

Medina, WA

Middle Housing Update

City Council Meeting | November 2024



SCJ ALLIANCE
CONSULTING SERVICES

Agenda

1. Progress Report
2. Schedule Overview
3. Materials Overview
4. Code Amendments Discussion
5. Review Updated Graphics
6. Public Engagement Discussion
7. Next Steps



Next Steps

11/12 City Council :

- Schedule Review
- Materials Overview
- Tier 3 Housing Memo
- Graphics Update
- Summary of code updates

TODAY 11/25 City Council:

- Progress Report
- Schedule Overview
- Updated Draft Code and Gap Analysis
- Updated Graphics
- Public Engagement Discussion

Last CC Meeting
11/12

11/18
Planning Commission
Meeting

11/20
Development Services
Committee Meeting

TODAY 11/25
City Council
Meeting

Schedule Update

Review Code Updates

Graphics Update

Public Engagement Planning

2024-2025 Schedule

Medina Middle Housing				2024												2025									
City of Medina				September			October				November				December				January						
Phase/Task	Start	End		9-Sep	16-Sep	23-Sep	30-Sep	7-Oct	14-Oct	21-Oct	28-Oct	4-Nov	11-Nov	18-Nov	25-Nov	2-Dec	9-Dec	16-Dec	23-Dec	30-Dec	6-Jan	13-Jan	20-Jan	27-Jan	
Meetings																									
Planning Commission Meetings	26-Sep	30-Jun				26-Sep						6-Nov		18-Nov	25-Nov	5-Dec		18-Dec				8-Jan	15-Jan		28-Jan
City Council Meetings	14-Oct	30-Jun						14-Oct					12-Nov		25-Nov		9-Dec					8-Jan	13-Jan		27-Jan
Development Services (DSC) Meetings	30-Oct	30-Jun								30-Oct				20-Nov			10-Dec								
01 Admin and Management																									
Project Management	9-Sep	30-Jun																							
Kick off Meeting	17-Sep	17-Sep			17-Sep																				
Coordination Meetings with City	17-Sep	30-Jun							22-Oct																
02 Community Engagement																									
Informational materials	23-Sep	30-Jun																							
Engagement Plan	11-Nov	20-Nov																							
Visual preference survey	TBD	TBD																							
Engagement and survey summary	TBD	TBD																							
03 Draft Middle Housing Dev Regulations																									
Draft Gap Analysis	16-Sep	6-Nov							10/23 First Draft Complete																
Targeted Dev regulations and engagement	6-Nov	10-Jun																							
Draft Middle Housing Regulations	23-Sep	31-Jan																							
04 Amendment Adoption																									
Draft Ordinance to Department of Commerce	23-Sep	31-Jan																							31-Jan
Formal Ordinance Adoption	31-Jan	10-Jun																							
Deliverables																									
																									Draft Ordinance to Department of Commerce

Meeting Schedule

 Planning Commission

 City Council

 Special Joint PC and City Council Meeting

 DSC

 POSSIBLE Community Forum dates

 Draft Due to Commerce

October						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	15	17	18	19
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January 2025*						
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*First January PC Meeting TBD

