

Medina, WA

Middle Housing Update

Planning Commission Meeting | April 2025



SCJ ALLIANCE
CONSULTING SERVICES

Agenda

1. Progress Report
2. Overview of the Middle Housing Ordinance
3. Overview of the Subdivision Ordinance (next item)
4. Next Steps in the process



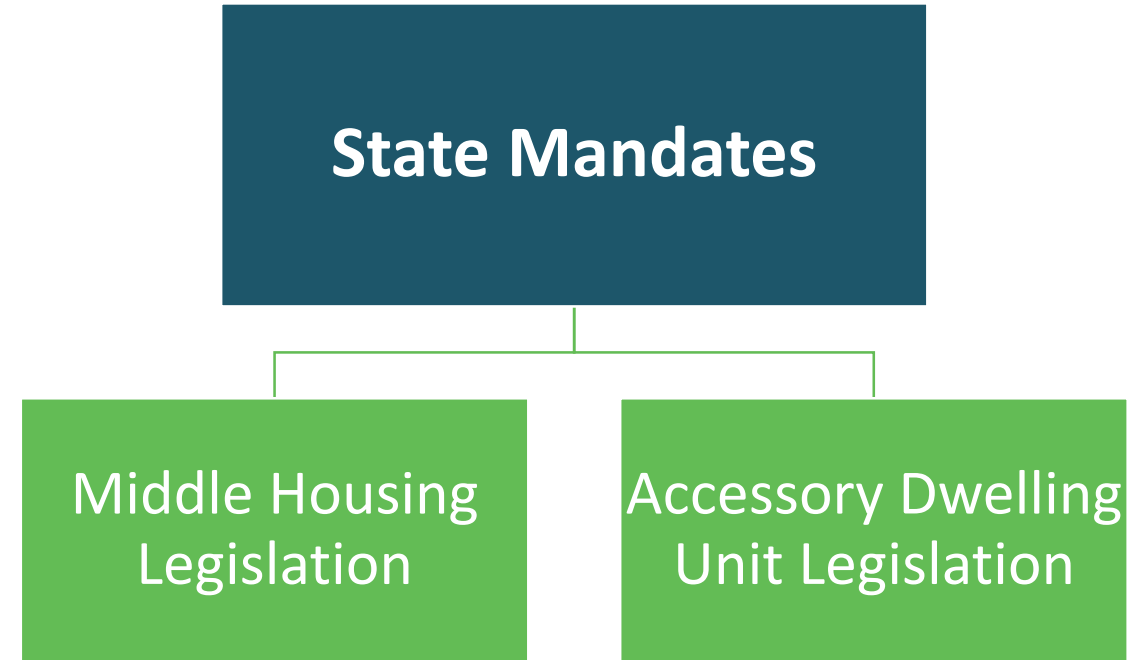
Overview of Middle Housing Mandates

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

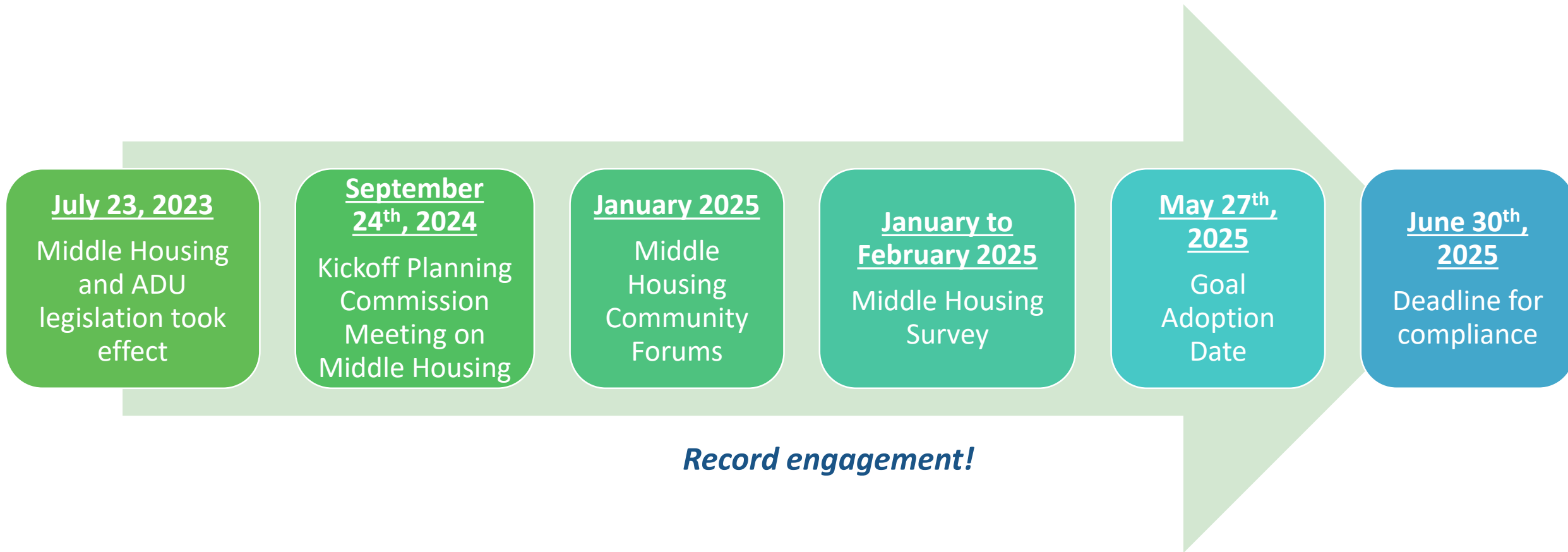
- These laws **require** cities to update zoning to allow middle housing types and increased density in residential areas.

