

Prioritized?	Project Title	Category	Description	Deadline (if any)	Review Process	Project Status	Project Status Comments
Y	Annual Code Updates	Minor Code Work	(1) Sign Code Update with Construction Activities Permit Updates (CAP): New noticing of development projects requires that the Medina sign code be updated to conform. (2) Separation of structures: Buildings and structures under the MMC that are 6'-0 and less apart are considered one for building height calculation. This can skew the allowed combined height. This should be evaluated for potential amendment. Budget required for Planner and City Attorney. (3) Review maximum number of uses at a pier: Recently permitted a joint use pier with 9-separate lifts. Budget required for Planner and City Attorney. (4) Private Sport Court Noise: Evaluate common noise mitigations for potential MMC amendment. (5) Street Vacation Code: Code review/updates (6) Nuisance Noise Regulations: Construction hours, garbage pickup hours, GPLB use. Code review/updates (7) Review Parks Code: Wine Garden Allowance for City Events (8) Development Code Definition Additions: "Secretary" of Planning Commission. "Green Roof". "Impervious/Pervious Surface". "Right of Way Tree". "Cabana". "Noxious Weed". "Proof of Ownership". "Substructure". "Contiguous". Possibly others. (9) Code Enforcement Chapter 1.15 MMC Update: MMC 1.15 should be evaluated for updating throughout. Enforcement process needs better definition. Fine table out of date. (10) Development Agreement Code: Code review/updates (11) Require Site Plan Approvals: Code amendments making site plan review/approvals compulsory. (12) Property Entrance Wiring Code Update: Evaluate MMC 16.41.020 for clarification regarding development project electrical wiring undergrounding. (13) Update Non-administrative Variance Policy/Code.			In Process	
Y	Tree Management Code Updates	Significant Planning/Code Work	MMC Chapter 16.52 updates according to previous direction by the Council. A review of the Tree Management Code and potential conversion to an "Urban Forest" code. Addressing enforcement process, including protocol for weekend tree removal activity oversight.	2026	Planning Commission, DOC, SEPA. Council Approval	In Process	In Process. Concepts from arborists received. Council directed action toward code amendments. Development Services Director will develop the concepts with the City Arborist for the City Attorney to draft the MMC amendments.
Y	Bulk	Significant Planning/Code Work	Adopt IOC and develop permanent code addressing development regulations responding to community concerns about bulk.	2026	Council	In Process	In Process. IOC adopted 2/23/2026. Pending referral to Planning Commission.
Y	Outdoor Lighting	Significant Planning/Code Work	New ordinance. "Dark Sky". Uses Outdoor Lighting IOC as basis. Review and approval process anticipated to be complete mid-summer 2026. A second extension of the Outdoor Lighting IOC will be required.	2026	Planning Commission, DOC, SEPA. Council Approval	In Process	In Process. Planning Commission work is on-going with topic introduction 1/24/26. PC will continue review on 3/24/26.
	Telecommunications Code Update	Significant Planning/Code Work	MMC Telecommunications/Wireless code Chapters 15 and 16 require review to assure consistency with changing laws and to assure process is accurate. Budgeted \$50,000 in 2026 for telecom specialist consultant and/or City Attorney.	2026	Council	In Process	In process. Appropriation for 2026 in budget.
Y	Right of Way Vision	Significant Planning/Code Work	(1) Develop and pursue a strategy to update the comprehensive plan and municipal code to globally address challenges with City rights-of-way through community-supported improvements to design elements, standards for sidewalks and vegetation, and preservation of neighborhood and community character. (2) Increase code compliance in rights-of-way. (3) Review street design standards and address traffic safety/mobility and reducing impact of vertical curves. (4) Pedestrian mobility plan city-wide; capital project priorities; Points Loop Trail	TBD	TBD	In Process	In Process: scoping discussions with City Council, Planning Commission, and Park Board have occurred.

