



MEDINA, WASHINGTON

AGENDA BILL

Monday, March 10, 2025

Subject: Middle Housing Update

Category: Discussion

Staff Contact(s): Jonathan G. Kesler, AICP – Planning Manager and Kirsten Peterson, Senior Project Manager, SCJ Alliance

Summary

The work on the middle housing project continues to progress on schedule. This memo will provide a brief update on the current status of the middle housing project and an outline of next steps anticipated by planning staff.

On January 27, 2025, City Council held a work session to review the work completed on the unit lot and zero lot line ordinances and to allow for dialogue on lingering questions related to middle housing. This was followed by an item on the regular meeting agenda the same evening to review the status of the middle housing project and to the results of the community engagement survey.

Following the Council meeting, planning staff met with the City Attorney and the consulting firm to draft a timeline for the remaining steps. The proposed timeline is as follows:

1. March 10, 2025 - City Council meeting:
 - Review middle housing status and timeline
2. March 24, 2025 - City Council Meeting:
 - Review Draft Middle Housing Ordinance
 - Review Draft Subdivision Ordinance
3. March 25, 2025 – Begin SEPA Checklist preparation
4. March 25, 2025 - Document Submission
 - Commerce 60-day notice submittal date
 - SEPA 30-day comment period begins
5. March 25, 2025 - Planning Commission
 - Review ordinances sent to Commerce
6. April 22, 2025 - Planning Commission Public Hearing
 - Middle Housing Ordinance
 - Unit lot subdivision ordinance
7. April 28, 2025 - City Council
 - Review outcome of Planning Commission hearing

8. May 12, 2025 - City Council Discussion
 - Middle housing ordinance
 - Unit lot subdivision ordinance
9. May 27, 2025 – City Council Public Hearing
 - Take action on Middle Housing and Unit Lot Subdivision Ordinances
10. Submit ordinances to Department of Commerce
 - Prior to June 30, 2025 deadline

Council has identified other topics for review that are related to middle housing, but which are not required for inclusion in the Middle Housing Ordinance. Staff recommends that those additional topics be considered in a separate ordinance for potential adoption later in the year. The selected topics will be considered in future work sessions and Council meetings.

As discussed in previous meetings, the City of Medina is subject to the Tier 3 middle housing requirements, as set forth in House Bills 1110 and 2321. RCW 36.70A.636 specifies that cities must adopt their middle housing ordinance no later than 6 months following the adoption of their Comprehensive Plan. Furthermore, RCW 36.70A.636(2)(b) states:

(b) In any city subject to RCW [36.70A.635](#) that has not passed ordinances, regulations, or other official controls within the time frames provided under RCW [36.70A.635](#)(11), the model ordinance supersedes, preempts, and invalidates local development regulations until the city takes all actions necessary to implement RCW [36.70A.635](#).

A copy of the model ordinance specific to Tier 3 cities has been included for consideration.

For communities that do not adopt the required language, which is included in BOLD language, the model ordinance will take effect. Some of the most notable differences are found in Section 7 of the model ordinance, which describes the allowed dimensional standards. Specifically, height allowances would be set at 35 ft and the setbacks would be set as follows: 5 ft side yard, 15 ft front yard, 20 ft garage front yard, and 20 ft rear yard, with some exceptions for zero lot lines, alleys, etc. Maximum lot coverage is 40 percent.

In comparison, the setbacks in the current Medina code are as follows: Maximum height is 25 feet for residential. Side yard setbacks are 10 feet, and front and rear property setbacks range from 25 feet to 30 depending on lot size. Lot coverage ranges from 21 to 30 percent, depending on lot size.

This Middle Housing Land Use Code Update project continues to meet and support Council's priorities 1, 2 and 5.

Council Priorities:

1. Financial Stability and Accountability
2. Quality Infrastructure
3. Efficient and Effective Government
4. Public Safety and Health
5. Neighborhood Character and Community Building

Attachment(s)

- Exhibit 1 – Tier 3 Cities Middle Housing Model Ordinance 10-24-2024 Update

Budget/Fiscal Impact: Proceeding with the Middle Housing Scope of Work is consistent with the City's obligations under the Commerce Middle Housing Grant. By meeting the required milestones, the City will be able to draw from the grant funds.

Recommendation: Discussion only; no action needed.

City Manager Approval: 

Proposed Council Motion: N/A, no action needed at this meeting.

Time Estimate: 10 minutes