

Medina, WA

# Middle Housing Update

City Council Public Hearing | May 12, 2025



SCJ ALLIANCE  
CONSULTING SERVICES



# Agenda

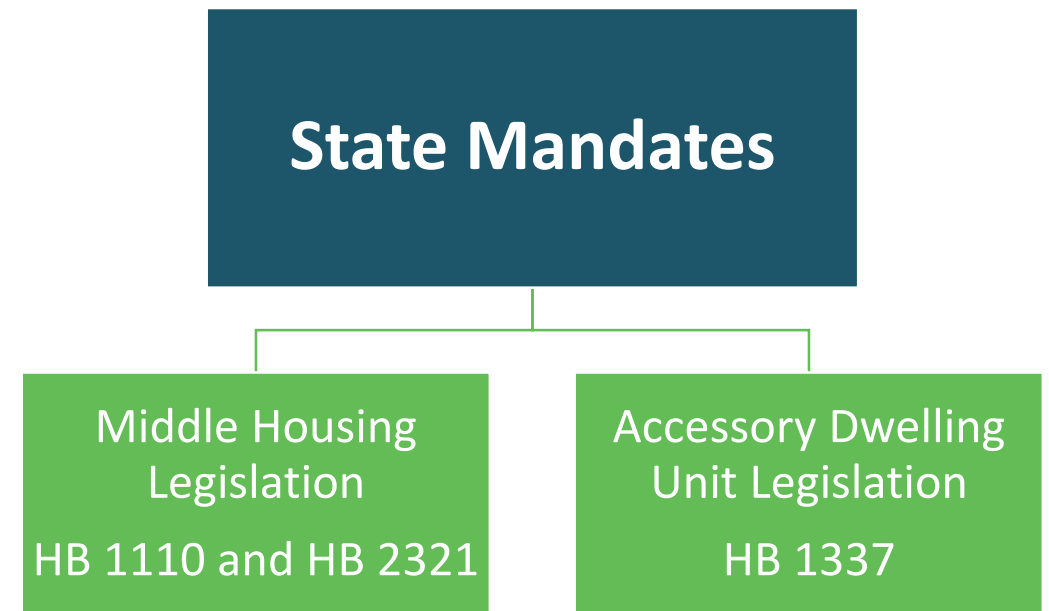
1. Overview of Middle Housing State Mandates
2. Tier 3 Requirements
3. Subdivision Requirements
4. Project Milestones
5. Middle Housing in Medina
6. Proposed Code Revisions
7. Public Engagement
8. Procedural Requirements
9. Next Steps



# Overview of Middle Housing Mandates

**2023–2024:** WA Legislature passed HB 1110, HB 1337, and HB 2321

- These laws require cities to update zoning to allow middle housing types and increased density in residential areas.
- Cities must allow at least two accessory dwelling units (ADUs) on all lots that are located in all zoning districts that allow for single-family homes.
- Cities are also required to update their subdivision code to allow for unit lot subdivisions and zero lot line subdivisions.



# Why Does Middle Housing Legislation Impact Medina?

The City of Medina is a city that meets the following criteria:

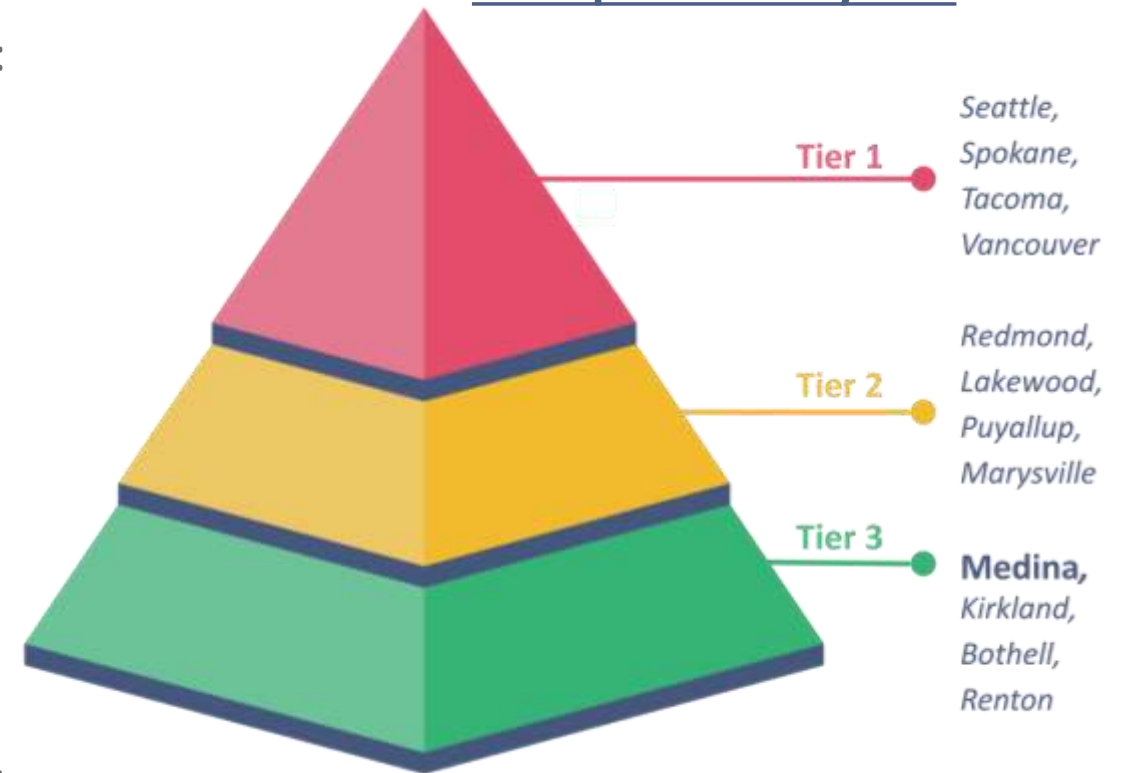
- Within a contiguous urban growth area with the largest city
- County with a population of more than 275,000
- Population less than 25,000

Thus, **Medina is categorized as a Tier 3 City.**

As a Tier 3 City, Medina **must** adopt middle housing requirements by **June 30, 2025**

- Failure to do so by the deadline means the City is subject to the Model Ordinance developed by the Department of Commerce – *a significant change from current code*

## Example Cities by Tier

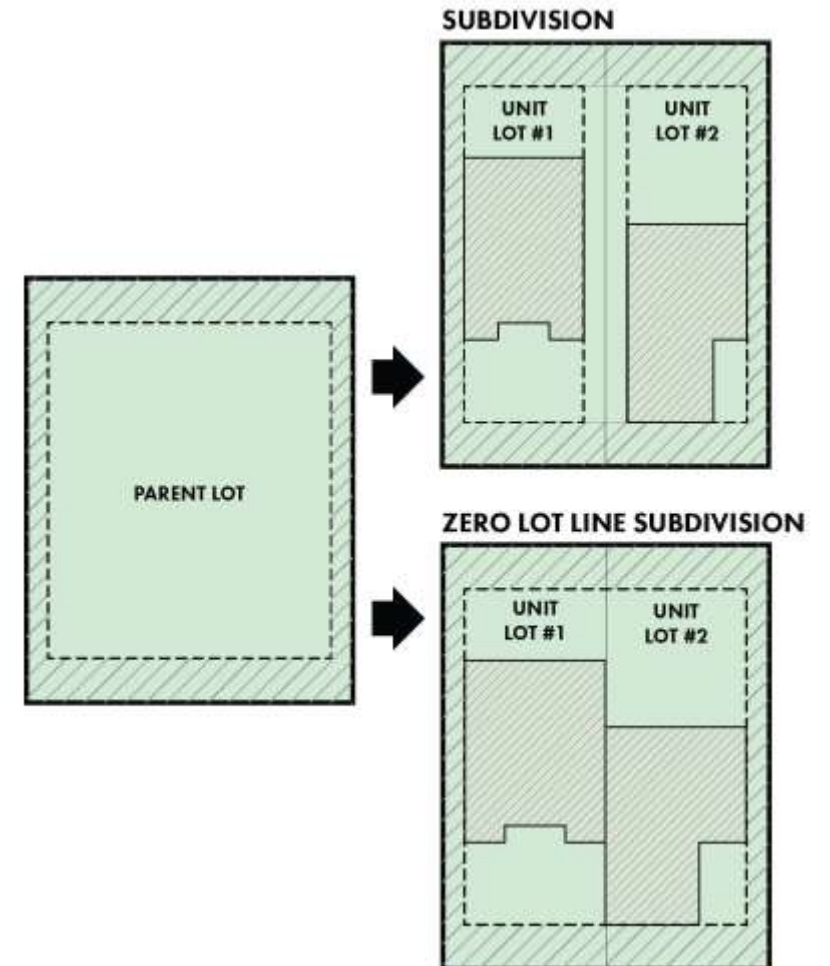


# Subdivision Requirements of Middle Housing Mandates

RCW 36.70A.635(5) which was adopted as part of ESSHB 1110 (Middle Housing Law) requires:

“A city must also allow zero lot line **short** subdivision where the number of lots created is equal to the unit density required in subsection (1) of this section.”

**Since the Medina density requirement under middle housing is two middle housing units per lot, this means that Medina must allow a zero lot line subdivision to take a single residential lot and divide it into two lots.**

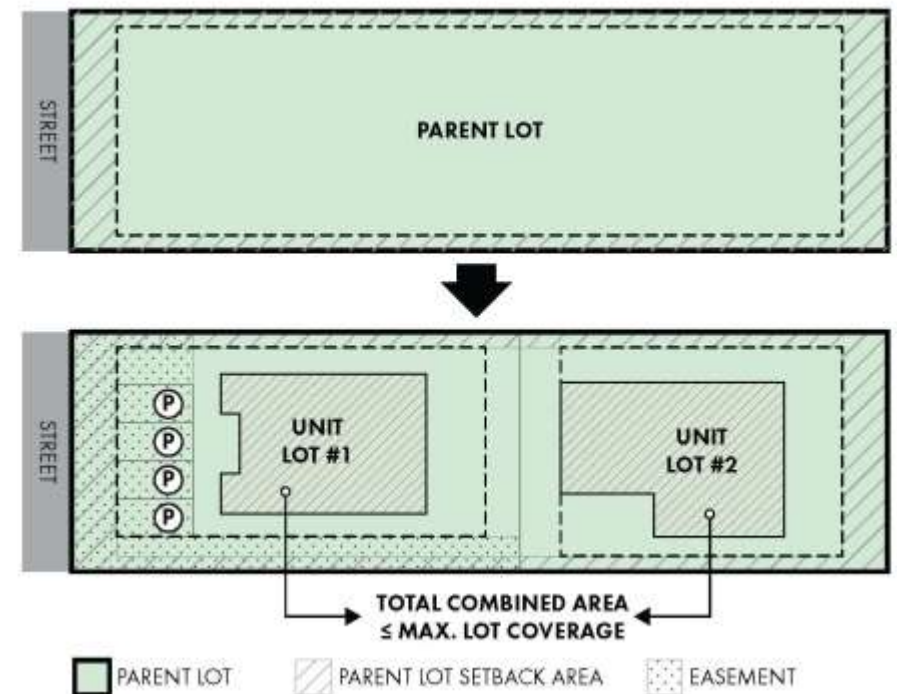


# State Subdivision Act Amendmdnet

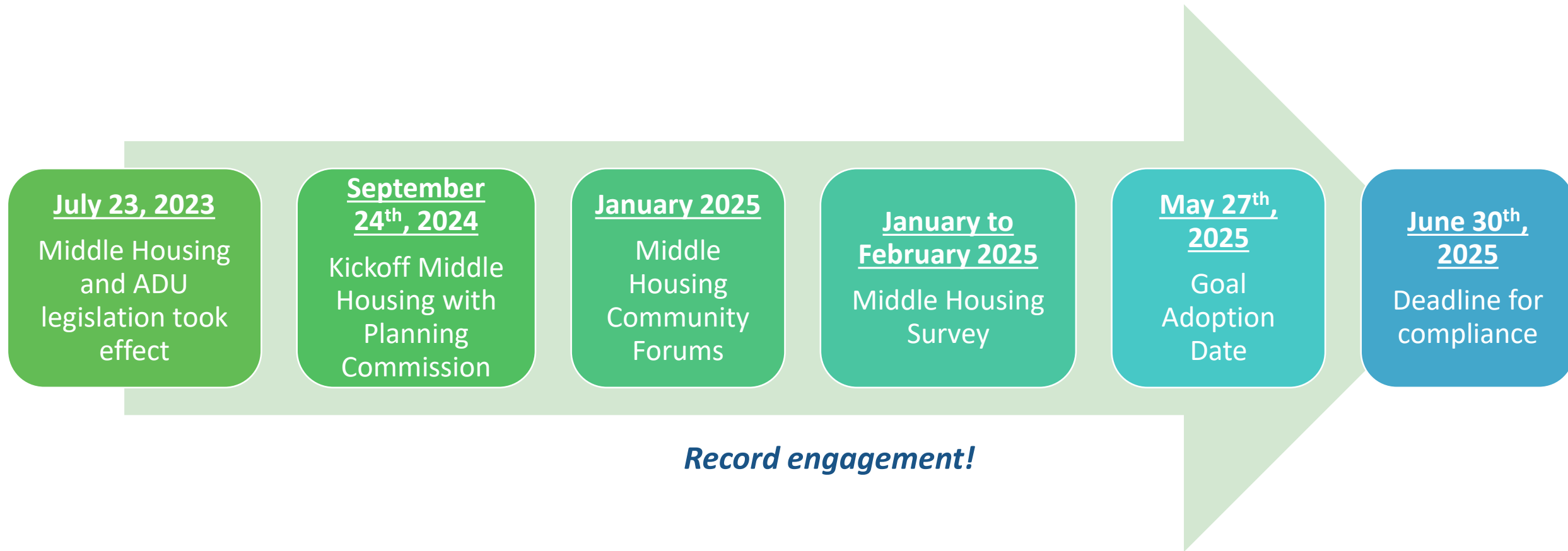