Materials Overview

Gap Analysis and Proposed Code Updates

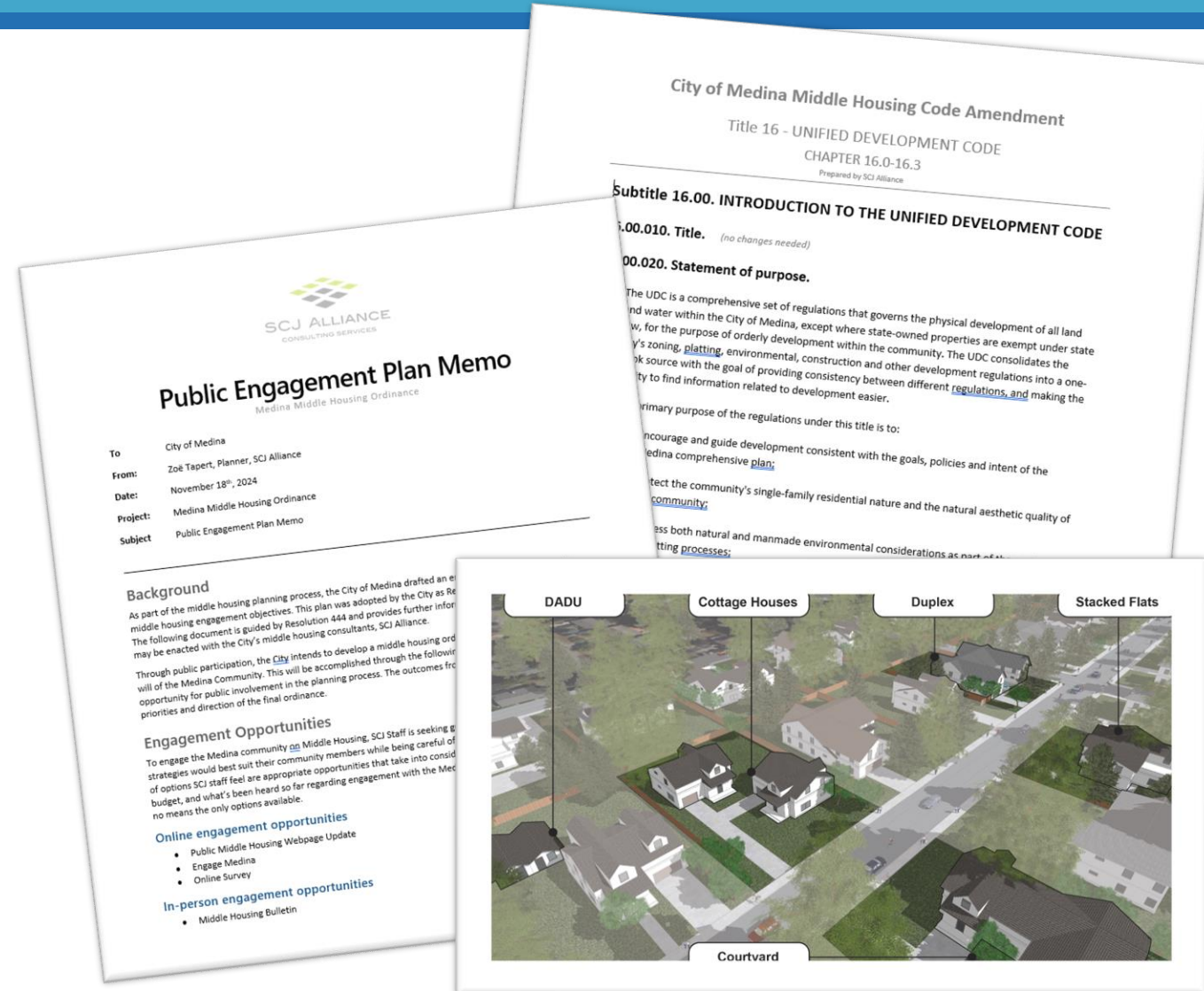
- Edits were made since our last conversation

Graphics Updates

- Edited previous graphics based on comments
- Showcasing newer versions to help with future public engagement

Engagement Planning

- Memo: provides a menu of opportunities for public engagement
- Requesting direction on how to proceed with Resolution 444 based on what the planning commission has been provided with so far.



Middle Housing Code Updates Discussion

Edits include:

- Removed “single family” from 16.00.020.B.2
- Definitions
 - Updated ADU definition
 - Added a definition of “condominium” consistent with state law.
 - Added a definition of “unit” since that was raised at City Council
- Updated 16.21.060.A for clarity consistent with updated Commerce guidance.
- Corrected subsection numbering where needed.
- Updated 16.34.020, specifically subsections A, C, D.5, and D.6 consistent with updated guidance and PC discussions.
- Additional housekeeping items previously identified by City Staff were included.

