

# MIDDLE HOUSING CODE UPDATE PROJECT



City Council Work Session briefing

May 20, 2024

# BRIEFING OVERVIEW

- Project overview and key initial issues
- Project schedule and engagement
- Questions and early feedback from the City Council

# LEGISLATION OVERVIEW

# HOUSE BILL 1110

- Passed by legislature in 2023
- Requires the City of Walla Walla to adopt housing policies and implement regulations to allow middle housing in residential zones.
- Must be completed by June 30, 2026, or model code will apply.
- Nexus to HB 1337

CERTIFICATION OF ENROLLMENT

**ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1110**

Chapter 332, Laws of 2023

68th Legislature  
2023 Regular Session

GROWTH MANAGEMENT ACT—MINIMUM DEVELOPMENT DENSITIES IN RESIDENTIAL ZONES

EFFECTIVE DATE: July 23, 2023

<p>Passed by the House April 18, 2023 Yeas 79 Nays 18</p> <p style="text-align: center;">_____ LAURIE JINKINS <b>Speaker of the House of Representatives</b></p> <p>Passed by the Senate April 11, 2023 Yeas 35 Nays 14</p> <p style="text-align: center;">_____ DENNY HECK <b>President of the Senate</b> Approved May 8, 2023 1:11 PM</p> <p style="text-align: center;">_____ JAY INSLEE <b>Governor of the State of Washington</b></p>	<p style="text-align: center;">CERTIFICATE</p> <p>I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is <b>ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1110</b> as passed by the House of Representatives and the Senate on the dates hereon set forth.</p> <p style="text-align: center;">_____ BERNARD DEAN <b>Chief Clerk</b></p> <p style="text-align: center;">FILED May 10, 2023</p> <p style="text-align: center;">_____ <b>Secretary of State State of Washington</b></p>
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# NINE DEFINED MIDDLE HOUSING TYPES



