



MEDINA, WASHINGTON

AGENDA BILL

Monday, February 23, 2026

<p>Subject/Topic: Consideration of Interim Official Control – Bulk</p> <p>Dept. Origin: Development Services/City Council</p> <p>Category: Council Business</p> <p>Prepared by: Jennifer Robertson, City Attorney</p> <p>Attachments: 1. Ordinance No. 1052</p>	<p>Proposed Council Action/Motion:</p> <p><input type="checkbox"/> Information Only</p> <p><input type="checkbox"/> Receive and File</p> <p><input checked="" type="checkbox"/> Discuss</p> <p><input type="checkbox"/> Provide Direction</p> <p><input type="checkbox"/> Public Hearing</p> <p><input checked="" type="checkbox"/> Adopt/Approve</p> <p><input type="checkbox"/> Other:</p>
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Proposed Council Action

The Council will discuss the Interim Official Control Ordinance (IOC) on Bulk Standards in the Study Session and then will be asked to take action to pass the IOC Ordinance during the Regular Session.

Summary

The Council directed the staff to bring forward an Interim Official Control Ordinance (IOC) on bulk building regulations. The purpose of the IOC is to ensure that while the middle housing codes are being implemented that Medina doesn't create housing that burdens the other residents with noise, light, and loss of privacy. The attached IOC makes the following changes to the Medina Municipal Code:

1. Increases side yard setbacks to increase separation and privacy between homes. (MMC 16.22.030.A.)
2. Requires a new side yard setback that is 5' wider than the base side yard setback for second stories and above. (MMC 16.22.030.A.)
3. Reduces the extent of side yard protrusions and requires a landscape buffer for structures over 30 inches. (MMC 16.22.040.)
4. Reduces extent of protrusion for decks or patios into side yard setbacks from 50 percent to 25 percent intrusion and requires a dense landscape buffer when protrusion is a deck or patio. (MMC 16.22.040.C.2.c.)
5. Requires fountains and other similar installations in setbacks that make noise to not be heard by neighboring properties. (MMC 16.22.040.K.7.)
6. Eliminates height bonuses. (MMC 16.23.050 and MMC 16.23.060.)
7. Requires vacant homes to keep interior lights off if those lights are visible to neighbors when the house is not occupied (MMC 16.44.040.H.)
8. Requires vacant homes to avoid exterior lighting that creates light trespass to neighbors. (MMC 16.44.040.I.)

The changes described above are shown in the attached ordinance. Language that has been deleted is shown in ~~strikeout text~~ while new language is shown in underlined text. Where sections in the code are not modified by the ordinance and are omitted for brevity, this is shown by having starred ellipses “* * * *” to denote missing subsections.

Process

An interim official control is adopted using the same procedures as a moratorium. The Council may adopt the IOC but is required to hold a public hearing within 60 days. The ordinance sets the hearing for April 14, 2026. The ordinance also gives the Director of Development Services the authority to interpret the IOC. Assuming the public hearing is held, the ordinance will be in effect for 6 months and may be renewed if needed. The ordinance directs the Planning Commission to process permanent bulk regulations.

Council Priorities

This proposal furthers Council Priorities 2, 3, 4 and 5.

1. Financial Stability and Accountability
2. Quality Infrastructure
3. Efficient and Effective Government
4. Public Safety and Health
5. Neighborhood Character and Community Building

Budget/Fiscal Impact: None.

Recommendation: Discuss and consider adoption.

City Manager Approval:



Proposed Council Motion: “I move approval of Ordinance No. 1052 adopting an Interim Official control pursuant to RCW 35A.63.220 and RCW 36.70A.390; amending the Medina Municipal Code to provide for reduced bulk and increased privacy and peaceful enjoyment for residents in residential development standards, amending the following sections of the medina municipal code for this purpose: 16.22.030 (increasing side yard setbacks), 16.22.040 (requiring landscaping for protrusions into setbacks), 16.23.050 and 16.23.060(c)&(d) (to remove the bonus height option), and 16.44.040 (to adopt lighting limitations for vacant residences); adopting findings in support of this ordinance; providing for vested rights, interpretation authority, and setting a public hearing as required by state law to take testimony on the interim official control; providing for severability and corrections; directing the planning commission to work on permanent regulations for bulk standards; and establishing an effective date.”