City of Medina Middle Housing Code Amendment

Title 16 - UNIFIED DEVELOPMENT CODE

CHAPTER 16.0-16.3

Prepared by SCJ Alliance

Subtitle 16.00. INTRODUCTION TO THE UNIFIED DEVELOPMENT CODE

16.00.010. Title. *(no changes needed)*

16.00.020. Statement of purpose.

- A. The UDC is a comprehensive set of regulations that governs the physical development of all land and water within the City of Medina, except where state-owned properties are exempt under state law, for the purpose of orderly development within the community. The UDC consolidates the city's zoning, planning, environmental, construction and other development regulations into a one-book source with the goal of providing consistency between different regulations, and making the ability to find information related to development easier.
- B. The primary purpose of the regulations under this title is to:
1. Encourage and guide development consistent with the goals, policies and intent of the Medina comprehensive plan;
 2. Protect the community's single-family residential nature and the natural aesthetic quality of the community;
 3. Address both natural and manmade environmental considerations as part of the project permitting processes;
 4. Protect the public's health, safety and welfare as a whole and not create a duty of protecting any person or class of persons; and
 5. Provide appropriate procedures for enforcement of the regulations of this title.

(Ord. No. 997 , § 1, 4-26-2021; Code 1988 § 20.00.020; Ord. No. 900 § 4 (Att. A), 2013)

Middle Housing Code Updates Discussion

- Future work
 - Decisions:
 - Duplex definition – PC recommendation included
 - Unit density: ADU inclusion or exclusion in middle housing
 - Create development standards for cottage housing, townhouses and multi-family housing
 - Draft revisions to Ch. 16.73 for zero lot line/unit lot subdivisions.

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Duplex Definition

Duplex definition: *what are the implications of a more general or specific duplex definition?*

The specific definition of a duplex impacts the structure of the use table in 16.21.030.

Broader definition example (simple and inclusive of multiple housing types)

“Duplex means a residential building with two attached dwelling units.” (Commerce & PC recommendation)

“Duplex means a property divided into two residential dwelling units” (from other online sources)

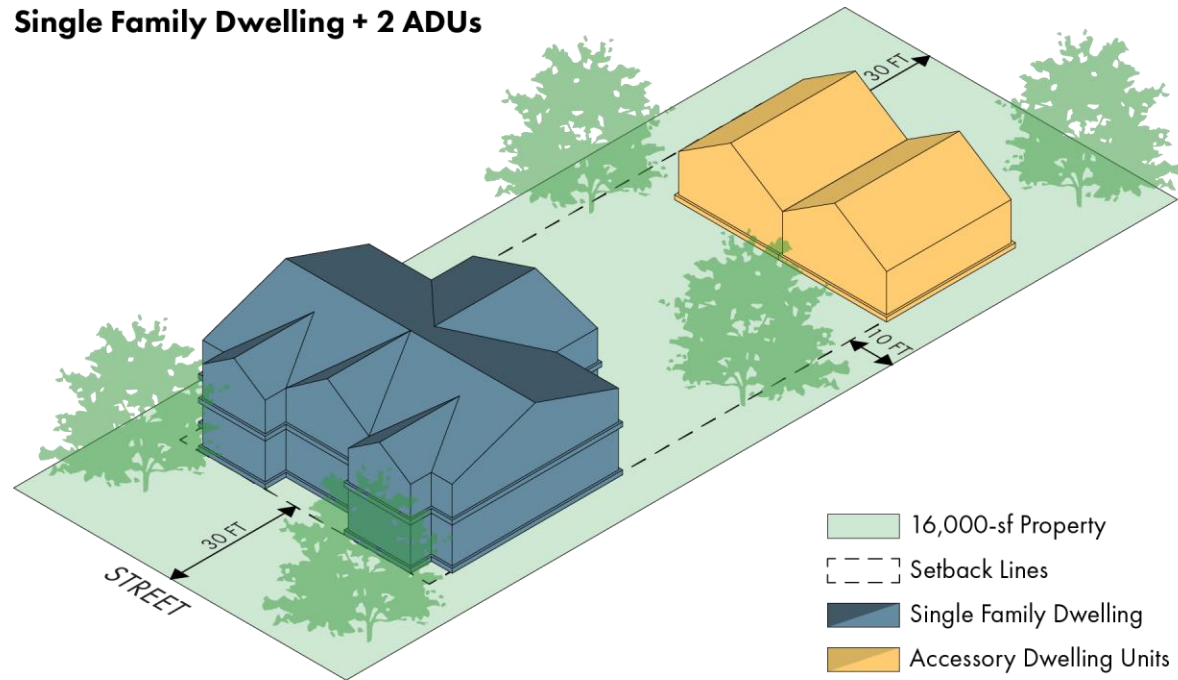
Specific definition example (adds design principles and less housing types)

“Duplex means a residential building with two attached dwelling units situated side by side or stacked on top of the other with two separate addresses, entryways, garages, and yards.”