Duplex



Triplex



Fourplex



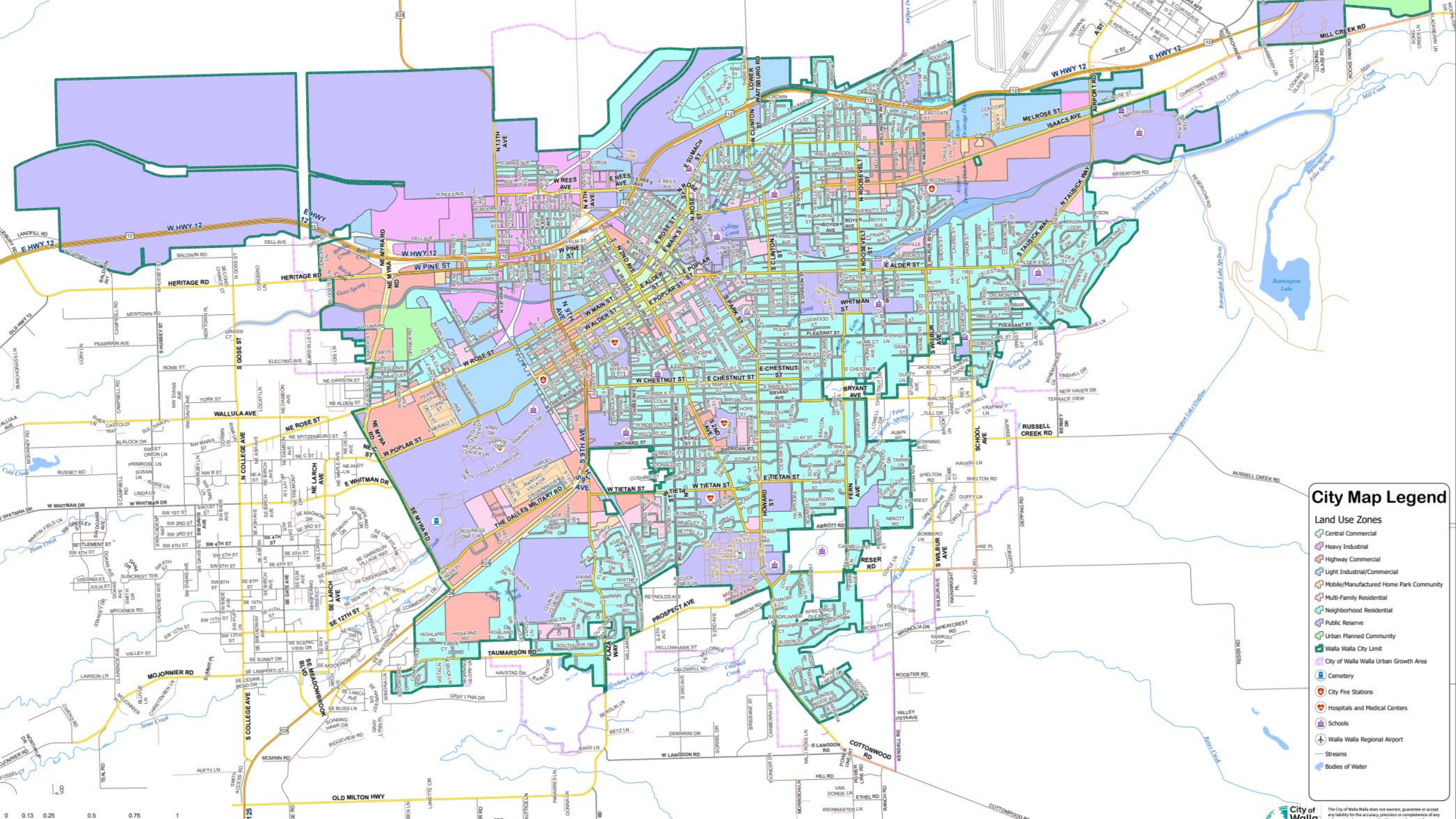
Cottages



Townhouses

## Other Housing Types:

- Fiveplexes
- Sixplexes
- Stacked Flats
- Courtyard Apartments



### City Map Legend

- Land Use Zones**
- Central Commercial
  - Heavy Industrial
  - Highway Commercial
  - Light Industrial/Commercial
  - Mobile/Manufactured Home Park Community
  - Multi-Family Residential
  - Neighborhood Residential
  - Public Reserve
  - Urban Planned Community
  - Walla Walla City Limit
  - City of Walla Walla Urban Growth Area
- Other Features**
- Cemetery
  - City Fire Stations
  - Hospitals and Medical Centers
  - Schools
  - Walla Walla Regional Airport
  - Streams
  - Bodies of Water

# BILL REQUIREMENTS OVERVIEW

<b>Requirements</b>	<b>High level requirements for cities with population over 25,000 but less than 75,000</b>
Middle Housing Types	At least six of nine middle housing building types must be allowed
Base Unit Density	2 units per lot
Increased Unit Density	4 units per lot when at least 1 affordable housing unit is provided
Subdivision	Allow new homes to be subdivided

# IMPLEMENTATION OPTIONS

HB 1110 provides cities with three paths to compliance, summarized below.

Standard requirements	Alternative to density requirements	Alternative local action option
<ul style="list-style-type: none"><li>• At least six of nine middle housing building types must be allowed in all residential zones.</li><li>• 2 units per lot.</li><li>• 4 units per lot when near major transit or when at least 1 affordable housing unit is provided.</li></ul>	<p>Same as standard requirements except:</p> <ul style="list-style-type: none"><li>• Applied to 75% of residential zones.</li><li>• Statute provides specifics regarding what must be included in the 25% area.</li></ul>	<p>City can implement actions which are substantially similar to the Standard requirements.</p> <ul style="list-style-type: none"><li>• Side boards set in statute.</li><li>• Must be approved by the Department of Commerce.</li></ul>



