



Development Impacts Project Phase 1 Approach

Mahoney Planning, LLC
Kimberly Gunderson, Principal

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Council Direction

April 27, 2026:

“Direct the Planning Commission to study each presented zoning reform opportunity for its efficacy in satisfying the goals of the Development Impacts Project and prepare a recommendation for Council's adoption.”

Further discussion divided the project into **two phases**:

- **Phase 1** (immediate address of The Problem)
- **Phase 2** (long-term resolution)

Key Components of Phase 1

Solve The Problem

- Plan against **loss of privacy, property enjoyment, and value** to neighbors of new development caused by bulky development
- Resolve potential unintended consequences of 1052, particularly as it relates to **narrow lots**

Engage the Community Early

- Host a **Charrette**. Invite Stakeholder **collaboration** toward solution

Rely on Existing Tools for Expeditious Resolution

Charrette

What do Development Impact Project stakeholders think?

Charrette Activities!

Activity No. 1: “Solve the Problem”

1. Pinks divide evenly
2. Learn about The Problem
3. Create a Permitting Approach to Project – it has to satisfy all Stakeholder interests!
4. Group share and critique

There are no bad ideas!
Everyone should be heard!

3207 Evergreen Point Road

Redevelopment Project:

Demo home.
Relocate 3-story
home further north
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Requires allowed
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Breakout Groups:

- Is there a problem?
- Should the City be involved – if so, how? (Additional permit requirement? Different development standards? Require no impact to neighbors? Other?)
- Should this design be allowed, revised, denied, other?



Charrette Activity Feedback

- Most believe **City should be involved** in requiring project redesign/relocation
 - Limit home to 2 stories, but allow **more structural coverage** (shorter, wider home). Allow further increase to structural coverage if no impacts to neighbors
 - **Protect view/property value** of upland neighbor. Not fair to take property value from upland home. Consider view corridor/HOA.
 - Buyer of the redeveloped lot should accept property limitations at purchase
 - Create **FAR** standard so same floor area can be achieved in a different design
 - **Move the home** further west (down the hill) if they want 3 stories
 - Neighbors within 300' should be **notified** of project
 - Residents' and neighbors' **values need to be balanced** by City

Charrette Activity Feedback (Cont.)

- One table believed the **City should not be involved** and that length of ownership of property should matter (impacts to new residents given less weight)
 - Critique: length of ownership should not matter.
- Developers need to **know** what can be acceptably built
- Property owners need **flexibility in design** without harming neighbors. Consider **incentivizing preferred design** solutions (pitched roofs, reduced glazing, modulation, etc.)
- Impacts are not limited to views and are felt more by residents **invested in Medina community**

2051 78th Ave NE

Project:

Demo home.
Replace with modern
house.

R-16 zone

8,000 square foot lot

60' lot width

25' front/rear setback

30% structural cover

Existing nonconforming

side setback: **4-6'**

Planned side setback:

10'



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Charrette Activity Feedback

- Most believe **City should be involved** in mitigating project impacts
 - **Glazing should be limited**, frosted, or design alternative should take its place (dormers) to preserve neighboring home privacy
 - **Incentivize pitched roofs and modulation** or other preferred designs in keeping with **neighborhood aesthetic**. Consider **administrative design review** (no design review board). Mind **scale** of adjacent homes.
 - **Taller homes** could be allowed (3') if roofs are pitched
 - Require **landscape screen** to cover 80% of side facades facing neighbors. Provide **list of permitted tree species** for screening. Require **variety** of species (not exclusive use of Leyland cypress)
 - Allow for **thoughtful, creative** design
 - Neighbor **privacy is important**

Charrette Activity Feedback (Cont.)

- **No technical issue** with the home
- Consider a new code for 8,000 square foot lots
- Current zoning code **creates demand for boxy homes**
 - Property owners want tall ceilings (9' is too short)
 - 25' maximum height creates 2 stories with flat roof
 - Are we zoning to preserve neighborhood character, or push people to specific design?
- Side setbacks should be measured as **% of lot width**, especially on narrow lots
- **Clear code** needed to know what can be acceptably built



WHICH SIDE CREATES MORE IDEAL SEPARATION FROM THEIR NEIGHBOR?