Middle Housing Graphics – Required Types

Example: 16,000-SF lot in R-16 zone (25% Maximum Structural Coverage)

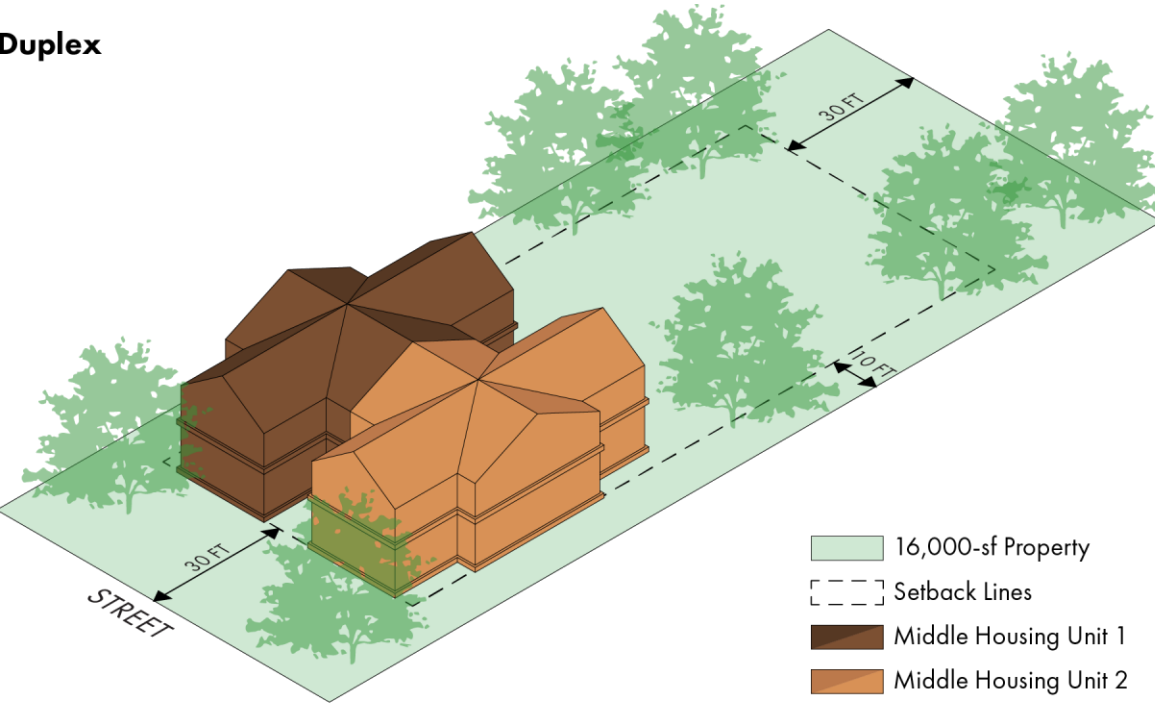
