



Council Priorities 18-21

Introduction of:

HB 1096

HB 1757

SB 5559

SB 5509

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Medina Planning Commission
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Agenda

01 Council Priorities 18-21

02 SB 5509 – Child Care Centers

03 SB 5559 – Unit Lot Subdivisions

04 HB 1096 – Residential Lot Splitting

05 HB 1757 – Conversion of Existing Buildings for Residential Purposes

06 Timeline

07 Questions or Comments

Council Priorities 18-21

Implement into MMC, as required by RCW:

1. SB 5509 – Child Care Centers
2. SB 5559 – Unit Lot Subdivisions
3. HB 1096 – Residential Lot Splitting
4. HB 1757 – Conversion of Existing Buildings for Residential Purposes

SB 5509 – Child Care Centers

- Cities must allow child care centers as an outright permitted use in all zones except industrial and open space
- Reasonable restrictions on permit, including pick-up/drop-off areas are allowed
- Child care center means: “an agency that regularly provides early childhood education and early learning services for a group of children for periods of less than 24 hours.”
- “Agency” and “early learning services” also defined by RCW

SB 5559 – Unit Lot Subdivisions

- Cities must allow for unit lot short subdivisions (ULSS) and unit lot subdivisions (ULS)
- ULS means the subdivision of a “parent lot” into “unit lots” when the development standards applicable to the parent lot are met but subsequent unit lots may not all meet the development standards
- Portions of parent lot not used for unit lots must be owned in common by unit lot owners or an HOA
- Public notice is required. Pre-decision hearing or design review is prohibited.
- Cities must accept ULS/ULSS applications even if the deadline for implementing SB 5559 is missed

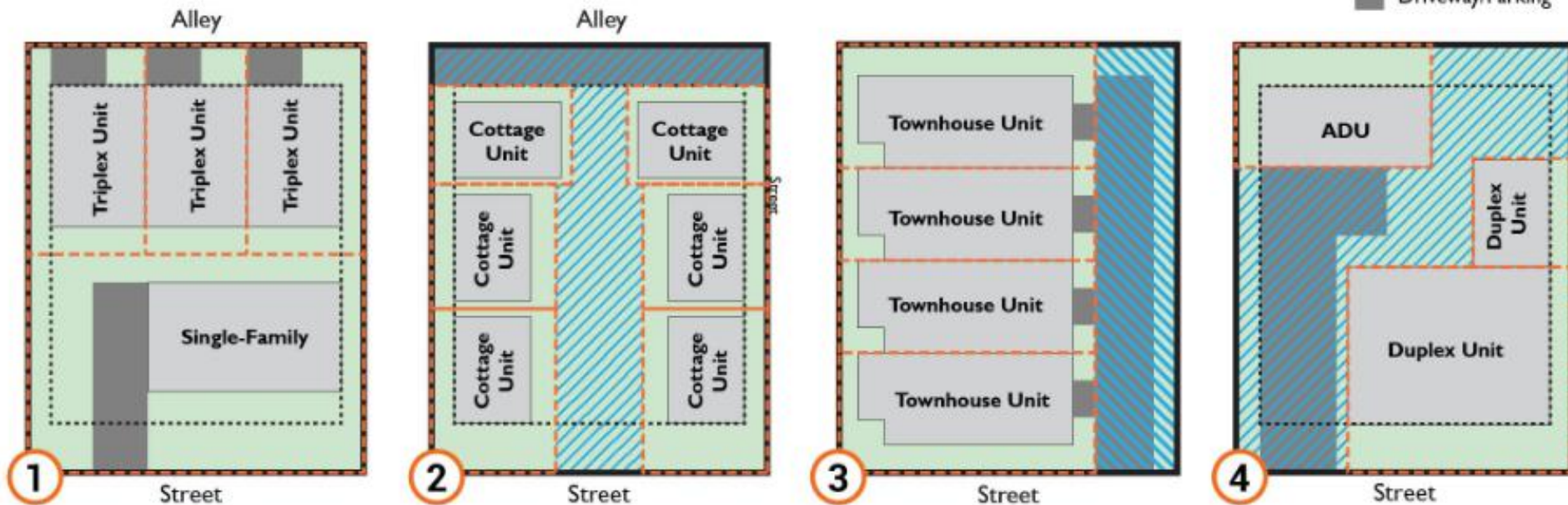
SB 5559 – Unit Lot Subdivisions

- Decision based only on “clear and objective design and development standards”
- “Clear and objective design and development standards” means locally adopted development regulations that involve no personal or subjective judgment by a public official, and are ascertainable by reference to measurable written or graphic criteria available and knowable to the permit applicant, the public, and public officials prior to submittal.

SB 5559 – Unit Lot Subdivisions

The examples illustrate how setbacks apply to a parent lot and unit lots.

1. Preserved single-family house with three attached units built in the back yard.
2. A cottage cluster development with a shared open space.
3. A townhouse development with a shared driveway.
4. A duplex with an accessory dwelling unit (ADU) on its own unit lot.



HB 1096 – Residential Lot Splitting

- Cities must allow “parent lot” to be divided via administrative process creating two lots
- Each lot must meet minimum density and lot size zoning standards
- Lot splits inapplicable to lots “unbuildable” due to critical areas, shorelines, impervious surface areas, setbacks, structural coverage, and stormwater regulations
- Decision on application must be rendered by Director/designee
- Cannot include design review or pre-decision hearing
- Decision **must** be approved and cannot be subject to administrative appeal if application complies with lot splitting rules set forth in HB

HB 1096 – Residential Lot Splitting

- Cities may condition lot split upon dedication of ROW if required under codes/standards, or upon construction of frontage improvements to ROW
- Cities may not limit no. of dwelling units allowed on both lots that is less than allowed by zone
- Lots that undergo administrative lot split cannot undergo the process twice
- If lot split would create lots sized for further land division, lot split cannot be used (different subdivision process required)
- Survey of lot split required to be recorded with County

HB 1757 – Conversion of Existing Buildings for Residential Purposes

- Applies to all commercial, mixed use, and residential zones
- Cities may not:
 - Restrict density increases of up to 50% for housing units built within existing buildings, subject to building code and fire and life safety limitations.
 - Require off-street parking commensurate with added dwelling units in an existing building.
 - Require a change of use permit or other use-based permitting requirement for an existing building's residential conversion or use, except for transitional or emergency housing.
 - Impose design regulations, setbacks, FAR, or lot coverage requirements for residential use of an existing building beyond what applies in the underlying zone.

HB 1757 – Conversion of Existing Buildings for Residential Purposes

- Cities may not (cont.):
 - Impose exterior design requirements on residential use of an existing building beyond what's necessary for health and safety of the interior use of the structure, or to preserve character-defining streetscapes.
 - Prohibit housing units along major pedestrian corridors, except on the ground floor.
 - Require unchanged portions of a building used or previously permitted for residences to comply with current energy codes, or require changed portions of the building to comply with new energy codes except under certain instances.
 - Deny building permit application for the addition of housing units if nonconformities to parking, height, setbacks, etc. exist.
 - Require a transportation concurrency study or SEPA environmental study based on the addition of living units in an existing building.

Timeline

HB/SB	Deadline for MMC Implementation
HB 1096 Residential Lot Splitting	July 27, 2027
HB 1757 Conversion of Existing Buildings for Residential Purposes	June 30, 2026
SB 5509 Child Care Centers	July 27, 2027
SB 5559 Unit Lot Subdivision	July 27, 2027

Questions or Comments?

Please offer any thoughts or questions on the introduction of these HBs and SBs.

Thank you!