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Y	Affordable Housing	Compliance	The GMA requires that development regulations be adopted that implement the Comprehensive Plan. While Medina timely adopted its periodic update to its Comprehensive Plan in 2024, development regulations related to affordable housing should be adopted by ordinance. HB 1220. RCW 36.70A.020	12/31/2024	TBD	Not started	
	Conversion of nonresidential construction to residential	Compliance	Creates circumstances where conversions of existing buildings into residential construction do not need to comply with energy code requirements. Prohibits cities from requiring a change of use permit for conversions to residential use. Limited applicability to Medina, but code updates required. HB 1757. RCW 35A.24.440. RCW 35.21.990.	6/30/2026		Not started	
	2024 State Building Code Update	Compliance	Requires the inclusion of an evaluation of Bellevue Fire Department codes and affect on Medina.	5/3/2027	Council	Not started	
Y	Residential lot splitting	Compliance	Requires cities to allow for the division of a residential lot into 2 lots by administrative decision. This does not apply to lots that are "unbuildable" due to critical areas or shorelines. HB 1096. RCW 36.70A.635	7/27/2027		Not started	
	Unit lot subdivisions	Compliance	Cities are required to allow unit lot subdivisions, which is a system of land division that allows a more creative use of "children" and "parent" lots to meet the development and public use requirements for the subdivision. Note: although cities have until July 2027 to adopt ordinances implementing this statute, the statute is still applicable and if Medina received an application for a unit lot subdivision, it would have to be reviewed as per RCW 58.17.020 and RCW 58.17.060. SB 5559.	7/27/2027		Not started	
	Siting of childcare centers	Compliance	Cities must allow childcare centers as an outright permitted use in all zones other than industrial zones and open space zones. This use has to be allowed outright. Consider ways to manage traffic associated with the use. SB 5509. RCW 35A.21	7/27/2027		Not started	
	Shoreline Master Program (SMP) Update	Compliance	Per RCW 90.58.080, Medina is required to update its SMP in 2029. Ecology intends to release grant funding for SMP updates in 2027 - Medina should expect to prepare a grant application at that time. It will also be a good time to reflect on the adopted SMA changes and the level of effort (LOE that will be needed to reflect the SMA changes into Medina's SMP update. Presently, Ecology has drafted sea-level rise content in their SMA revision that, if adopted, would require a considerable LOE from a highly specialized professional. Start in 2027 with (potential) grant application, Planning Commission calendar, budget. 2029 deadline. Budget required for Planner and City Attorney.	12/31/2028	Planning Commission, DOC, SEPA. Council Approval	Not started	
	Climate change resiliency sub-element	Compliance	Medina is required to adopt a sub-element in its Comprehensive Plan for Climate Change Resiliency by June 30, 2029. All counties in the state other than Pierce, King, Snohomish, and Kitsap will be adding Climate Change elements to their Comprehensive Plans at the time of their plan adoption in the coming years - there may be helpful content created in these counties for Medina to base its subelement efforts on, reducing the level of effort toward compliance with this requirement.	6/30/2029		Not started	
	Residential Parking	Compliance	Limits cities abilities to require garages or carports for residential parking, and imposes other parking design standards, like dimensional limitations of 8' x 20' parking stall sizes. There is no deadline for incorporating the standards set forth in this law into MMC, but land use regulations still have to comply with these provisions. SB 6015. RCW 36.70A.622	None		Not started	
	Code reform for energy-efficient and affordable housing	Compliance	Cities must allow buildings retrofitted into residential uses to exceed setbacks and height limitations by 8 inches for insulation (nonconformities can also expand another 8 inches). Gross floor area must be measured using floor space interior to drywall. These standards also extend to "passive houses," an energy efficient type of housing design. Roof-mounted solar panels must be allowed to exceed height limitation by 48 inches. Note: although cities have until 6 months after their 2029 Implementation Report to adopt ordinances codifying these changes, the statute is still in effect as of July 2025 and supersedes any conflicting local ordinance. HB 1183. RCW 36.70A.			Not started	
