

## 2025 Planning Commission Work Plan

Item	Description	Requests to Staff	Outside experts/ consultants needed	Deliverable	Timing and budget notes
<b>State Mandates</b>					
<b>1. Development Regulations</b>	In relation to the completion of the Comprehensive Plan in October 2024, the Land Capacity Analysis (LCA) noted: In partnership with LDC, the City has analyzed development capacity for the 2024-2044 planning period according to King County UGCR and Commerce guidance applicable to new State regulations implementing HBs 1220 and 1337. This LCA found that the City has housing capacity through zoned and ADU development potential but lacks zoning that supports housing affordable to households with income less than 80% of AMI. Consequently, there is a shortfall of 19 housing units that must be addressed to meet the requirements of RCW 36.70A.070(2). To address this shortfall, Medina is exploring alternative zoning options.	Staff: Work with the consultant to get the stnds. updated.	Yes	The deliverable will conform to the changes made under the 2024 Comp Plan Update.	The Comp Plan grant approved for Medina will fund part of this project. The Dev. Regs. Update is due by 12/31/24, instead of the originally understood 6/30/25. They will be completed as soon as possible; most likely in early 2025.
<b>2. Middle Housing Update</b>	This is in response to the State Legislature passed both Accessory Dwelling Unit legislation (ESHB 1337) and Middle Housing legislation (HB 1110, as modified by ESSB 2321) (codified as RCW 36.70A.635 - .638; RCW 36.70A.630; and RCW 36.70A.680 - .682). These laws require certain cities to allow accessory dwelling units on single-family lots subject to certain conditions and require certain cities to allow changes to density on single-family lots, as well as require certain cities to allow zero-lot line subdivisions. The deadline for cities to have land use code updates in compliance with these laws is June 6/30/25 for King County cities.	Staff: Work with the consultant to get the Middle Housing mandates integrated into the MMC.	Yes	Community Engagement and Drafting of the Middle Housing Development Regulation Amendments	Commerce Grant rec'd for part of the work; completion by 6/30/25
<b>3. Periodic Review of Medina's Critical Area Ordinance (CAO)</b>	The periodic update to the Critical Area Ordinance (CAO) is due at the end of 2025. Some major changes have been made to the state requirements on Riparian areas, especially regarding stream buffers, that will need to be incorporated into Medina's CAO.	Staff: The first step will be review the Code and determine if the work can be done wholly by staff or whether consultant assistance is needed	We may use our existing staff/consultant	Deliverables include the completion of CAO revisions & submittal to Commerce and Ecology for review and approval.	Completion by 12/31/25
<b>4. Construction Activity Permit (CAP) Minor Code Amendments</b>	This task involves amendments to the Construction Activity Permit language in the Code. It includes an associated sign code amendment and some general CAP Code clean-ups.	Anticipated start should be no later than 2/1/25 to complete it by 6/30/25.	TBD	Amendments to Construction Activity Permit language in the Code	Completion by 6/30/25
<b>Council Initiatives</b>					
<b>1. Review of Outdoor Lighting per Dark Skies Guidelines</b>	This task involves reviewing comparable Ordinances in similar jurisdictions to determine how they dealt with the issue. This can assist staff in crafting effective Code language in Medina	Anticipated start should be no later than 7/1/25.	No	New Code section on the subject.	Completion by 12/31/25

2. Zoning	This task involves, as part of updating the Development Regulation after completion of the 2024 Comp Plan Update in Nov. 2024, working with the Planning Commission on two things: 1) creating a smaller zoning district, such as an R-8 (8,000 sq. ft. min. lot size) including applying it to lots that more appropriately fit that standard, and 2) allowing concurrent adjustments to boundaries of adjoining zoning districts.	Anticipated start should be no later than 7/1/25.	No	Per MMC 16.82, Area-wide Zoning Map Amendments	Completion by 12/31/25
3. Lot Coverage/Bulk	Council also directed staff to work with Planning Commission to look at decreasing impervious surface and structural coverage per staff recommendation	Anticipated start should be no later than 7/1/25.	No	Code amendment	Completion by 12/31/25
<b>Future</b>					
1. Shoreline Master Program Period Review	This task involves updating the Shoreline Master Program (SMP), which manages shoreline resources and development in Medina, to comply with the Shoreline Management Act, State Shoreline Master Program Guidelines and best practices for shoreline protection. Update to ensure consistency between the SMP and the rest of Medina's Code.	Anticipated start should be no later than 7/1/26 to meet 2028 deadline.	Yes	Update SMP to be compliant with changes in the laws, rules and applicable updated guidance that was adopted in 2019.	The next mandated update is due by 12/31/28. Suggested start no later than 7/1/26.
2. Other Minor Code Amendments	This involves updating sections of the Code with updated language.	1/31/2025	No	Code revisions	12/31/2026