City of Medina:

- Classified as a Tier 3 City, must adopt middle housing requirements
- 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 the current code that would be **stricter** than what staff is proposing*
- Approach: Using ADUs to meet density requirements



Major Code Update Milestones



Public Outreach and Response

As the Planning Commission is aware, community engagement has been an important component of the middle housing project. On June 10, 2024, the City Council adopted a Public Engagement Plan (PEP) via Resolution 444. This plan was utilized as a guiding document by City Staff and SCJ Alliance after they were brought on board.

In addition to providing materials for posting on the City website and producing postcards, flyers and other materials for peer-to-peer engagement, **two community forums** were held in January 2025. The purpose of the forums was to share information with the public, allow for a Q&A period and to encourage participation in a community survey.

January 2025 – Community Forums

- The first one was at St. Thomas Episcopal Church on Jan. 9th with an attendance of **81**.
- The second one was at Medina City Hall, with a Zoom option and had approx. **25 in person, approx. 50 on Zoom**.

January 9th – February 14th – Online/In-Person Survey Open

- Introduced at the Community Forums and publicized on the Medina website.
- The survey consisted of 24 questions and was designed to provide information to the public about middle housing and also allow for feedback on several topics. One goal of the City Council was to ensure that the community had the opportunity to share their ideas, concerns and general feedback regarding not only middle housing, but other concerns for Medina.
- At the conclusion of the survey, 199 responses were received online. The completion rate was 72.4%, with 144 surveys fully completed and fifty-five (55) partially completed. Four (4) paper surveys were completed and submitted to City staff.

Middle Housing Code Edits

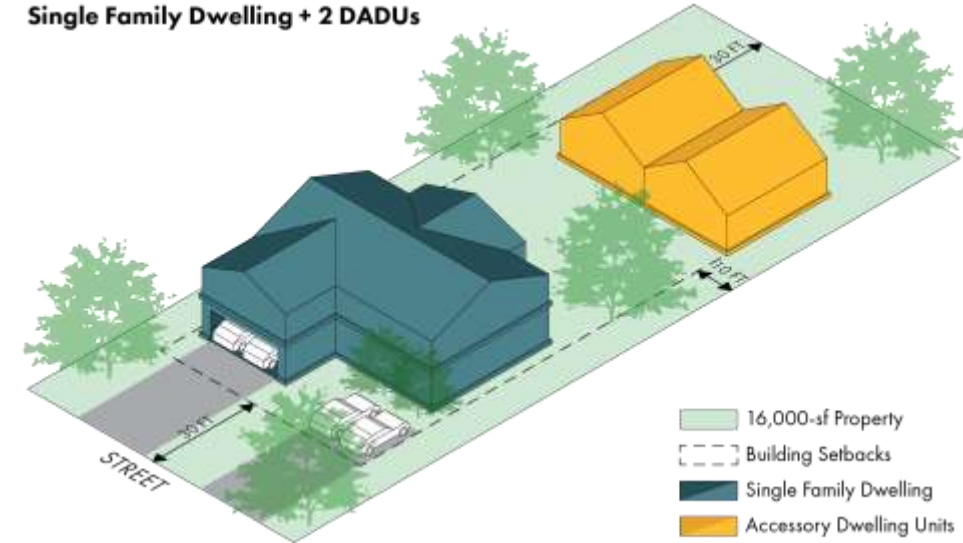
Summary of Middle Housing Updates

- Added state required definitions
- Allowed for two units per lot as required for Tier 3 Cities, with ADUs counting towards unit density
- Added Middle Housing Types to the Use Table
- Added additional ADU language as required under HB 1337