Single Family Dwelling + 2 ADUs



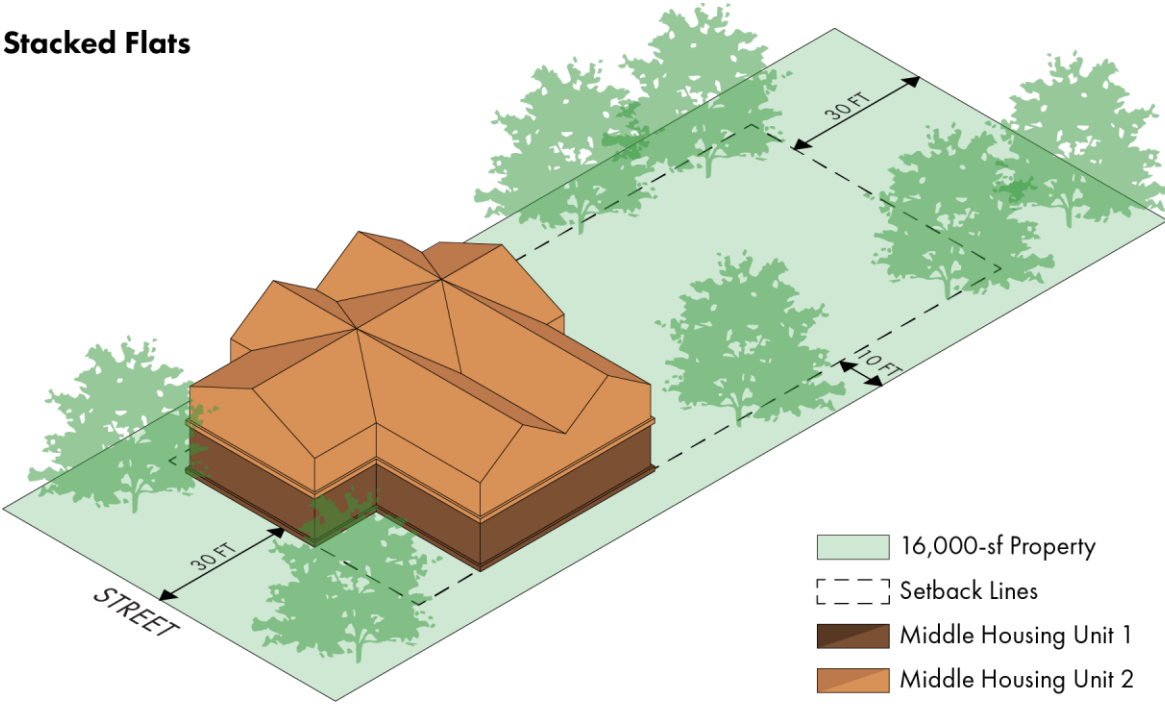
Middle Housing Graphics – Required Types

Example: 16,000-SF lot in R-16 zone (25% Maximum Structural Coverage)

