



MINOR CODE AMENDMENTS PUBLIC HEARING

MEDINA CITY COUNCIL

JUNE 14, 2021 @ 4PM

MINOR CODE CLEANUP – WHY?

- Code cleanups happen to clarify, correct, or make the code consistent with itself
- To incorporate new legislation

NEW LEGISLATION FOR ADU'S (HB 2343)

- ADU's have been recognized as a tool to help address the housing crisis
- Increase accessibility for homeowners to build an ADU

NEW LEGISLATION FOR ADU'S (HB 2343)

- **Amend MMC 20.34.020** – remove minimum square footage requirement
 - Maximum square footage still applies
 - Building codes still apply (toilet, sink, shower/bath, food prep, food storage, sink)
- **Amend MMC 20.34.020 and MMC 20.70.070** – remove owner occupancy requirement

NEW LEGISLATION FOR ADU'S (SB6617)

- Requires cities to **remove** the on-site parking requirement for ADU's within ¼ mile of a major transit stop
- Unless a city determines there is a lack of street parking

NEW LEGISLATION FOR ADU'S (SB6617)

- From January to March of 2021, the city's planning consultant firm conducted a parking study
- The city **does not** have adequate street parking to accommodate SB6617
- **No** code amendment is required

AMEND MMC 20.22.030 LOT DEVELOPMENT STANDARDS

- **MMC 20.22.030** – Clarify lots at the end of a terminal street have the same logical site orientation as lots on private lanes

AMEND MMC 20.22.030 LOT DEVELOPMENT STANDARDS

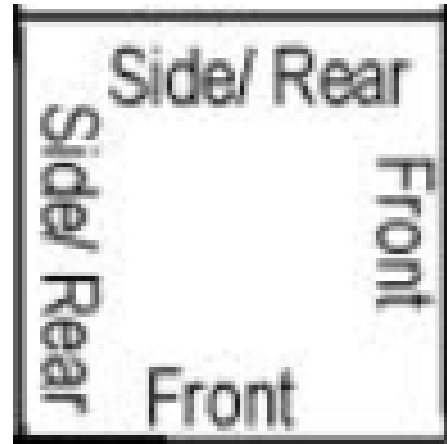
- **MMC 20.22.030** – Clarify property line designation for a lot with three “fronts”
 - A front setback relations to a property line that is contiguous with a street
 - Assigns that property line the front yard setback dimension

AMEND MMC 20.22.030 LOT DEVELOPMENT STANDARDS

- **MMC 20.22.030** – Clarify property line designation for a lot with three “fronts”
 - A front setback relations to a property line that is contiguous with a street
 - Assigns that property line the front yard setback dimension
- A slash (/) allows a property owner to decide which setback designation they would like

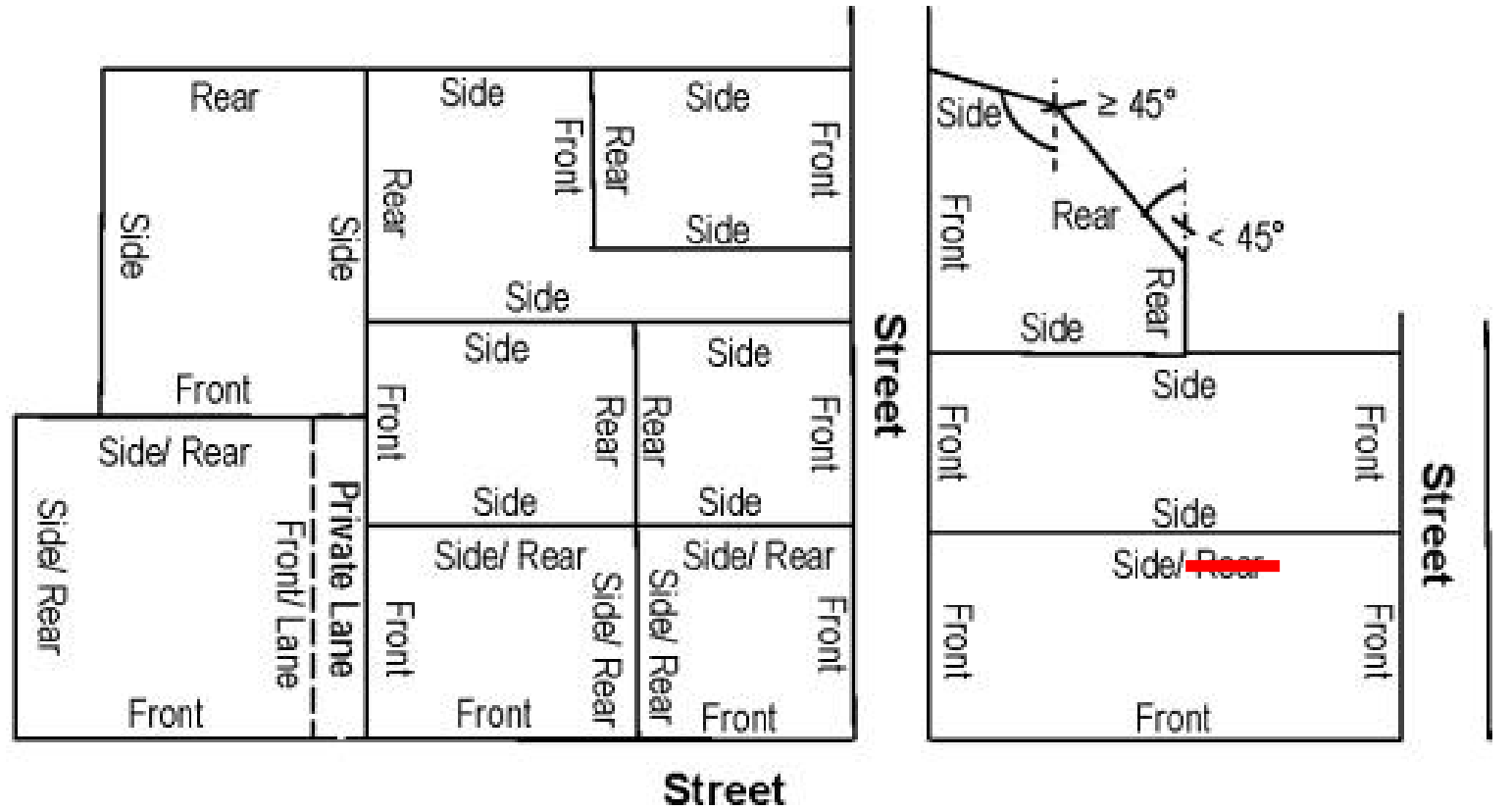
AMEND MMC 20.22.030 LOT DEVELOPMENT STANDARDS