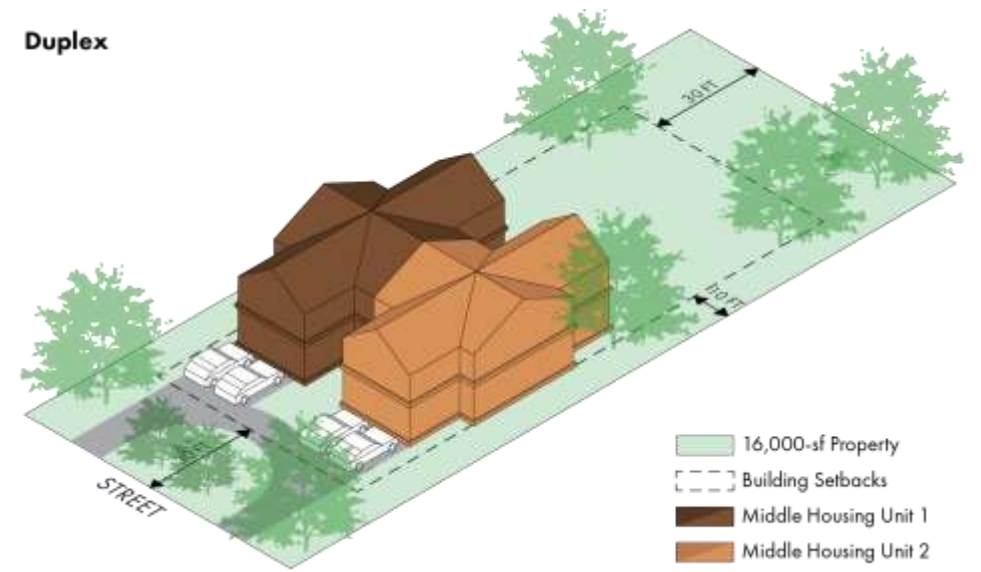
Summary of Subdivision Updates

- Updated and added definitions
- Added zero lot line short subdivisions to address middle housing requirements
- Amended sections to include for short unit lot subdivisions

Single Family Dwelling + 2 DADUs



Duplex



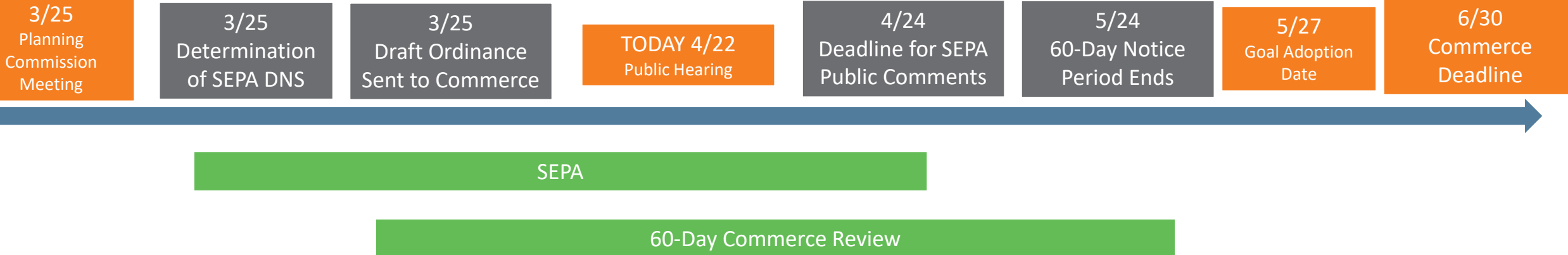
Progress Report

3/25 Planning Commission Meeting:

- Summary of Engagement Results

TODAY 4/22 Public Hearing:

- Recommendation that the Planning Commission recommend adoption of the proposed ordinance



Progress Report

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**On track to adopt before the
Commerce Deadline**

TODAY 4/22
Public Hearing

4/24
Deadline for SEPA
Public Comments

5/12
City Council
Public Hearing

5/24
60-Day Notice
Period Ends

5/27
Goal City Council
Adoption Date

6/30
Commerce
Deadline

SEPA

60-Day Commerce Review



Thank you.



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