

Notice of Intent to Adopt Amendment / Notice of Adoption (Cover Sheet)

Pursuant to RCW 36.70A.106, the following jurisdiction provides the following required state agency notice.

Jurisdiction Name:	City of Medina
Amendment Type: Select Type of Amendment listed. (Select One Only)	☐ Comprehensive Plan Amendment ☒ Development Regulation Amendment ☐ Combined Comprehensive and Development Regulation Amendments ☐ Countywide Planning Policy ☐ Critical Areas Ordinance Amendment ☐ Shoreline Master Program
Select Submittal Type: Select the Type of Submittal listed. (Select One Only)	☐ 60-Day Notice of Intent to Adopt Amendment ☒ Request of Expedited Review / Notice of Intent to Adopt Amendment (Only for use with Development Regulation Amendments) ☐ Supplemental Submittal for existing Notice of Intent to Adopt Amendment ☐ Notice of Final Adoption of Amendment

Add Association <i>If this amendment is related to additional submittals, please let us know here. IDs are included in your acknowledgment letter.</i> Example 2022-S-....	N/A
Description Enter a brief description of the amendment. Begin your description with Proposed or Adopted, based on the type of Amendment you are submitting. Examples: <i>“Proposed</i> comprehensive plan amendment for the GMA periodic update.” or <i>“Adopted</i> Ordinance 123, adoption amendment to the sign code.” (Maximum 400 characters)	The City of Medina is adopting an ordinance modifying its development regulations with the intention of mitigating impacts that have been observed through a growing trend in building massive, proximal single-family residences in place of more modest development. The City has observed the tendency of property owners to demolish homes and replace them with sizeable single-family homes that overwhelm the surrounding built fabric and cause impacts to neighboring properties’ value, enjoyment, and privacy. The City has undertaken the Development Impacts Project to study and amend the ways in which its current zoning regulations might be applied to yield these developed circumstances. The attached ordinance represents Phase 1 of the project, which largely intends to create an administrative review process that can ensure developing community members enjoy their development potential while addressing the potential for impacts to neighboring citizens. The resulting ordinance satisfies each interest via a thoughtfully crafted administrative process, limiting time and costs added to a development proposal. The ordinance has been prepared in response to outspoken concerns of the City’s community members and would overwhelm an Interim Official Control that has been adopted governing the same. Adoption of this ordinance is an entirely voluntary endeavor and is not required action to be taken under any RCW. Therefore, the City of Medina requests an expedited review of this Notice of Intent to Adopt.
Is this action part of your 10-year periodic update required under RCW 36.70A.130 of the Growth Management Act (GMA)?	☐ Yes ☒ No

For Shoreline Master Programs (SMP): Is this action part of your 10-year periodic review required under RCW 90.58.080, a Comprehensive SMP, or a Locally Initiated amendment?	☐ Periodic Review ☐ Comprehensive SMP ☐ Locally Initiated Amendment ☒ N/A (Not an SMP)
Does your submittal include changes to Urban Growth Areas	☐ Yes ☒ No

Proposed Dates: Enter the anticipated public hearing date(s) for your Planning Commission/Planning Board or for your Council/Commission.	Planning Commission: August 25, 2026 City Council: September 28, 2026 Proposed / Date of Adoption: October 12, 2026
Categorize your Submittal	See Last Page for Category List
Contact Information:	
Prefix/Salutation: (Examples: "Mr.", "Ms.", or "The Honorable" (elected official))	Ms.
Name:	Kimberly Gunderson
Title:	Planning Consultant, City of Medina
Email:	Kmahoney.planning@gmail.com
Work Phone:	253-389-1864
Cell/Mobile Phone: (optional)	253-389-1864
Consultant Information:	
Is this person a consultant?	☒ Yes
Consulting Firm name?	Mahoney Planning, LLC
Would you like Commerce to contact you for Technical Assistance regarding this submitted amendment?	☐ Yes

REQUIRED: Attach a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Commerce no longer accepts paper copies by mail. If you experience difficulty, please email the reviewteam@commerce.wa.gov

~~~~ **ONLINE TRACKING SYSTEM AVAILABLE** ~~~~

Log in to our PlanView system where you can keep up with this submittal status, reprint communications and update your contact information.

Don't have a user account? Reply to this email to request one and attach the PlanView System Access Request Form.

**To set up your Commerce PlanView Account:**

Register for a [SAW](#) account and add the PlanView Service.

Please send completed [PlanView System Access Request Form](#) to [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov)

Questions? Call the review team at (360) 725-3066.

- ☐ Airport Safety Zone
- ☐ Capital Facilities
- ☐ Climate
- ☐ Comprehensive Plan
- ☐ Conservation Element
- ☐ Critical Areas Ordinance
- ☐ Design Standards/Design Review
- ☒ Development Regulations
- ☐ Economic Development
- ☐ Emergency
- ☐ Environment
- ☐ Essential Public Facilities
- ☐ Historic Preservation
- ☐ Housing
- ☐ Impact Fee
- ☐ Land Use
- ☐ Military
- ☐ Open Space
- ☐ Parks and Recreation Element
- ☐ Periodic Review (SMP)
- ☐ Periodic Update
- ☐ Port Element
- ☐ Public Participation

- ☐ Recreation
- ☐ Resource Lands
- ☐ Rural Lands
- ☐ Schools
- ☐ Shoreline Master Program
- ☐ Solar Energy Element
- ☐ Subarea Plans
- ☐ Transfer of Development Rights
- ☐ Transportation
- ☐ Urban Growth Areas
- ☐ Utilities



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**City of Medina - Expedited Review Request Granted for Submittal ID: 2026-S-15123**

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**From** Doherty, Jacob (COM) <jacob.doherty@commerce.wa.gov>

**Date** Fri 8/14/2026 12:49 PM

**To** kmahoney.planning@gmail.com <kmahoney.planning@gmail.com>

Dear Ms. Gunderson,

Your request for an Expedited Review has been granted for: The City of Medina is adopting an ordinance modifying its development regulations with the intention of mitigating impacts that have been observed through a growing trend in building massive, proximal single-family residences in place of more modest development. The City has observed the tendency of property owners to demolish homes and replace them with sizeable single-family homes ...

As of receipt of this email, you have met the Growth Management notice to state agency requirements in RCW 36.70A.106 for this submittal. Please keep this email as confirmation.

If you have any questions, please contact Lexine Long at (360) 725-2904 or by email at [lexine.long@commerce.wa.gov](mailto:lexine.long@commerce.wa.gov).

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Log into our new PlanView system at <https://secureaccess.wa.gov/com/planview> where you can keep up with this submittal status, reprint communications and update your contact information.

Don't have a user account? Reply to this email to request one and attach a completed PlanView User Request Form.

Have questions about using PlanView? Use the PlanView User Manual for assistance at <https://www.commerce.wa.gov/growth-management/data-research/submitting-documents/>.

Sincerely,

Review Team
Growth Management Services
(360) 725-2904