provided the lighting does not cause light trespass...*”

General Standards

- “*All light trespass is prohibited.*”

Pool Lighting limitations

- “*No lighting shall be allowed on sports courts or accessory recreational facilities, except lighting installed within the vessel of a pool, spa, or hot tub, provided the vessel lighting does not cause light trespass.*”

Light trespass does not include all visible light. Light is trespassing if the darkness at one property is affected by outdoor lighting at another property.

Controls Construction/Real Estate Lighting

Prohibits lighting at vacant residences

- *“This following fixtures are prohibited: Lighting at vacant residences, whether under construction or complete, except as authorized in Section 16.44.040 of this code.”*

MMC 16.44.040 is amended via Ord. 1052 and reads:

- *“Properties containing vacant dwellings, whether under construction or complete, shall, at a minimum, be maintained as follows: Interior lights that are visible to neighboring properties shall be kept turned off except when the structure is occupied. Exterior lights shall only be on after dark if they are shielded and angled away from other properties and dwelling units. Light shall not be permitted to trespass onto other properties.”*

Allowances for Acceptable Lighting

Accent Lighting

- *“Accent lighting shall be directed downward onto the illuminated object or area ...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...”*

Security Lighting

- *“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.”*
- Motion detection lighting does not currently include a limitation on duration. **The Dark Sky Model Ordinance limits motion detection lights to 5 minutes.**

Stairway Lighting

- *“Exterior stairway illumination, provided the illumination is not cast upward and is otherwise consistent with adopted building codes.”*

Prohibits all Sport Court Lighting

Codifies the City's typical practice of prohibiting outdoor lighting at sport courts, both public and private.

Prohibited Lighting includes:

- *“No lighting shall be allowed on sports courts or accessory recreational facilities, whether the sport court or accessory recreational facility is public or private, except as allowed by MMC 16.25.040(I).”*

MMC 16.25.040(I) allows for in vessel pool lighting:

- *“Lighting installed within the vessel of a pool, spa, or hot tub, provided the lighting does not cause light trespass.”*
- Allowance aligns with early Council direction and continues an allowance already provided for in the code today.

Updates Project Vesting

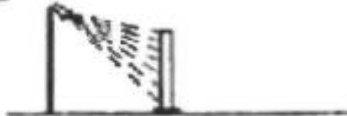
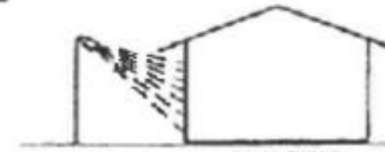
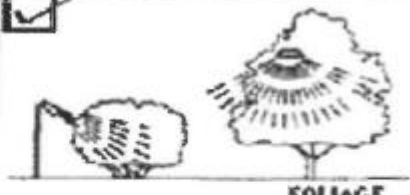
Clarifies vesting rights for applications subject to new Ordinance (MMC 16.80.030)

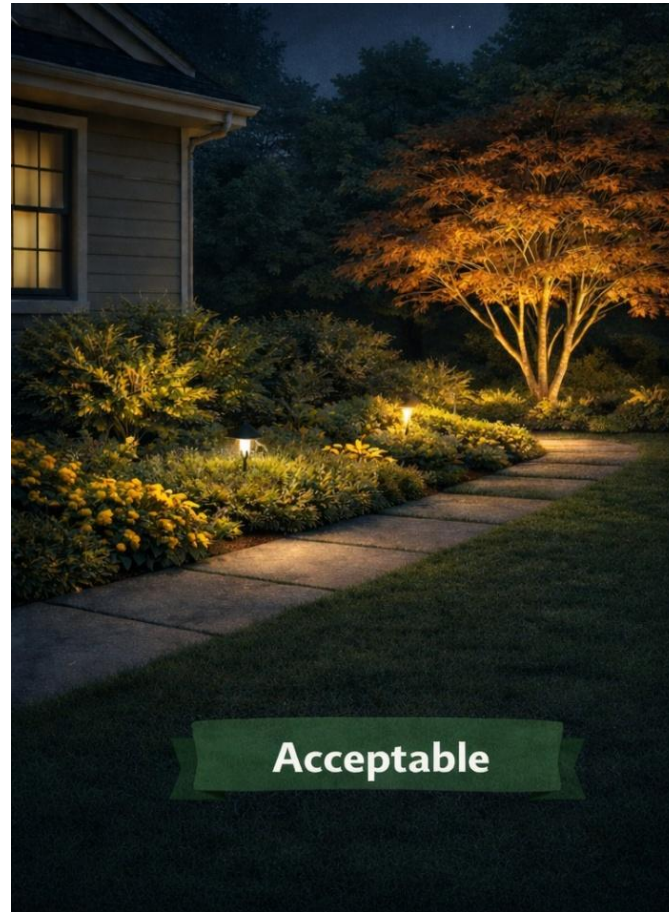
- *“Building permit applications shall vest in accordance with RCW 19.27.095. Subdivision applications shall vest in accordance with RCW 58.17.033. Other project permit applications shall not result in vesting for the project...~~however, all permits shall be processed under the development regulations in effect at the time of submission of a completed permit application as defined herein and all application fees are paid.~~”*

