

# Planning Commission Meeting

Wednesday, May 28, 2025

## Middle Housing Update and Next Steps

Jonathan Kesler, AICP  
Planning Manager  
City of Medina

# Middle Housing Update and Next Steps

- Last night, the City Council gave final approval to the Middle Housing (Ord. 1040) and Zero Lot-Line Subdivision (Ord. 1041) Ordinances, by a vote of 6-1-0 on 1040 & 7-0-0 on 1041.
- The recommendation from this body to adopt a minimum attachment standard for common walls for a zero-lot line...

*The common wall construction as described in this section, must have a minimum length of 25% of the total length of each unit, or 15', whichever is longer.*

...was **not** adopted.

- The new language Council directed staff to add regarding condo sales was approved. It will be in MMC 16.21.060.E:

*The creation or sale of condominiums consistent with State law is allowed provided that the maximum condominium units created or sold on a lot (or on a parent lot in the case of a lot split or unit lot subdivision) is limited to the maximum dwelling units as set forth in this section.*

# Dept. of Commerce Comments

- Staff received the draft comments on the Middle Housing Amendment Ordinances from Lexine Long, AICP, Senior Planner with Growth Management Services at the Department of Commerce last week.
- A follow-up request for clarification of comment one (outlined below) was not received by the time that the Council packet went out. Therefore, it's been included in this PowerPoint now.

## Comment one:

- It was about changing the definition of ADU in the Medina code to reflect that an ADU may be on the same lot as single-family homes but also on the same lot as duplex, triplex, townhome, or other housing units. Commerce recommended changing the definition in MMC 16.12.020 to align with RCW 36.70A.696(1).
- Staff reached out to Commerce requesting that this **not** be required for Medina as changing the ADU definition as suggested by Commerce will create confusion in the code.
- This is because Medina is a Tier 3 city and is subject to a two-dwelling unit density requirement. The Council has elected to treat ADUs as middle housing units for density purposes. Therefore, ADUs are only allowed if the primary unit on a lot is a single-family housing unit.
- In that scenario, there can be up to two ADUs added. However, when the primary unit(s) on the lot are middle housing type units (like duplex, triplex, townhome, or cottage), ADUs are not allowed.
- **Commerce was amenable to Medina's position after a discussion by phone with staff. An email was sent to staff by Lexine Long afterward (hard copy at your desks).**

# Dept. of Commerce Comments (cont.)

## Comment Two

- The second comment was minor and regarded inclusion of a provision in the Medina ADU regulation to allow an ADU to be sited on a lot line if the lot line abuts a public alley.
- This is a requirement of State law. (RCW 36.70A.681.1.i.)
- Staff has added language about property lines and ADUs when abutting a public alley as requested by Commerce.
- That change is found in Section 16 of the Ordinance at MMC 16.34.020.D.10 and provides:

*10. Detached ADUs may be sited at a lot line if the lot line abuts a public alley, unless it is a public alley that the City regularly snow plows.*

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- The Ordinances will now be revised, as voted on and then published. Ordinances 1040 and 1041 will become effective on Tuesday, July 1, 2025.

## Next Steps

- Regarding what's next for the Planning Commission, staff will bring forward a proposal to Council on June 9<sup>th</sup> on the **affordable housing** issues.
- We will seek direction to bring the subject matter to this Commission for discussion to begin at the June 24, 2025, meeting.

## Next Steps (cont.)

- As a refresher, recall that Medina has a 2019-2044 housing unit target of 19 units, per King County's Countywide Planning Policies (CPPs).
- The Comp Plan states: Policy H-1 of the 2022 CPPs establishes a countywide need for housing in 2044 by percentage of AMI. Table 5 demonstrates the allocation of projected housing units by income level, as established by the CPPs.
- To meet the nineteen (19) new housing units, King County has allocated eight (8) units between 0-30% AMI, three (3) units between 31- 50% AMI, and eight (8) units between 51-80% AMI; Medina has also been allocated four (4) emergency housing units, which are not included in its housing target of nineteen (19).
- These challenging goals will be the primary focus of the upcoming work.

**Table 5. Allocation of Projected Housing Units by Income Level**

Percentage of Area Median Income (AMI)	Housing Units
0-30% (Extremely Low Income)	8
31-50% (Very Low Income)	3
51-80% (Low Income)	8
81-100% (Moderate Income)	0
101-120% (Greater than AMI)	0
Above 120% (Greater than AMI)	0

*Table 5 - Allocation of Projected Housing Units By Income Level**Source: King County Countywide Planning Policies, 2022*

Jurisdictions are also required to plan for and accommodate emergency housing and permanent supportive housing. King County has allocated 3 permanent supportive housing units and 4 emergency housing units to Medina. Table 5 shows the 2044 projected housing units that include emergency housing and permanent supportive housing units.

**Table 6. Allocation of Projected Housing Units Including Permanent Supportive and Emergency Housing for Medina, WA**

	0 to <30%							Emergency Housing Needs
Total	Non-PSH <sup>11</sup>	PSH	>30 to <50% AMI	>50 to <80% AMI	>80 to <100% AMI	>100 to <120% AMI	>120% AMI	
Net New Need 2019-2044	5	3	3	8	-	-	-	4

*Table 6 - Allocation of Projected Housing Units Including Permanent Supportive and Emergency Housing for Medina, WA**Source: King County Countywide Planning Policies, 2022*