

**CITY OF MEDINA, WASHINGTON**

**Ordinance No. 1036**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MEDINA, REGARDING THE GROWTH MANAGEMENT ACT (GMA) 2024 PERIODIC REVIEW AND UPDATE, ADOPTING AN AMENDED COMPREHENSIVE PLAN FOR THE CITY OF MEDINA TO COMPLY WITH THE GMA; PROVIDING FOR SEVERABILITY AND CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Medina (City), Washington is a fully planning city under the state Growth Management Act (GMA), Chapter 36.70A Revised Code of Washington (RCW); and

**WHEREAS**, pursuant to the Growth Management Act (GMA), chapter 36.70A RCW, the City Council has adopted the City of Medina Comprehensive Plan, as amended by Ordinance No. 783, passed March 14, 2005; and

**WHEREAS**, the Medina Comprehensive Plan was last amended by Ordinance No. 924 on October 12, 2015; and

**WHEREAS**, pursuant to RCW 36.70A.130(1), each comprehensive land use plan and development regulations is subject to continuing review and evaluation and requires the City of Medina to take legislative action to review and, if necessary, revise its comprehensive plan and development regulations to ensure compliance with the Growth Management Act; and

**WHEREAS**, the schedule established by the Growth Management Act in RCW 36.70A.130(5) mandates the deadline for the City of Medina to comply with the updates required by RCW 36.70A.130(1) on or before December 31, 2024, with the following review and, if needed, revision on or before June 30, 2034, and then every 10 years thereafter; and

**WHEREAS**, the City maintains its own administrative, police and storm water services, but uses outside agencies to provide such public services as water and sewer, utilities, and fire protection; and

**WHEREAS**, the State Department of Commerce provided a “Periodic Update Checklist for Cities” to guide cities through the update requirements and aide in developing a schedule; and

**WHEREAS**, the State Department of Commerce provided guidance for updating comprehensive plan housing elements in housing books 1, 2, & 3 to cities and counties

to direct implementation of recent changes to the GMA resulting from the passage of House Bill 1220; and

**WHEREAS**, the City completed the “Periodic Update Checklists for Cities” to determine which elements of the Comprehensive Plan would be reviewed and updated; and

**WHEREAS**, the City prepared reports and updates to its Housing Element consistent with guidance provided by the Washington State Department of Commerce in Housing Books 2 & 3 and the requirements of RCW 36.70A.070(2); and

**WHEREAS**, on February 13, 2023, City Council adopted Resolution 430 which adopted a Public Participation Plan for the GMA update process under RCW 36.70A.130(2), and provided extensive public participation opportunities consistent with this plan as follows:

- The City posted information about the comprehensive plan updates on the Medina website, which was noticed in e-gov delivery via email to interested parties;
- The Planning Commission held public meetings on January 23, February 15<sup>th</sup> and 27<sup>th</sup>, March 6<sup>th</sup>, 14<sup>th</sup> and 26<sup>th</sup>, April 3<sup>rd</sup>, 18<sup>th</sup> and 23<sup>rd</sup>, May 29<sup>th</sup> and June 25<sup>th</sup> in 2024 to discuss the Comp Plan Update and subsequent proposed amendments to it where the public was invited to provide comments on the process and the updates;
- After posting notice on the City’s website and sending notice by e-gov delivery via email to interested parties, the City held an open house on October 3, 2024, to provide an opportunity to answer questions from the public about proposed amendments; and
- Sent notification to state agencies and local jurisdictions on May 31, 2024, regarding the comprehensive plan and environmental (SEPA) review;
- After providing adequate public notice, the Planning Commission held a public hearing on October 9, 2024, to receive public testimony on the proposed amendments, and voted 4-0-0 to recommend approval to the City Council on the amendments to the Comprehensive Plan; and
- The City Council held multiple Council meetings regarding the Comprehensive Plan including holding a public hearing on November 12, 2024 prior to adoption.