- Figure 20.22.030(B) – the homeowner can choose what property line is the side and rear



AMEND MMC 20.22.030 LOT DEVELOPMENT STANDARDS

FIGURE 20.22.030(B):
SETBACK PROPERTY
LINE DESIGNATIONS



AMEND MMC 20.22.040 PROTRUSIONS INTO SETBACKS

- **MMC 20.22.040** – Allow uncovered decks and patios to protrude into the setbacks
- Inconsistencies in the code regarding on-grade patios and decks
- What is permitted to protrude into the setbacks is limited – patios are not listed
 - *Unless* you build a pool
 - *Unless* you live in the Shoreline Jurisdiction (200-feet landward of the water)
- Currently the only option is to pursue a non-administrative variance

AMEND MMC 20.22.040 PROTRUSIONS INTO SETBACKS

- **MMC 20.22.040** – Allow uncovered decks and patios to protrude into the setbacks
 - 15-feet from the front property line
 - 10-feet from the rear property line
 - ½ the required side yard setback
- You cannot go up vertically (no kitchens, pergolas, etc.)

AMEND MMC 20.30.020 SIGNS

- **MMC 20.23.020** – Clarify when a sign that has two sides needs to be averaged to determine surface area
- This amendment will make the language consistent with the sign area definition in MMC 20.12.200

AMEND MMC 20.34.040 ACCESSORY RECREATIONAL FACILITIES

- **MMC 20.34.040** – Remove requirement for an Administrative Special Use Permit (ASUP) when an accessory recreational facility is located *inside* of a building
- Pools, tennis courts, and sport courts are accessory recreational facilities
- All accessory recreational facilities require a land use application called an Administrative Special Use Permit (ASUP)
- It is **not** used to mitigate construction issues

AMEND MMC 20.34.040 ACCESSORY RECREATIONAL FACILITIES

- **MMC 20.34.040** – Remove requirement for an Administrative Special Use Permit (ASUP) when an accessory recreational facility is located inside of a building
- The purpose of the ASUP is to notify neighbors of the *end use*
- The impacts from the end use (noise, lighting) are contained within the structure

REPEAL MMC 20.73.085 AND 20.73.165

- **MMC 20.73.085 Review procedures and approvals** – This section expired on December 31, 2014. MMC 20.73.090 took its place
- **MMC 20.73.165 Subdivision vesting after approval** – This section expired on December 31, 2014. MMC 20.73.170 took its place

AMEND MMC 20.80.060

- **Table 20.80.060(A)** – Type 1 Decisions – remove Construction Mitigation Language and replace with Construction Activity Permit Language
- **Table 20.80.060(B)** – Type 2 Decisions – remove Construction Mitigation Language and replace with Construction Activity Permit Language
- **Table 20.80.060(C)** – Type 3 Decisions – remove Construction Mitigation Language

ADOPTION TIMELINE

Action	Due	Progress
Proposal available online/sent out through GovDelivery	April 1	<i>Completed</i>
Virtual Open House	April 15	<i>Completed</i>
Planning Commission to discuss proposal	April 27	<i>Completed</i>
Present proposal to Council for first discussion	May 10	<i>Completed</i>
Planning Commission to hold public hearing	May 25	<i>Completed</i>
Council to hold final public hearing and adopt code amendments	June 14	June 14

QUESTIONS?