A different bill (ESSSB 5258) in 2023 updated the State Subdivision Act, Ch. 58.17 RCW. RCW 58.17.060(3) to require the following:

All cities, towns, and counties shall include in their short plat regulations procedures for unit lot subdivisions allowing division of a parent lot into separately owned unit lots. Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots.

SUBDIVISION - GENERAL REQUIREMENTS



# Medina Middle Housing - Project Milestones





# How does Washington State define 'Middle Housing'?

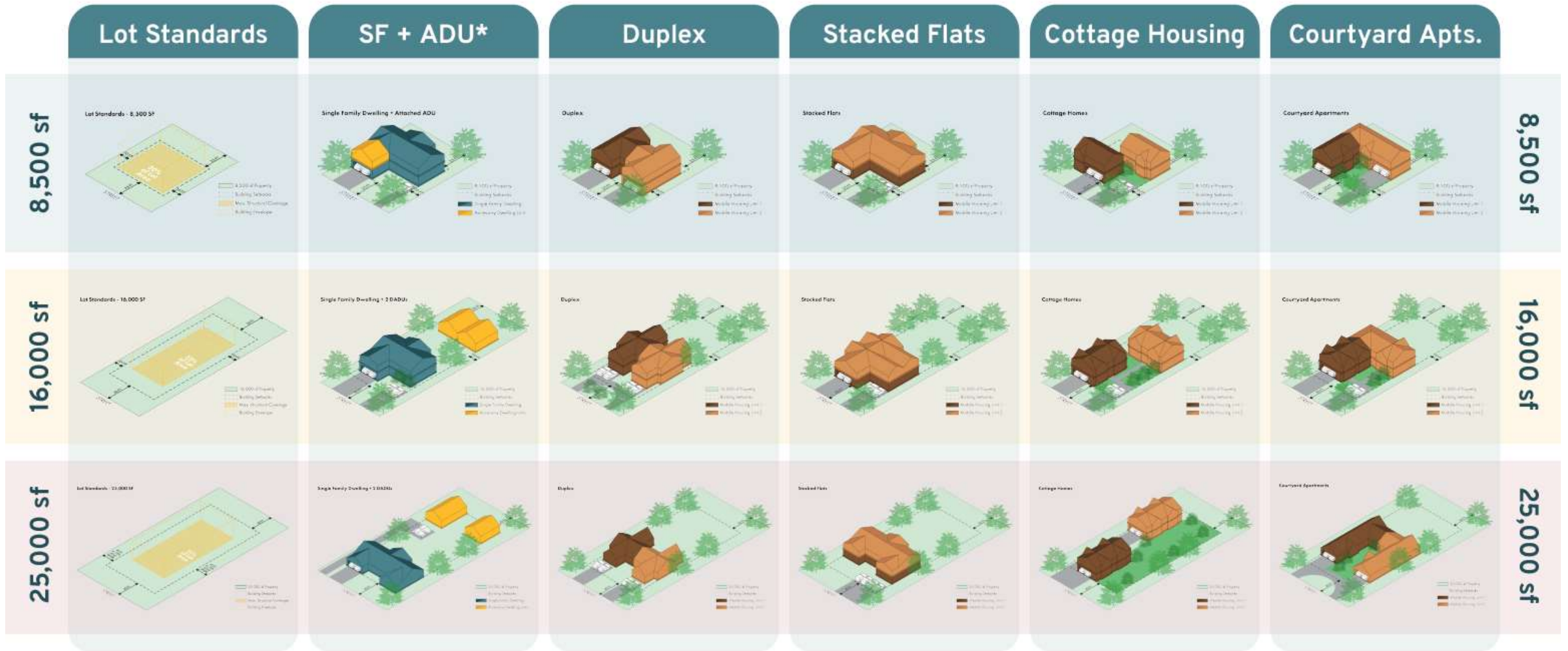
**"Middle housing"** means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

