

PCB 25-17

# Omnibus Legislation Related to Permanent Regulations for Housing Production and Permit Streamlining

Public Hearing  
September 24, 2025  
Community Planning and Development  
Adam Zack, Principal Planner





# Purpose



**Hold a public hearing and address Planning Commission comments on the draft code amendments for omnibus legislation to streamline regulations for residential development.**

# Background

- The WA State Legislature has adopted many bills in recent years that require local jurisdictions to amend their development code.
- Since 2021, the City has adopted several interim ordinances to maintain compliance with state law.
- Interim ordinances must be renewed regularly until they are replaced with permanent amendments. Adoption and renewal of interim ordinances require a public hearing before the City Council.



# Omnibus Legislation

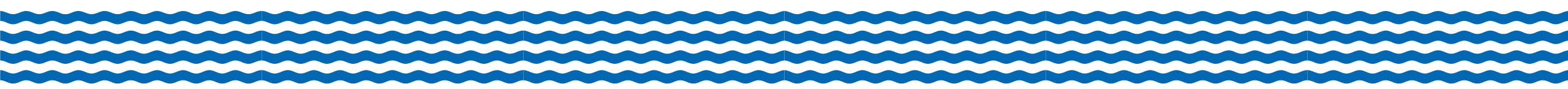
- The City will adopt amendments to address all interim ordinances related to housing and permit review at the same time.
- Many sections of the MICC are amended by more than one interim ordinance.
- Considering everything at once will allow for comprehensive review of the sum-total of amendments.
- The City Council-approved project scope aims for adoption of the amendments by the end of the year.



# HB 1220

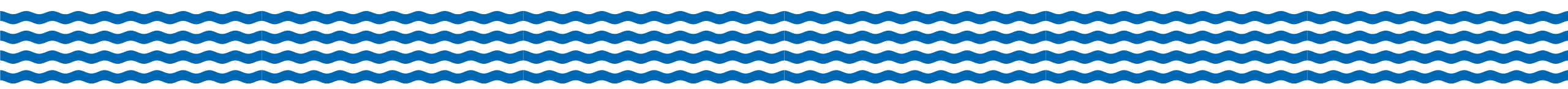
## Shelter, Transitional, Emergency, and Permanent Supportive (STEP) Housing

- Amendments to MICC 19.06.080 related to shelters and transitional housing have been withdrawn.
- These regulations will be rolled into a larger affordable housing legislative work planned for next year.



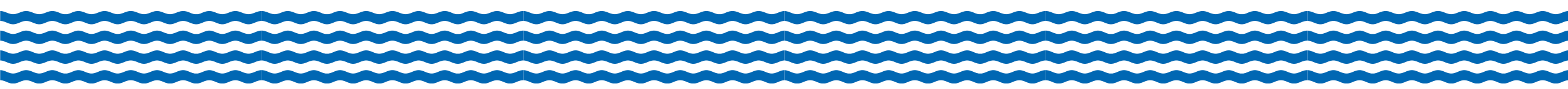
# Planning Commission Comments

- 104 planning commission comments submitted
  - 30 Questions
  - 47 Non-Substantive
  - 27 Substantive
- Non-Substantive amendments can be incorporated into the draft for consideration on October 8.
- Substantive amendments recommended for the PC parking lot



# Planning Commission Parking Lot

- Substantive comments will be placed in the Planning Commission parking lot for later consideration.
- Using the parking lot to hold on to substantive amendments will keep the project on track without losing substantive comments.
- The PC will discuss the parking lot items again in 2026.



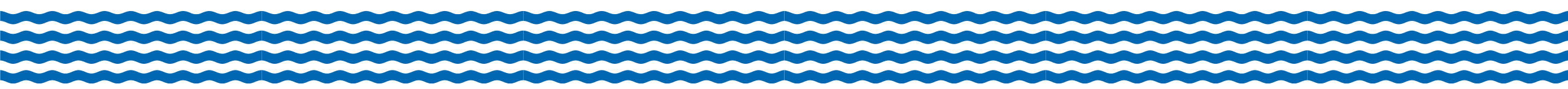
# Schedule & Next Steps

**October 8** – Planning Commission public hearing continued and recommendation

**November 4** – City Council first reading of omnibus ordinance

**November 18** – City Council second reading and adoption of omnibus Ordinance

**December 31** – Omnibus Legislation effective date





# Motion #1



**Move to approve the non-substantive amendments as shown in the comment matrix dated September 23, 2025, and request staff resolve any overlapping or undrafted proposed amendments.**

# Motion #2



**Move to place any substantive amendments in the Planning Commission parking lot for consideration prior to the Planning Commission making its recommendation on the annual docket in 2026.**



# Additional Reference





# Middle Housing, ADUs, and Unit Lot Subdivision

- The omnibus legislation **will not** include permanent regulations for middle housing (HB 1110), accessory dwelling units (ADUs)(HB 1337), and unit lot subdivision.
- Staff will present a scope of work for these permanent regulations to the City Council in 2026.
- The scope will include additional public outreach given the public interest in these regulations.



# Topics to be Addressed by the Omnibus Ordinance

Topic	Description	RCW Reference	Interim Ordinance #
HB 1220	Affordable and emergency housing.	36.70A.070	25C-05
SB 6015	Residential parking requirements	36.70A.622	25C-08
HB 1293	Clear and objective design standards	36.70A.630	25C-11
SB 5290	Permit review timelines	36.70B.080	24C-17
HB 1998	Co-Living Housing	36.70A.535	N/A
Design Commission (DC)	Remove references to Design Commission review	N/A	25C-14
Comprehensive Plan Implementation	In 2024, the City Council updated the Comprehensive Plan and made implementing amendments to the Town Center development code.	36.70A.130	24C-18