Duplex



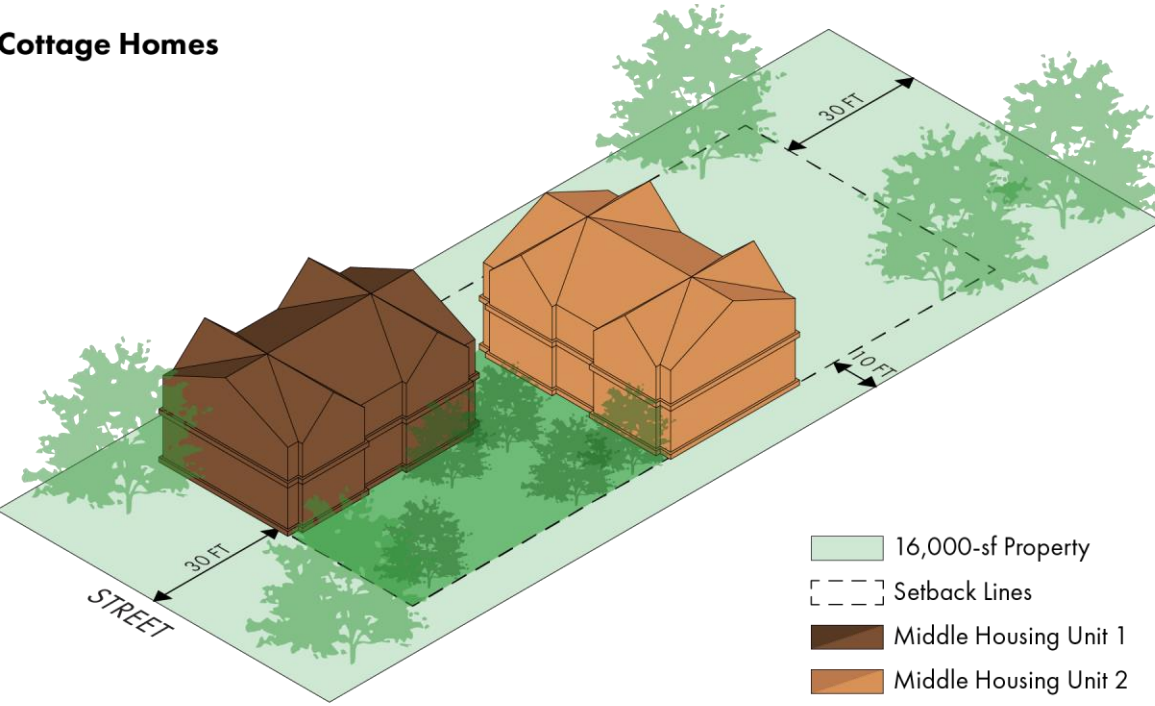
Stacked Flats



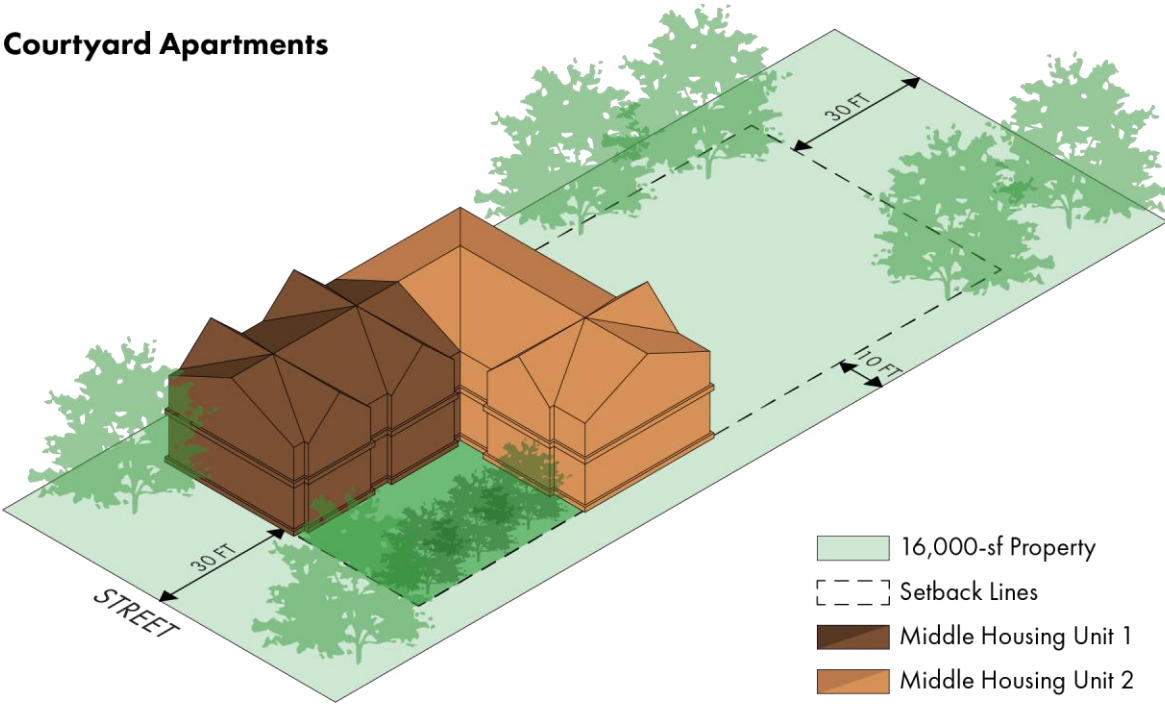
Middle Housing Graphics – Required Types

Example: 16,000-SF lot in R-16 zone (25% Maximum Structural Coverage)