RCW 36.70A.030





# What Tier 3 Housing Means in Medina w/two units per lot



\* Current code allows for a ADU on a substandard lot; however, the City may change this due to language in HB 1337.

# Proposed Code Revisions – Definitions & Use Table

Several language and terminology revisions are required to properly address Middle Housing State Legislation:

## **New Definitions Added:**

- **Administrative Design Review**
- **Cottage Housing**
- **Courtyard Apartments**
- **Duplex**
- **Major Transit Stop**
- **Middle Housing**
- Tier 3 City
- Townhouses
- Unit
- Unit Density

## **Existing Definitions Updated:**

- Accessory Building
- Accessory Dwelling Unit
- Condominium

## **Use Table Updated**

- Duplex
- Cottage Housing
- Stacked Flats
- Courtyard Apartments

# Proposed Revision – Accessory Dwelling Units

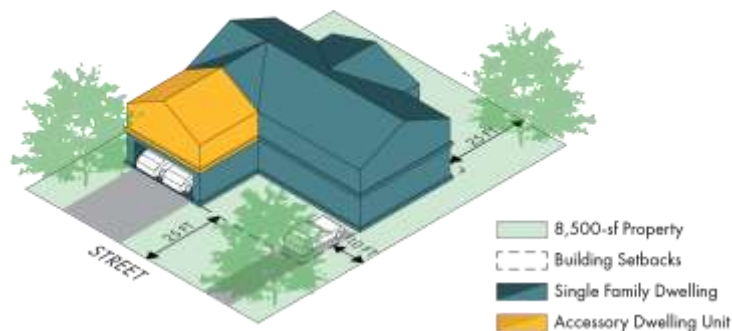
Although ADUs are not classified as middle housing, Medina is updating ADU regulations to comply with HB 1337.

The amendments to the middle housing code are:

- ADUs now count toward density and minimum lot size requirements
- Two ADUs allowed per single-family home, but none allowed on duplex /other middle housing lots
- New development standards:
  - Only allowed on lots meeting minimum size and sewer connection
  - Not allowed on critical areas or shoreline lots
  - Max 1,000 sq ft floor area; max 25 ft height (or lower if primary unit is lower)
  - ADUs prohibited as short-term rentals
- Parking exemptions near transit stops
- Garage and accessory building conversions allowed, with replacement parking required
- Condominium conversion of ADU's must be allowed through unit lot subdivision process

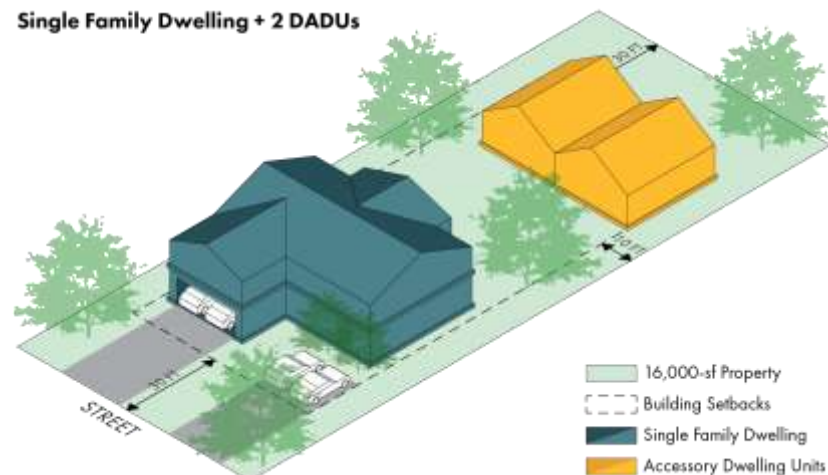
# Accessory Dwelling Units – Example Graphics