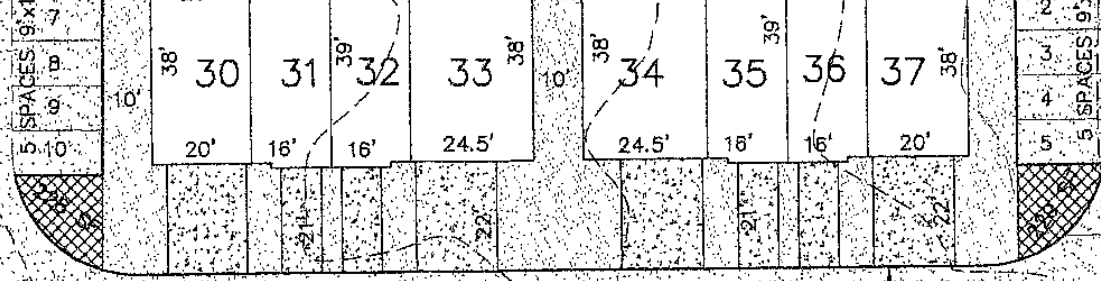
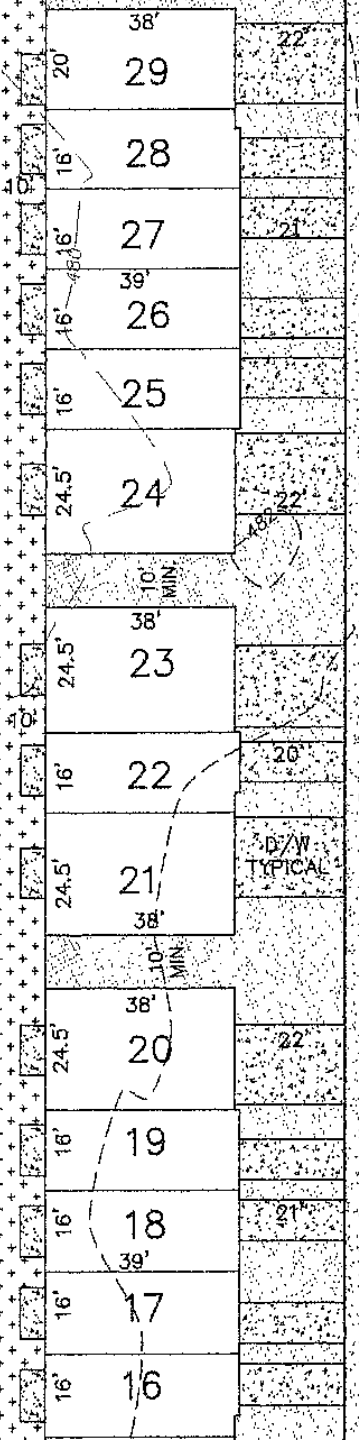
# CITY OF WALLA WALLA – PROGRESS TOWARDS IMPLEMENTATION

Topic	House Bill 1110 requirement	Does Neighborhood Residential zone already meet these standards?
Middle Housing Types	At least six of nine middle housing building types must be allowed	Yes
Increases Unit Density	2 units per lot/4 units per lot when one is affordable	Yes
Subdivision of new lots – “Fee simple unit lot subdivision”	Allow subdivision of new lots so they may be owned fee simple rather than in a condominium form of ownership.	No
Development standards	Development standards not stricter than those that apply to single family homes.	Yes
Parking	One or two spaces depending on size of lot before development takes place.	No