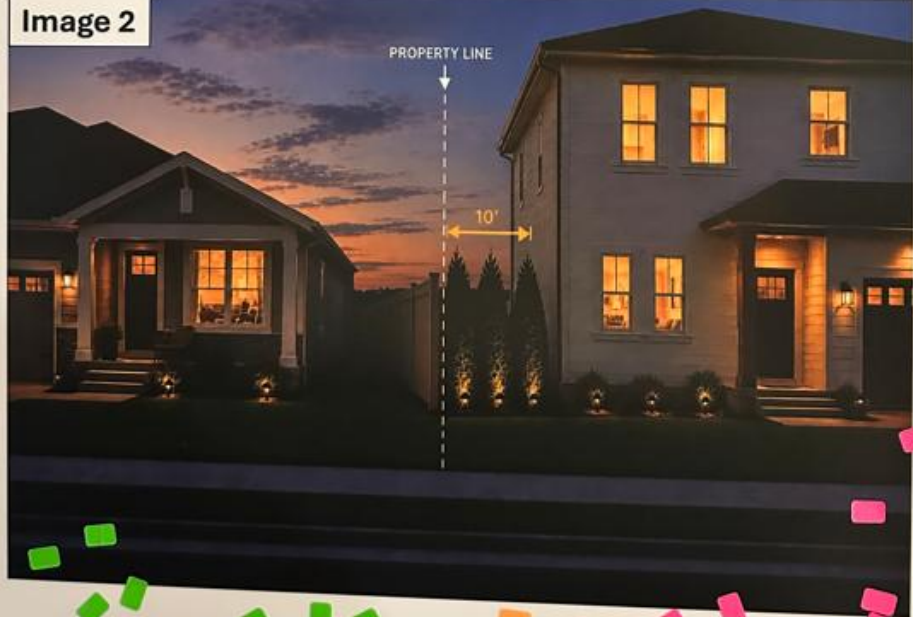


M WHICH IMAGE DO YOU PREFER?

Image 1



Image 2



Charrette General Feedback

- **City needs to act fast on Phase 1.** People aren't able to sell their property with 1052. Retirements are being postponed.
- Subdivisions should be required to incorporate **different designs** while maintaining **sense of continuity**.
- Communication improvements needed between Medina and Bellevue for proper utility improvements.
- Have developers choose among **pre-approved designs**.
- Allow building permit approval **before** land use permit approval.
- Allow people who were designing new homes before Ord. 1052 was passed to submit applications under old Code.

Consistent Charrette Feedback

- **City should be involved** in mitigating development impacts
- Code should allow for **flexible design and creativity**. Lots in Medina are often substandard, challenged, unique
- Code should **clearly** state what is allowed to be built
- **Landscape screening** is acceptable mitigation
- **Narrow lots** need relief from Ord. 1052
- Phase 1 needs **quick resolution**
- Many ideas to consider at **Phase 2** (incentivizing preferred development, pitched roofs, modulation, administrative design review process, refreshed side setback perspective, new zone for small lots)

Recommended Phase 1 Approach

Amended **Minor Deviation**

- Expand **applicability** of Minor Deviation to include demo/new construction
- Allow for **bonus height** and allow **side setbacks** to align with previous standard (10' instead of 15', no recessed story) **IF** project meets Minor Deviation approval criteria, including:
 - The granting of such minor deviation **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
 - The proposed development **will not substantially reduce the amount of privacy enjoyed by adjoining property owners than if the development was built as specified by the zoning code.**
- Allows Director to impose Conditions of Approval to mitigate impacts

Recommended Phase 1 Approach

Increase minimum Lot Width for new subdivisions

- Increase current minimum lot width in R-16 and R-20 from **70'** to **90'**
- Increase current minimum street frontage in R-16 and R-20 from **70'** to **90'**

Why Phase 1 Approach Works

1. Solves The Problem

- a) Creates avenue for **mitigating development impacts** on neighboring properties
- b) Affords broader development potential of land, extending opportunity to developers for **creative design**
- c) Allows **narrow or substandard lots** their previous development potential, while mitigating instances of impact