Single Family Dwelling + Attached ADU



8,500 SF

Single Family Dwelling + 2 DADUs



16,000 SF

Single Family Dwelling + 2 DADUs



25,000 SF



# Proposed Revision – Off Street Parking

New subsection of provisions incorporated to comply with State Requirements RCW 36.70A.635(6):

- No off-street parking will be required within one-half mile walking distance of a major transit stop.
- A maximum of one off-street parking space per unit shall be required on lots no greater than 6,000 square feet before any zero lot subdivisions or lot splits.
- A maximum of two off-street parking spaces per unit shall be required on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits.

# Subdivision Procedures Updates

## **Updated Definitions:**

- Lot
- Subdivision
- Short Subdivision

## **New definitions:**

- Parent Lot
- Unit Lot
- Lot Split
- Unit Lot Short Subdivision
- Zero Lot Line Subdivision

## **Chapter 16.73 Updates to apply unit lot subdivisions:**

- Applicability
- Survey Requirements
- Review Procedures and Approvals
- Approval criteria - to include short unit lot subdivisions for middle housing
- Lot segregation/zero lot line development
- Submittal requirements updated to include short unit lot subdivision
- Final short subdivision and subdivision requirements updated to include unit lots
- Recording requirements for unit lot subdivisions

# Public Engagement

The City, following a Public Engagement Plan adopted in June 2024, made extensive efforts to inform and involve the Medina community during the code update process.

## Outreach efforts included:

- Website Updates
- Postcards
- Flyers
- Peer-to-peer Materials
- Two Community Forums:
  - January 9 at St. Thomas Episcopal Church
  - January 15 at City Hall & via Zoom
- Community Survey: 199 responses received (72.4% completion rate), with 144 fully completed and 55 partially completed.



## Public Engagement Summary

Medina Middle Housing Ordinance

**To:** City of Medina  
**From:** Zoe Tapert, Planner, SCJ Alliance  
Kirsten Peterson, Senior Project Manager  
**Date:** March 7th, 2025  
**Project:** Medina Middle Housing Ordinance  
**Subject:** Public Engagement Summary Memo

### Background

As part of the middle housing planning process, the City of Medina drafted an engagement plan outlining the middle housing engagement objectives. This plan was adopted by the City as Resolution 444 on June 10, 2024. During the middle housing ordinance process, the City and SCJ Alliance developed an engagement plan to act on Resolution 444. The following document summarizes the engagement process, what was heard from the community, and lessons for future engagement in Medina.

The City intends to develop a middle housing ordinance that is in compliance with the State mandates for Tier 3 cities and, more importantly, in a manner that reflects the vision and will of the Medina Community. This was accomplished through the following tasks, each involving an opportunity for public involvement in the planning process. The outcomes from these tasks informed the planning team of the priorities and direction of the final ordinance.

### Engagement Summary

To engage the Medina community on the topic of Middle Housing, the following actions took place from Fall of 2024 to early 2025. Guidance from City Staff, the Planning Commission, the Development Services Committee, and City Council was sought throughout the process in selecting the best methods and formats for engaging the members of the community.

The following engagement approaches took into consideration Resolution 444, the project budget, and the guidance that had been offered to date.

# City of Medina Middle Housing Web Page



## Web Page Edits

The following updates were made to the City's middle housing webpage:

- Updated language on middle housing legislation ([HB 1110](#) and [HB 2321](#)) and accessory dwelling unit legislation ([HB 1337](#)) and how the two pieces of legislation intersect
- Updated graphics of the housing types and configurations
- Link to the online survey
- Reduced the amount of text for more visually appealing formatting that doesn't remove context
- Provide an FAQ section
- Information on how to stay engaged
- Provide a frequently asked questions section
- Provide a project timeline



# Community Forums

## Community Forums Held in January 2025

- **Community Forum #1**  
Date: Thursday, January 9, 2025  
Time: 6 – 8 pm  
Location: St Thomas Episcopal Church  
Attendee Count: 71 attendees
- **Community Forum #2**  
Date: Wednesday, January 15, 2025  
Time: 6 – 8 pm  
Location: Medina City Hall Council Chambers and on Zoom  
Attendee Count: 25 in person, 50 online



# Community Survey

- An online community survey was advertised as follows:
  - City website
  - Emails notification
  - Community forums
- Paper survey also developed
- Survey was launched at the first community forum on January 9th, 2025 and closed February 14<sup>th</sup>, 2025.
- A total of **203 responses** were received between the online (199) and paper (4) formats.