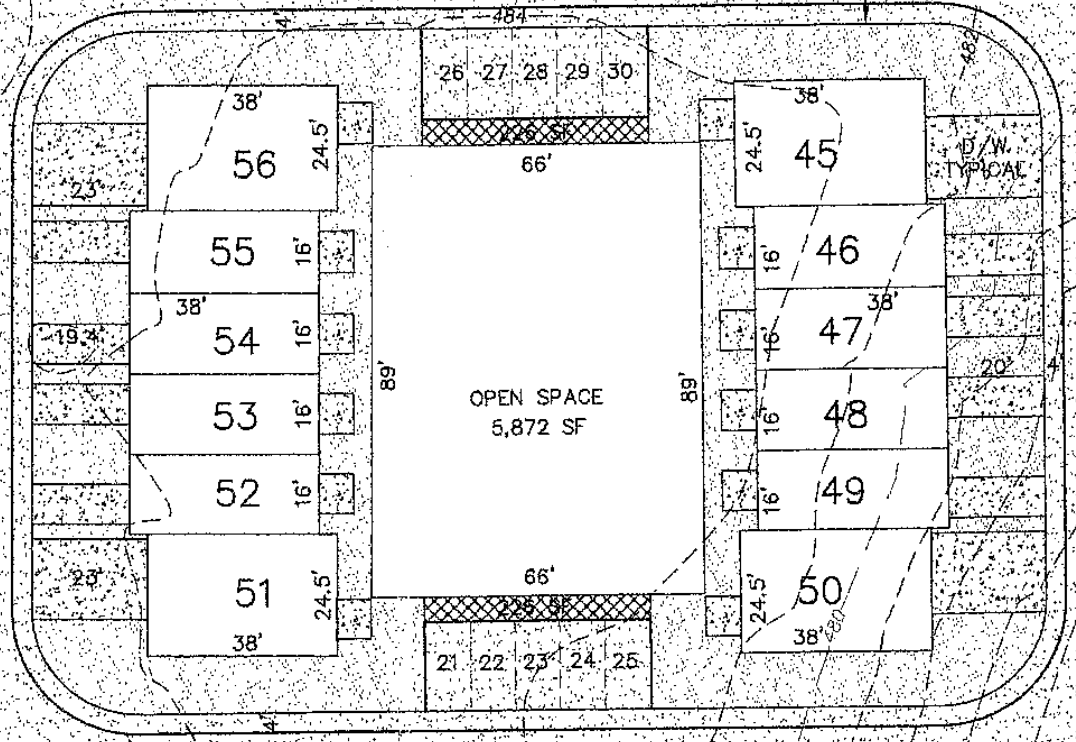
# BASIC PREMISE OF FEE-SIMPLE UNIT LOT SUBDIVISIONS

- Background – what is a “unit lot-subdivision”.
- Development on “parent lot” meets existing code for lot area, lot width, building setbacks, parking and design guidelines.
- Allows lot lines to be drawn around individual dwelling units and incidental areas.
- Each dwelling sits on individual lot owned by homeowner.
- Individual unit lots need not meet minimum lot area, lot width, or building setback standards.
- Common areas owned and maintained by homeowners association.

