

**BLACK DIAMOND CITY COUNCIL
WORK SESSION MINUTES
August 8, 2024
Hybrid Meeting – In Person and Zoom**

CALL TO ORDER, FLAG SALUTE:

Mayor Benson called the work session to order at 6:00 p.m. and led us all in the Flag Salute.

ROLL CALL:

PRESENT: Councilmembers Deady, Douglass, Mulvihill, Page, Jones, Peterson

Commissioners Sauskojus, Jensen, Syversen, McCain, Morgan, Olson (Zoom)

ABSENT: Councilmember de Leon (excused)

Staff present: Mona Davis, Community Development Director; Andrew Williamson, MDRT/Ec Dev Director; Scott Hanis, Public Works Director; Rob Reed, IS Manager; and Brenda L. Martinez, City Clerk/HR Manager

WORK SESSION:

1) Joint Work Session with Planning Commission to Discuss Middle Housing Regulations

Nicole Stickney of AHBL shared a PowerPoint presentation and below are the topics/highlights discussed.

- What is the Average Medium Income (AMI) for Black Diamond?
- Are there penalties for not complying or not being able to meet them?
- Presentation Outline – Middle Housing Refresher; New and Recent Information; Middle Housing Development Regulation Options; Topics for Discussion
- Middle Housing – Details on recent legislation related to Middle Housing; explanation of middle housing types and importance of creating opportunities for middle housing; outline options for the city to amend development regulations, included discussion topics.
- Understanding Middle Housing; Overview of House Bills (HB) HB 1110 (as amended by HB 2321 – 2024 Leg)
- Refresher – What is Middle Housing? HB 110 amended the Growth Management Act (GMA) – Middle Housing are “building that are compatible in scale, form and character with single-family houses contain two or more attached, stacked or clusters home.”

- What is NOT Middle Housing? – Tiny homes, Accessory dwelling units (ADUs), and manufactured housing
- Accessory Dwelling Units (ADUs)
- Practical limitations on sites
- When does the decision need to be made?
- New Guidance – Pending
- New – “Alternative Pathway” option that may be available to Black Diamond to comply with the statutory requirement.
- What is the Market for Middle Housing in Black Diamond?
- Middle Housing Market Assessment
- A Regional Coalition for Housing (ARCH)
- Middle Housing Development Regulation Options: Option 1 – Adopt the model ordinance prepared by the Department of Commerce, Option 2 – Amend the City’s Development Regulations to allow for Middle Housing
- Information regarding Option 1 – Adopt Model Ordinance
- Information regarding Option 2 – Amend the City’s Development Regulations
- Required Elements: Definitions, define middle housing and allowed housing types; Allowed Uses, allow middle housing on lots zoned primarily for residential uses; Unit Density, allow at least two middle housing units per lot; Land Division, adopt a unit lot subdivision process (Councilmember Page left the meeting at 7:01 p.m. and returned at 7:04 p.m.); Dimensional Standards, enforce regulations mandatory for single family homes; Parking, update on-site parking requirements in the code
- Optional Element – Design Standards
- Review Black Diamond Municipal Code (BDMC) for Compatibility with Regulations
- Topics for Discussion:
 - Should the City modify the model ordinance to reflect local preferences or revise its development regulations to allow for middle housing on all lots zoned predominantly for single-family housing?
 - Should the City consider ADUs required by HB 1337 in the calculation of unit density? (Councilmember Mulvihill left the meeting at 7:20 p.m. and returned at 7:23 p.m.)
 - Which middle housing types should the city permit?
 - Review of reference pictures in the presentation: duplexes, triplexes & fourplexes, fiveplexes and sixplexes, townhouses (shared wall), cottage housing, courtyard apartments
 - What types of design standards would help to ensure compatibility with existing single-family homes?
- Are there policies now that we should be looking at to integrate into the Comp Plan Update?
- When will the city get into talking about affordable housing and how it relates to the missing middle housing?
- Does this impact the transportation element to the Comp Plan update?

ADJOURNMENT:

Councilmember Deady **moved** to adjourn the meeting; **second** Councilmember Mulvihill. Motion **passed** with all voting in favor (7-0). The meeting ended at 7:54 p.m.

ATTEST:



Carol Benson, Mayor



Brenda L. Martinez, City Clerk