Removes SMP Edits

- Plans for SMP Lighting provision edits as part of **2029 Medina SMP Periodic Update**
- IOC's edits to **MMC 16.66.110** to be incorporated during required SMP Update (expected to begin meaningfully in 2027)
- MMC 16.60.070(C) still applies:
 - “In the event of a conflict between the regulations in this shoreline master program and any other applicable regulations of the city, the regulation that provides the greater protection of shoreline ecological functions and aquatic habitat shall prevail.”

Updates Figures

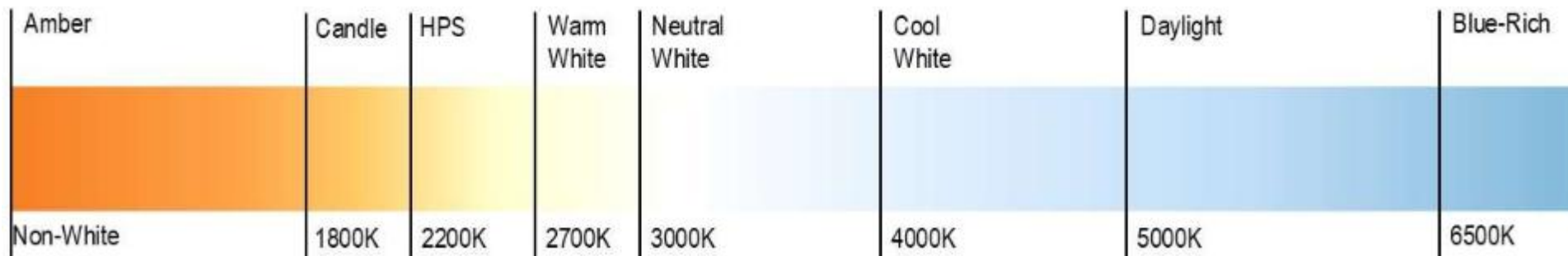
UNACCEPTABLE	ACCEPTABLE
☒  OFF-WALL	☒  OFF-WALL
☒  BUILDING	☒  BUILDING
☒  FOLIAGE	☒  FOLIAGE
☒  ESCARPMENT	☒  ESCARPMENT



Creates Enforceable Code

The Ordinance has been drafted to require **Correlated Color Temperature rather than lumen outputs**. This is based on:

1. Direction to create an enforceable code
2. Feedback from other cities with lighting ordinances, who advise that enforcing lumen output requires special equipment and nighttime code enforcement
3. Early Council feedback not to limit total lighting output at a site



Focused Planning Commission Discussion

1. Correlated color temperature (kelvin) standard: 2,700 or 3,000?
2. Sport court lighting
3. Flagpole lighting
4. Enforcement practices

Other matters discussed were typically met without debate (i.e., allowances for acceptable lighting, security lighting, etc.)

Public Participation

Planning Commission considered 2 public comments.
Each urged greater protections against intrusive lighting.

1. Mr. and Mrs. Koh, 3257 Evergreen Point Road
2. Mr. Yee Dawson (oral comments at January meeting)

Project Status and Next Steps

- Commerce Notice of Intent to Adopt ✓
 - Sent on May 21. Expedited review accepted June 4. No comments.
- SEPA Checklist and Threshold Determination ✓
 - Prepared May 22 and publicly noticed thereafter. No comments.
- Planning Commission Public Hearing ✓
 - Held on June 23. Hearing was properly noticed. No comments.
 - **Planning Commission Motion:** *“I move to recommend approval of the Outdoor Lighting Ordinance and to direct staff to forward the Planning Commission’s recommendation to the City Council.”*

Next Steps: Public Hearing with Council, Action Requested

Recommended Motion: “I move approval of Ordinance No. 1058 creating Medina Municipal Code Chapter 16.25; revising MMC 16.34.040.C.5 for consistency with the new chapter 16.25 MMC, and amending MMC 16.80.030 for general housekeeping purposes, and terminating the interim official control that was imposed under Ordinance No. 1043 and extended under Ordinance Nos. 1050 and 1057.”