**WHEREAS**, per RCW 36.70A.106, a notice of intent to adopt was transmitted to the Washington State Department of Commerce on May 31, 2024; and

**WHEREAS**, a State Environmental Policy Act (SEPA) Threshold Determination of Non-significance (DNS) for the proposal was issued on May 31, 2024, with a 30-day comment period with no comments received by the deadline; and

**WHEREAS**, the City Council, at its public meeting on October 28, 2024, reviewed the proposed comprehensive plan amendments; and

**WHEREAS**, the City Council held a public hearing on the proposed comprehensive plan amendments on November 12, 2024; and

**WHEREAS**, the City Council makes the following findings in support of its decision:

- A. The State of Washington has mandated that the City of Medina review and, if needed, revise its comprehensive plan and development regulations. The City conducted its last periodic review and update in 2015.
- B. The City is a built-out community with predominately low-density residences. Only minimal change has occurred since 2015 and those changes have come predominately in the form of re-development of existing lots with the same land uses. These land uses have remained mostly unchanged since incorporation in 1955, but growth projections for the next 20 years will require additional residential land uses and densities higher than present. This is consistent with the Washington State Department of Commerce guidance for updating housing elements.
- C. The City completed a *Periodic Update Checklists for Cities* and determined that updates to the comprehensive plan and development regulations were necessary. The checklist identified informational updates to the comprehensive plan and development regulations were required.
- D. The City prepared reports and updates to its Housing Element consistent with guidance provided by the Washington State Department of Commerce in Housing Books 2 & 3 and the requirements of RCW 36.70A.070(2). These housing element requirements and guidance directed the creation of a Housing Needs Assessment, Land Capacity Analysis, and Racial Equity and Displacement Analysis which informed the updates to the Housing Element.
- E. The City aligned its policies with the regional plans of King County and Puget Sound Regional Action Council in accordance with RCW 36.70A.100.
- F. The City will identify and prepare amendments to its development regulations needed to identify sufficient capacity of land for housing for extremely low and very low-income households to comply with RCW 36.70A.070(2)(c) as soon as possible in 2025.
- G. The City of Medina has followed its adopted public participation program in accordance with RCW 36.70A.130(2). Throughout the amendment process, the City made a concerted effort to generate public involvement including a public open house and invitation to the public to comment at Planning Commission meetings. The Planning Commission held eleven (11) public meetings where the Comprehensive Plan was discussed. Extensive public noticing was made to notify and solicit input from the public sending notices to the entire community at the beginning of the update process and again for the open house. Nearby jurisdictions and state agencies were notified of

the update process and provided written comments incorporated into the updates, where appropriate.

- H. The amendments serve the public interest by providing consistency with the goals and requirements of the Growth Management Act as outlined in Chapter 36.70A RCW.

**WHEREAS**, based on its review of the requirements of Chapter 36.70A RCW, the analysis and proposed revisions forwarded by the Planning Commission, and the public comments received, the City Council finds and declares that the review and needed revisions have been prepared in conformance with applicable law, including RCW 36.70A RCW, Chapter 43.21C RCW and the Medina Municipal Code;

**NOW, THEREFORE,**

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

**Section 1. Findings.** The City Council hereby adopts the recitals as findings in support of this Ordinance.

**Section 2. Amendment of the Comprehensive Plan.** The Medina Comprehensive Plan is amended to read as set forth in Attachment "A".

**Section 3. 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 4. Publication.** This Ordinance shall be published by an approved summary consisting of the title.

**Section 5. 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 6. Effective Date.** This ordinance shall take effect five days after publication as provided by law.

**PASSED BY THE CITY COUNCIL OF THE CITY OF MEDINA ON THE 12TH DAY OF NOVEMBER, 2024 BY A VOTE OF \_\_\_ FOR, \_\_\_ AGAINST, AND \_\_\_ ABSTAINING, AND IS SIGNED IN AUTHENTICATION OF ITS PASSAGE THE 12TH DAY OF NOVEMBER, 2024.**

\_\_\_\_\_  
Jessica Rossman, Mayor

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

Attest:

\_\_\_\_\_  
Jennifer R. Robertson, City Attorney

\_\_\_\_\_  
Aimee Kelleman, City Clerk

PUBLISHED:  
EFFECTIVE DATE:  
ORDINANCE NO.: 1036/ AB