Cottage Homes



Courtyard Apartments



Middle Housing Graphics – Existing Medina Neighborhood



Middle Housing Graphics – Proposed Medina Neighborhood



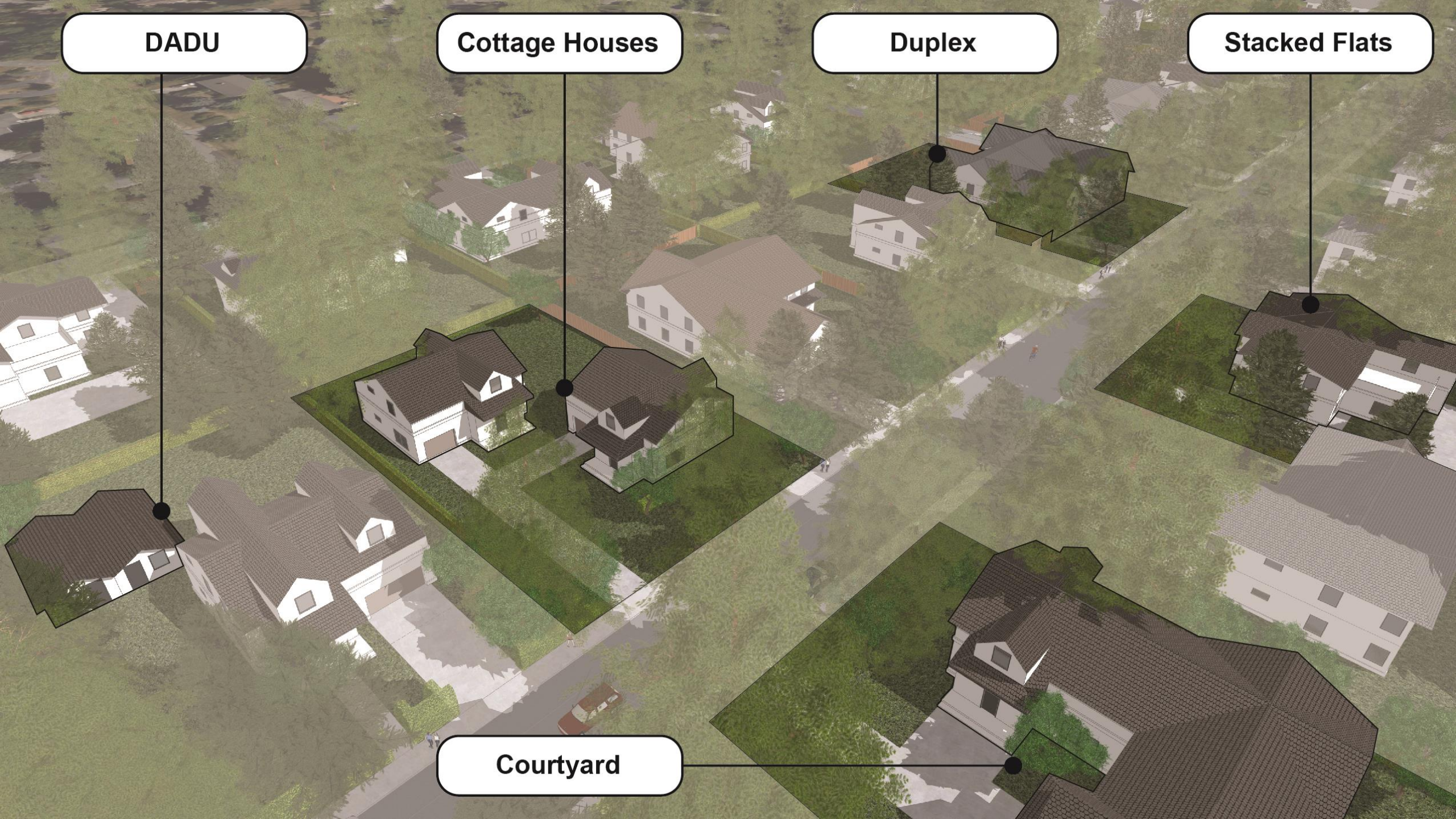
DADU

Cottage Houses

Duplex

Stacked Flats

Courtyard



Existing Residential Street View



Middle Housing Duplex Street View



Middle Housing Stacked Flats Street View



Middle Housing Cottage House Street View



Middle Housing Courtyard Street View



Middle Housing Engagement Discussion

- Resolution 444 provides the framework for engaging Medina residents on middle housing with:
 - Goals;
 - Objectives;
 - Activities; and
 - Protocols.
- We are seeking planning commission's guidance on process specifics of enacting Resolution 444
- Wide range of options for community engagement included within Public Engagement Plan Memo



Meeting Schedule

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*First January PC Meeting TBD

Next Steps

- Finalize draft code updates per City staff, DSC, Planning Commission and City Council feedback comments
- Plan for community engagement
 - Select dates
 - Review engagement materials at next City Council meeting

TODAY 11/25
City Council Meeting

1/31
Draft to Commerce

Community Engagement (informational materials, community forums, etc.)

Editing and Tailoring Draft Code Update



Thank you.



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