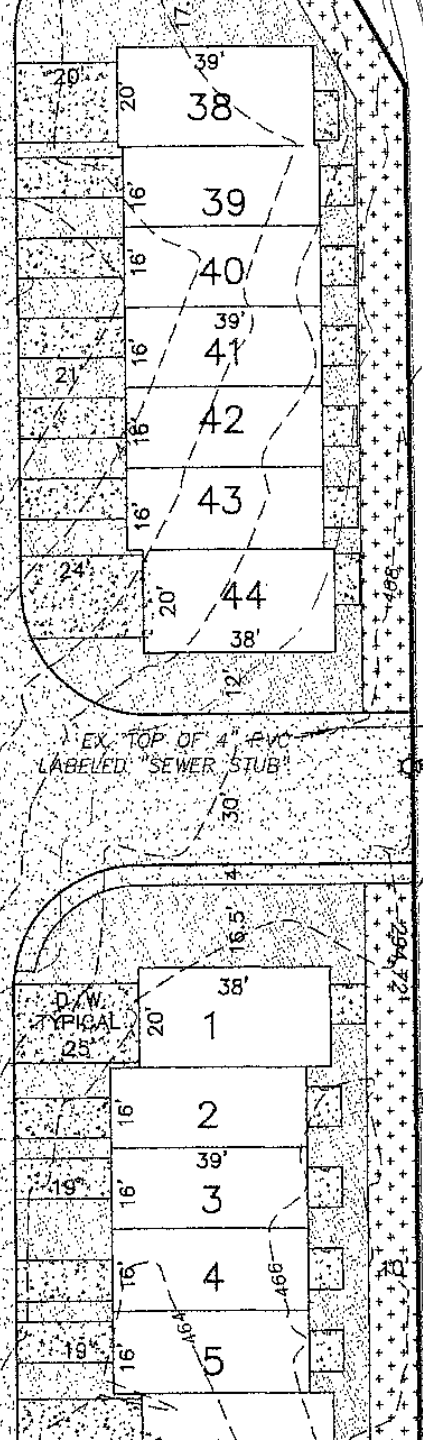
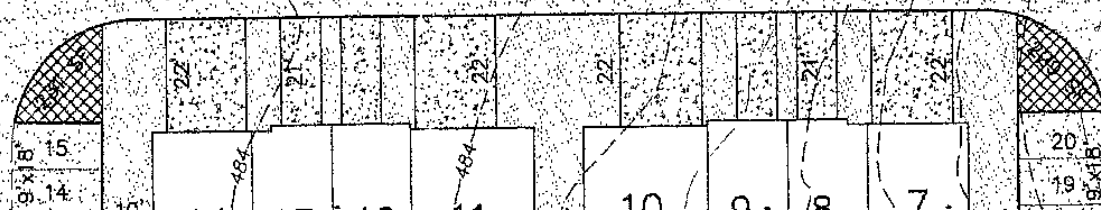
PROPOSED CRITICAL AREA FENCE



TRACT 998  
36,894 S.F.



PRIVATE ROAD



16TH AVE SE

SIDEWALK

M<sub>10</sub> 22.9' LOON

CB TYPE  
RIM=467.4  
IE=465.06  
IE=465.06  
IE=465.14

CB TYPE  
RIM=467.  
IE=465.4

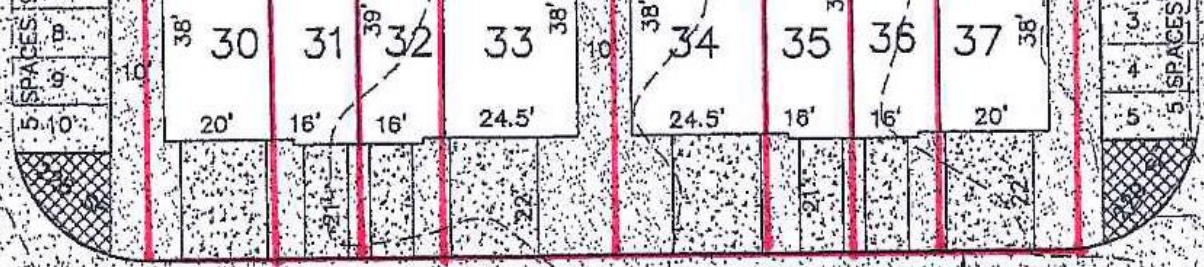
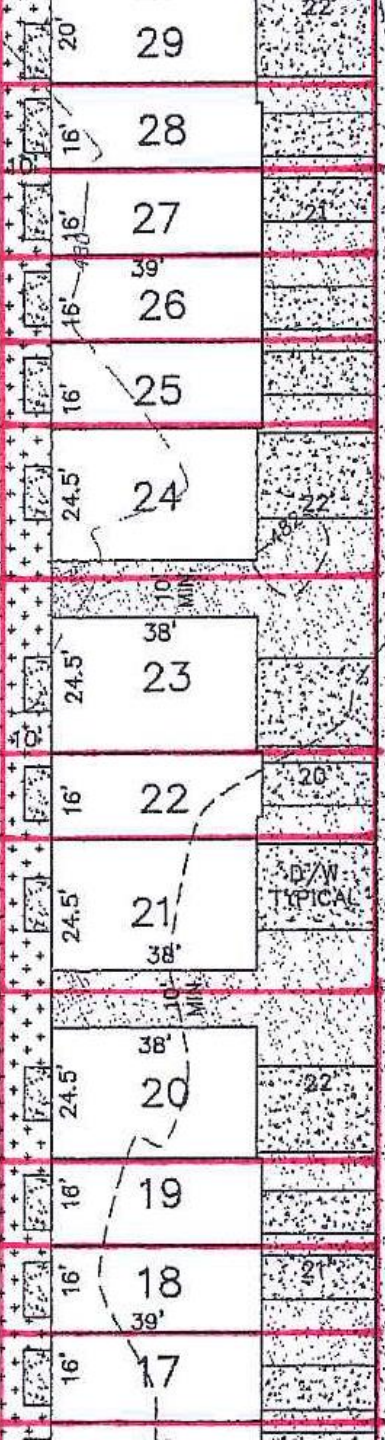
EX. SSMH RIM=467.4  
IE=459.36(E-W)