	SEPA Code Updates	Compliance	Code review/updates			Not started	

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Y	Capital Facilities Planning	Significant Planning/Code Work	Capital Planning: (1) Update and maintain capital facilities plans for public infrastructure systems (streets, parks, public facilities, stormwater), (2) Develop impact fee and system development charge structures to account for impacts of growth and development, (3) Identify strategies to address funding gaps, (4) Develop and align frontage improvement and other site specific development impact mitigation requirements			Not started	
Y	Comprehensive Plan Amendments	Significant Planning/Code Work	Land Use Element: adopt mixed use, commercial/neighborhood commercial, residential zoning codes and related development standards. Amend map and rezone areas of the City where code will apply.			Not started	
Y	Undergrounding Utilities	Significant Planning/Code Work				Not started	
Y	Integrated Comprehensive Planning: Aligning Comprehensive Plan, MMC, and internal policies	Significant Planning/Code Work	Review MMC and Comp Plan and resolve areas of misalignment			Not started	
	PROS Plan Updates	Significant Planning/Code Work	Parks Maintenance: (1) Review Comprehensive Plan policies related to specific Parks assets (amenities and ecological functions), (2) Identify gaps between present state and intended use/condition, (3) Determine plan for ongoing maintenance and capital improvements, (4) Plan and phase budgeting			Not started	
	Low Impact Development Standards	Significant Planning/Code Work	Code review/updates			Not started	
	Climate Action Plan	Significant Planning/Code Work	Climate Action Plan/reducing hydrocarbon usage in City operations			Not started	
	Original Grade Process	Significant Planning/Code Work	Evaluate the MMC Original Grade process vs. other jurisdictions. Previous Planning Commission topic. May require budget.		Council	Not started	
	Viewshed Maintenance	Significant Planning/Code Work	Review Comp Plan and applicable code/enforcement activities.			Not started	
	Short Term Rentals	Significant Planning/Code Work	Consider policy and any necessary MMC updates			Not started	
	Review Golf Course Code	Significant Planning/Code Work				Not started	
Y	Gas Powered Leaf Blowers	Staff	Code changes. Implementation	TBD	Council	In Process	In Process. Discussions with City Council about policy and implementation occurred Q3 and Q4 2025.
Y	Ezee Fiber Franchise Agreement	Staff				In Process	In Process. Application received and fees paid.
Y	Green Store Concomitant Agreement	Staff				In Process	In Process. Preliminary discussions with applicant regarding process have occurred.
	Planning Services RFQ Process	Staff	Planning services on call contract for current and long range planning projects as needed.			In Process	In Process. RFQ under development.

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	Construction Activity Permit (CAP) Updates	Staff	(1)Update CAP noticing as required by the Council. Potential to enhance the CAP requirements, process, and use following experience using this ordinance. Development Services Director would like until late Summer 2026 to complete a full draft of CAP proposed changes. (2)Construction Parking Permits: Remove permittng authorization by Police. This conflicts with the CAP.	2026	Council	Not started	In process.
	SEATAC Flight Path Noise Impacts	Staff				Not started	
Y	Permit Fees and Use of Advanced Deposit. Update Fee Resolution 400. Combine Res. 417	Staff	(1)Use of advanced deposits are increasing as permit fees fall behind. Development fees need review and updating. This can be a staff project broken into parts, or this can be a consultant project in part or whole. Budget required if consultant is involved. At least some work is needed in 2026. (2)Add Construction Truck Fee: Evaluate "Heavy Truck Fee" used by neighboring jurisdictions. Applies a fee to development projects for use of Medina public roads.		Council	Not started	
	Annual ROW Tree Trimming Permits	Staff	Utilities such as PSE trim Medina right of way trees annually and must go through a non-administrative process.		Council	Not started	
	Annual Permits for Certain Private Property Tree Maintenance and Grading and Drainage	Staff	Private property with arborist and tree management plans could have annual permits for certain work to save time and City Administration.		Council	Not started	
	Update Complete Permit Application Requirements Checklist	Staff	Updates to conform to changing ordinance and process.		Council	Not started	
	Vacant Homes Code Enforcement	Staff				Not started	