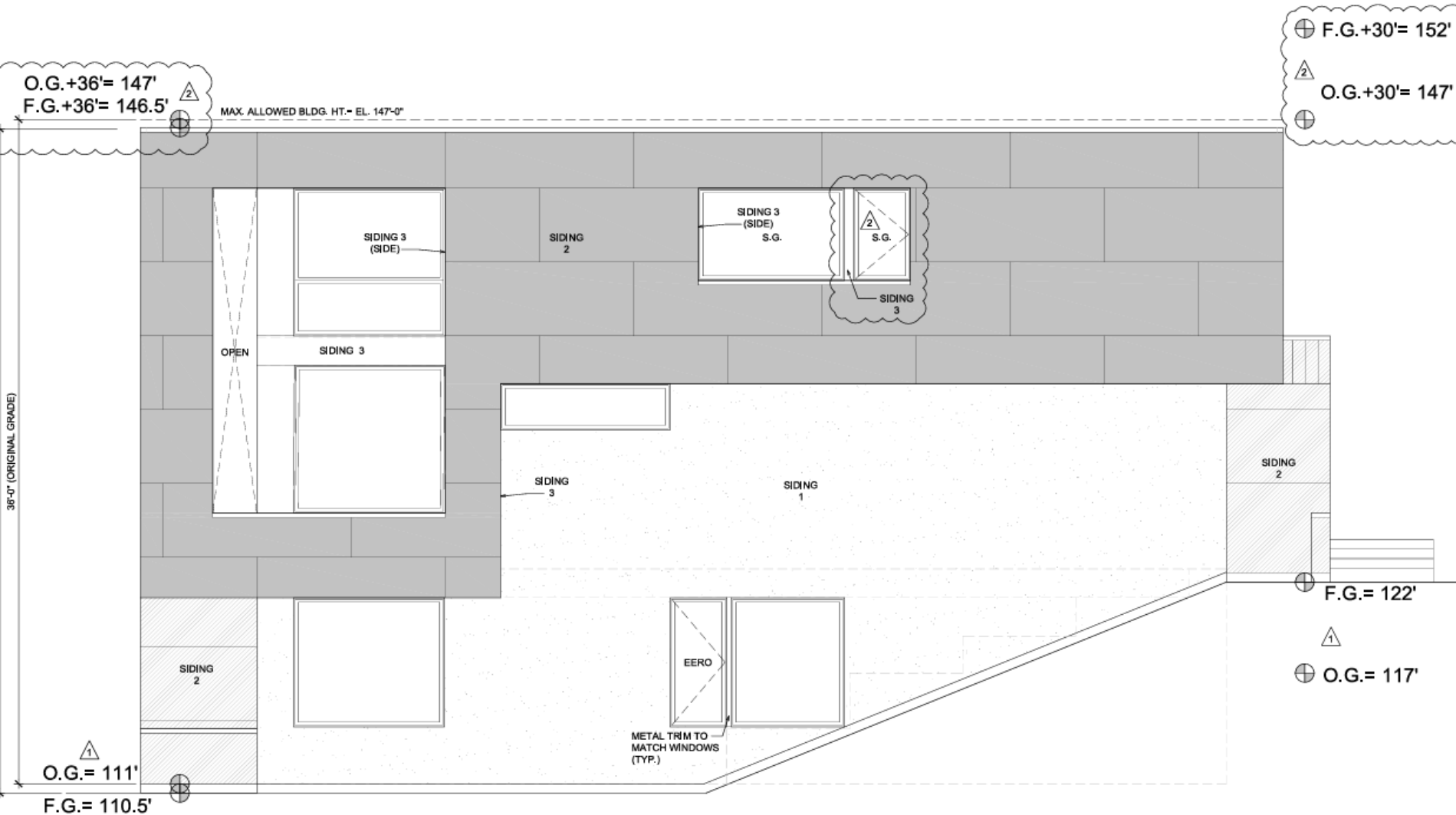
2. Early Engagement with Community

- a) Creates **inviting workshop** opportunity for developers and residents to **contribute** toward solution

3. Rely on Existing Tools for **Expeditious Resolution**

- a) Borrows on existing **Minor Deviation** framework
- b) Invites **public comment** (NOA) and engagement. Affords **appeal** opportunity.
- c) Expands opportunity to mitigate development to ensure **no injury or detriment** to neighbors, including landscaping by recorded Maintenance Covenant

Case Study: 3217 EPR



Assuming
patios/decks
were
uncovered,
project would
have **complied**
with bonus
height standard

Case Study: 3217 EPR, Cont...



But, what if held to Minor Deviation standards?

- The granting of such minor deviation **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
- The proposed development **will not substantially reduce the amount of privacy enjoyed by adjoining property owners than if the development was built as specified by the zoning code.**

Project outcome: Deny or substantially Revise

Worthwhile Consideration

1. Bonus height, when done right, can yield a **more ideal design** (less expansive across the site)
2. Medina has **many** substandard and/or narrow lots – need flexibility
3. Proposed Phase 1 approach would likely include other **key elements**:
 - a) Limitations on **sound-generating activity** as allowed setback protrusions (from Ord. 1052)
 - b) **Vacant home lighting** prohibitions (from Ord. 1052)
 - c) Refresh the **Landscape Screening** code, potentially to codify **fast-growing species** (MMC 16.30.070)
 - d) Requirement that landscaping as mitigation be recorded via **Maintenance Covenant** (runs with the land in perpetuity. Enforceable via neighbor complaint)

Next Steps

1. **July 28** - Draft Ordinance to Planning Commission
2. Public hearing to follow at next Planning Commission meeting

Phase 2 to commence following completion of Phase 1