SDMH T2-80"  
RIM=466.82  
FILLED W/WATER

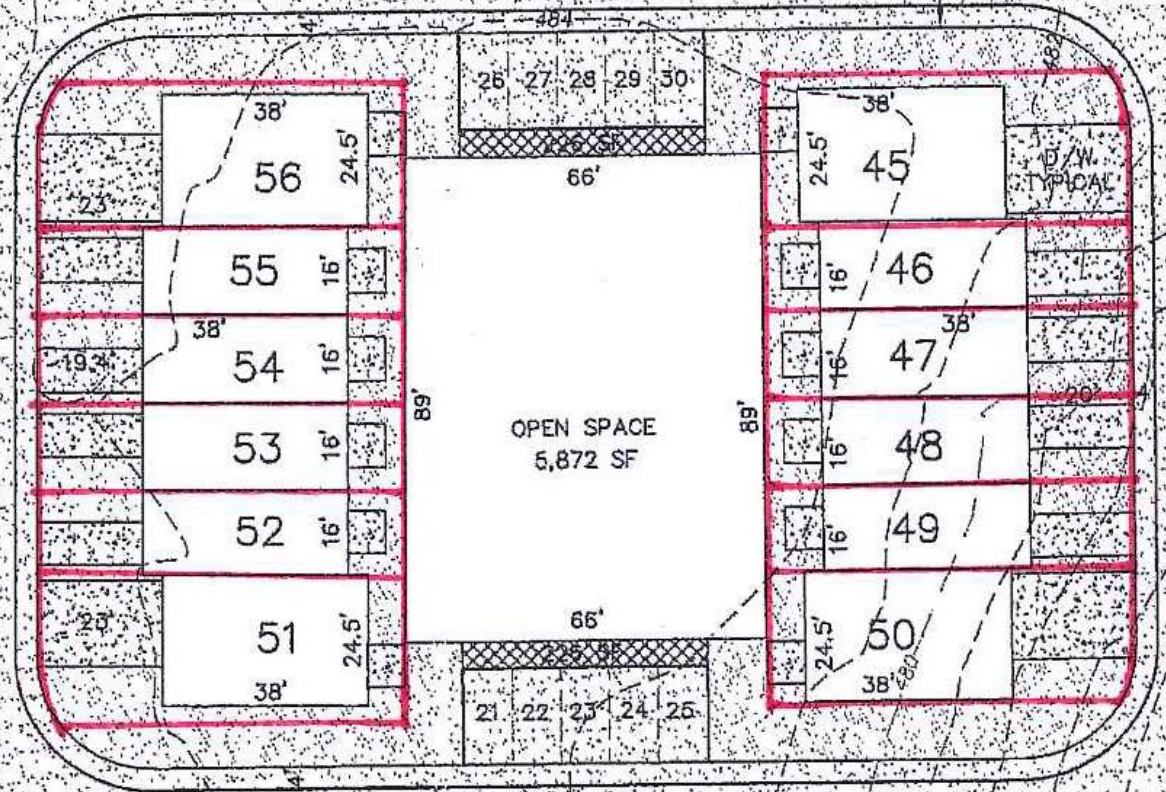
150LF-36  
DETENTION

SDMH TYPICAL  
RIM=463.  
TOP 12"  
IE=457.7  
IE=457.2  
IE=455.5

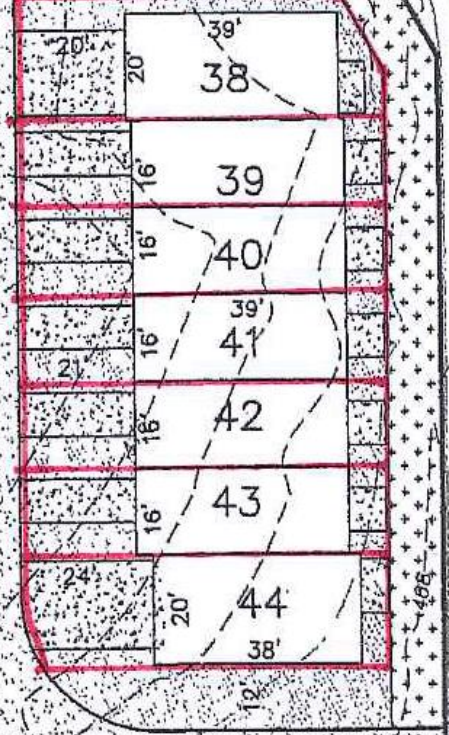
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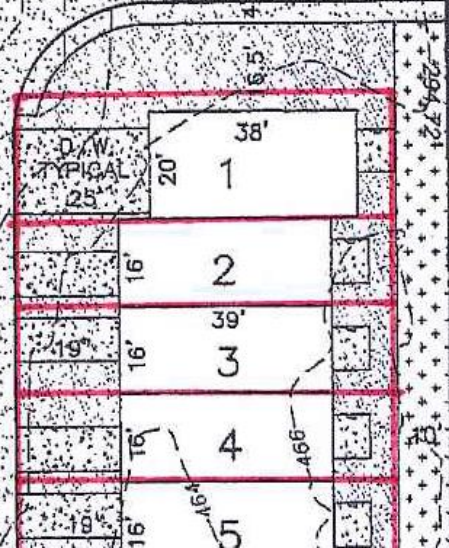
TRACT 998  
36,894 S.F.



PRIVATE ROAD



EX. TOP OF 4" PVC  
LABELLED "SEWER STUB"



16TH AVE SE

N. 23.9' 32.2'

# WHAT THIS WILL DO/NOT DO

- Allows flexibility for individual unit lot size, lot width, and building setbacks.
- Does not change permitted densities.
- Does not change zoning standards (parking, landscaping, open space, building design).
- Can work for attached and detached development.
- Will have to address utility connections on small lots.

# OTHER IMPORTANT ITEMS TO CONSIDER

- Consideration of code issues to address:
  - Design standards
  - Utility requirements
  - Lot requirements and bulk standards/setbacks
  - Alley access requirements
  - Options to incentivize certain types of development the city would like to promote

# PROJECT SCHEDULE AND ENGAGEMENT

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	2024										2025	
	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
Project Kickoff and Ongoing Coordination												
Project Framework												
Community Engagement/Public Meetings			★			★						
Public Hearings											★	★
Review of Existing Documents/Gap Analysis												
Draft Comp Plan Policy Recommendations												
Draft Regulations												
Final Regulations										★		▲

★ = Proposed meeting/hearing with Planning Commission or City Council, ▲ = Final deliverables



# INITIAL QUESTIONS AND DISCUSSION

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- The current code allows four housing units per lot and has been in place since 2018. Are there issues you have seen since that code was adopted that we should be aware of?
- What do you see as the most important issues we need to know about as this project moves forward?
- How often would you like to be provided project briefings (briefings and/or memos)?
- Any additional feedback on the information presented today?

# PROJECT NEXT STEPS

# NEXT STEPS

- Complete review of existing code
- Develop framework of code changes
- Community engagement