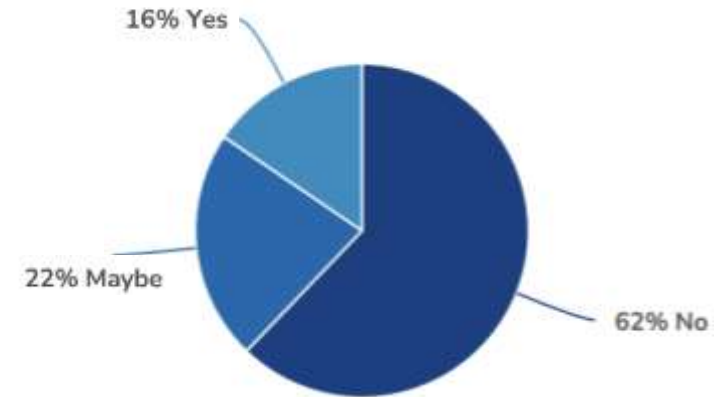


# Middle Housing Survey Results

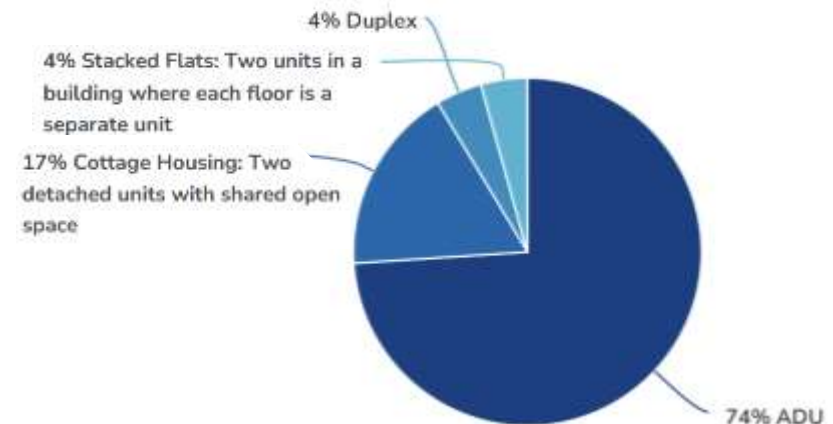
## Personal Interest in Middle Housing:

- The majority of respondents (62 percent) indicated they would not personally consider building an ADU or other middle housing on their lot.
  - Of those who would consider it, ADUs were the most popular option.
- Reasons for not wanting to build middle housing included:
  - Space limitations;
  - Desire for privacy;
  - Preserving community character;
  - Tree preservation; and
  - Not wanting to be a landlord.

Would you or your family consider building an ADU, Duplex or other middle housing type on your lot?



If Yes, which of the following would you be most interested in developing?



# How Code Amendments are Processed

The review procedures for processing an amendment to development regulations

## Planning Commission

Reviews the amendment and forwards a recommendation to City Council

Completed  
4/22/25

## City Council

Holds at least one public hearing before taking action

We Are Here  
5/12/25

## City Staff

Prepares reports and notices as required by code

## City Council

May approve, modify, remand, or deny the amendment



# Progress Report / Adoption Process

## TODAY 5/12 Public Hearing:

- Final public hearing before adoption

On track to adopt before the  
Commerce Deadline

3/25  
Determination  
of SEPA DNS

3/25  
Draft Ordinance  
Sent to Commerce

4/22  
Public Hearing: Recommendation  
for approval to City Council

TODAY 5/12  
Public Hearing

5/24  
60-Day Notice  
Period Ends

5/27  
Goal Adoption  
Date

6/30  
Commerce  
Deadline

SEPA

60-Day Commerce Review



Thank you.



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