

CITY OF MEDINA, WASHINGTON

Ordinance No. 1033

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MEDINA, WASHINGTON, AMENDING SECTION 16.72.030 OF THE MEDINA MUNICIPAL CODE TO UPDATE THE PROCEDURES AND PERFORMANCE STANDARDS FOR GRANTING NONADMINISTRATIVE VARIANCES, PROVIDING FOR SEVERABILITY AND CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Medina allows for variance under certain conditions; and

WHEREAS, variances should be exceptions to the zoning standards which are only provided due to constraints to the property at issue that is outside of the control of the property owner; and

WHEREAS, this Ordinance was submitted to the Department of Commerce for 60-day expedited review on August 27, 2024; and

WHEREAS, on August 20, 2024, the City's SEPA official issued a determination of nonsignificance for the proposed amendments, which was published and provided to the public in accordance with WAC 197-11-510, and there have been no appeals; and

WHEREAS, the City issued a Notice of Public Hearing for the proposed code amendment at least 15 days prior to the public hearing before the City's Planning Commission which was published in the City's official newspaper and provided to the public in accordance with Title 16 MMC; and

WHEREAS, following the public hearing, the Planning Commission voted to recommend approval of this Ordinance to the City Council; and

WHEREAS, the City Council reviewed this Ordinance along with the recommendation from the Planning Commission during its regularly meeting on October 14, 2024; and

WHEREAS, the City Council determines that it is in the public interest, safety and welfare to clarify when nonadministrative variances are appropriate and the scope of such approvals;
NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF MEDINA, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Section 16.72.030 of the Medina Municipal Code is hereby amended to read as follows:

16.72.030. Nonadministrative variance.

- A. *Purpose.* The purpose for a nonadministrative variance is to provide property owners relief from certain provisions of this title where conditions justify such relief on a case-by-case basis and where the criteria set forth in this section are met.
- B. *Applicant.* Any owner may submit an application for a nonadministrative variance.
- C. *Procedures.* Nonadministrative variances are processed as a Type 3 decision pursuant to the review procedures set forth in Chapter 16.80 MMC.
- D. *Applicability.* Circumstances where relief from a dimensional standard is sought subject to the limitation set forth in subsection (E) of this section.
- E. *Limitations.*
1. Nonadministrative variances may be granted where the application of a dimensional standard would result in an unusual or unreasonable hardship due to the physical characteristics of the site, such as a substandard or irregularly shaped lot, topography that significantly constrains development, or the presence of critical areas and/or buffers on the property which significantly constrain development;
 2. Evidence of other variances granted under similar circumstances shall not be considered precedent and shall not be considered in the granting of a nonadministrative variance; and
 3. No variance shall be granted for any of the following:
 - a. To alter any definition or interpretation of this title;
 - b. To alter any provision establishing a permitted or conditional use within a zoning district; ~~or~~
 - c. To alter any administrative provisions including procedural provisions or fees;
 - d. To make legal structures or improvements that were installed in violation of MMC and which would not be permitted without a variance;
 - e. To alter the maximum residential density allowed in any zoning district; or
 - f. To alter the provisions of Chapter 14.04 MMC, SEPA.
- F. *Criteria for approval.* ~~The decision authority may approve nonadministrative variance only if the following criteria are satisfied~~ Unless another section of the MMC provides additional or separate criteria, a variance shall not be granted unless all the following criteria are met:
1. The variance does not constitute a granting of special privilege inconsistent with the limitation upon uses of other properties in the vicinity ~~and zone in which the subject property is located;~~ and
 2. The variance is necessary to make reasonable use of the property and such necessity is because of special circumstances relating to the size, shape, topography, ~~location or surroundings or other factors on the lot~~ such as the presence of critical areas or buffers that substantially

EXHIBIT 2

- constrain development of the subject property such that the property owner cannot develop the property consistent with allowed uses to provide it with use rights and privileges permitted other properties in the vicinity and in the zone in which the subject property is located; and
3. The variance is necessary to relieve a material hardship that cannot be relieved by any other means such that the material hardship must relate to the land itself and not to problems personal to the applicant; and
 4. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated; and
 5. Alternative development concepts in compliance with the existing code have been evaluated and undue hardship would result if such adherence to code provision is required; and
 6. The variance is consistent with the purpose and intent of the relevant city ordinances and the comprehensive plan; and
 7. The basis for the variance request is not the result of deliberate actions of the applicant or property owner; and
 58. The variance granted is the minimum necessary to provide reasonable relief use of the property.
- G. *Hardship defined.* For purposes of this section, it shall not be deemed a hardship if the applicant can develop the property for its allowed use under the zone without the granting of a variance. In addition, if the variance is for a residential building and the lot coverage allowed without the variance is equal to 75 percent or more of the maximum structural lot coverage set forth in MMC 16.23.020, it shall not be considered a hardship.
- GH. *Conditions of approval.* The decision authority may attach reasonable conditions, including reducing the scope or scale of any variance granted, to ensure that the variance is no more than the minimum necessary to provide reasonable use of the property and to safeguard the public health, general welfare and safety.
- HI. *Lapse of approval.*
1. An approved nonadministrative variance shall expire after one year from the later date of the decision being issued or an appeal becoming final unless a complete building permit application is submitted; and
 2. Expiration of the nonadministrative variance is automatic and notice is not required; and
 3. The director may grant a single six-month extension if the applicant makes such a request in writing prior to the expiration date and can show good cause for granting the extension.

Section 2. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 3. Publication. This Ordinance shall be published by an approved summary consisting of the title.

EXHIBIT 2

Section 4. Corrections. Upon the approval of the city attorney, the city clerk, and/or the code publisher is authorized to make any necessary technical corrections to this ordinance, including but not limited to the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

Section 5. Effective Date. This ordinance shall take effect five days after publication as provided by law.

PASSED BY THE CITY COUNCIL ON THIS 14th DAY OF OCTOBER, 2024 BY A VOTE OF ____ FOR, ____ AGAINST, AND ____ ABSTAINING, AND IS SIGNED IN AUTHENTICATION OF ITS PASSAGE ON THE 14TH DAY OF OCTOBER, 2024.

Jessica Rossman, Mayor

Approved as to form:
Inslee Best Doezie & Ryder, P.S.

Attest:

Jennifer S. Robertson, City Attorney

Aimee Kellerman, City Clerk

PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.: / AB