

PCB 25-14

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

July 23, 2025

Community Planning and Development  
Adam Zack, Principal Planner





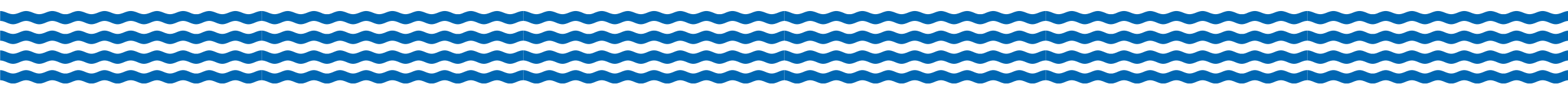
# Purpose



**Brief the Planning Commission on scope of work for an omnibus ordinance to streamline regulations for residential development and summarize the compliance issues the ordinance will address.**

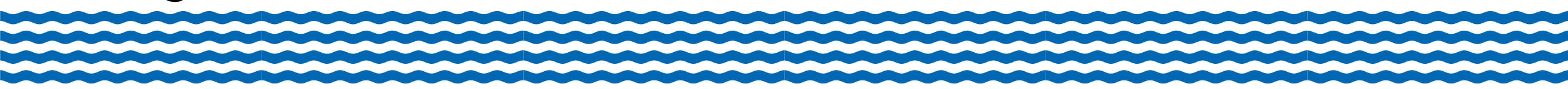
# Background

- 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.



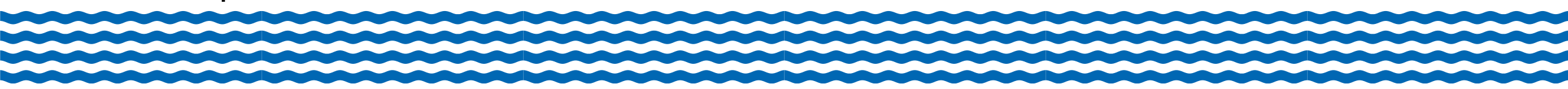
# Scope of Work

- On July 15, the City Council approved a scope of work for the omnibus ordinance.
- The approved schedule plans for up to five Planning Commission touches to prepare their recommendation by the end of October.
- City Council would be able to adopt permanent regulations before the end of 2025.



# Omnibus Ordinance

- The City will adopt an omnibus ordinance 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 an omnibus ordinance will allow for comprehensive review of the sum-total of amendments.



# 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

★ Gold star indicates that some amendments will be proposed in addition to those made by interim ordinance

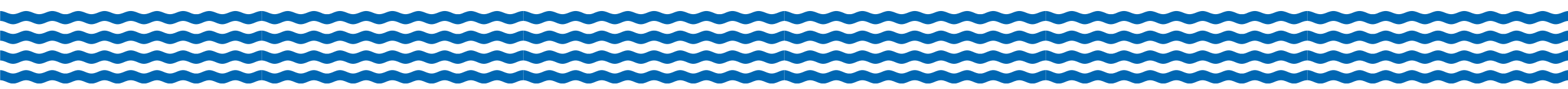
# Middle Housing, ADUs, and Unit Lot Subdivision

- The omnibus ordinance **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 early 2026.
- The scope will include additional public outreach given the public interest in these regulations.



# HB 1220 – Affordable and Emergency Housing

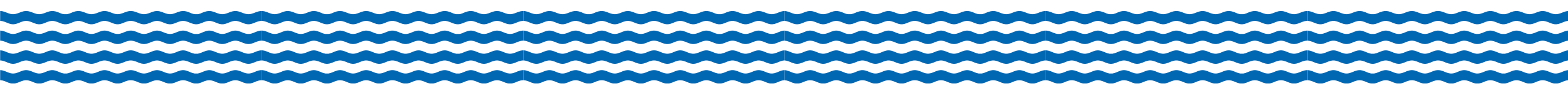
- HB 1220 made significant changes to how cities and counties must plan for housing under the Growth Management Act (GMA).
- HB 1220 also amended how cities may regulate certain housing types.
- Most of these changes were resolved during the Comprehensive Plan periodic review the City completed in 2024.
- The City still needs to make a handful of permanent code amendments to regulations for shelters, temporary housing, emergency housing, and permanent supportive housing (STEP housing).





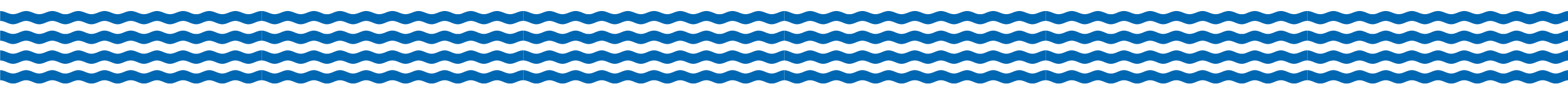
# HB 1220 – Affordable and Emergency Housing

- The City has complied with the statutory STEP housing requirements with interim [Ordinance No. 24C-03](#).
- Amended the definition of “social service transitional housing” to include the state definition of “emergency housing” and “transitional housing”.
- Amended the definition of “special needs group housing” to include “permanent supportive housing”.
- Amending the definition allows STEP housing consistent with the state law because allows STEP housing subject to conditions in residential zones and zones where hotels are allowed as required.



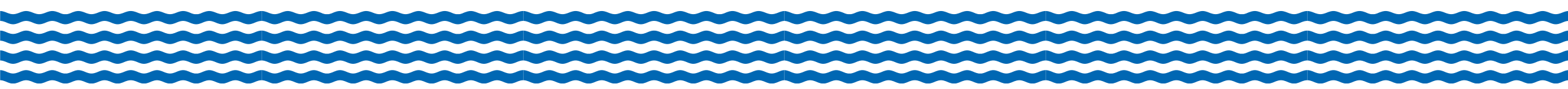
# HB 1220 – Affordable and Emergency Housing

- The WA Department of Commerce (Commerce) issued guidance for STEP housing in 2024. That guidance recommends the following for STEP housing:
  - Review spacing requirements for whether they are necessary for health or safety;
  - STEP housing should be subject to the same permitting processes as other residential uses in the same zone; and
  - Development standards should not include operational requirements unless that requirement applies to other residential uses in the same zone.



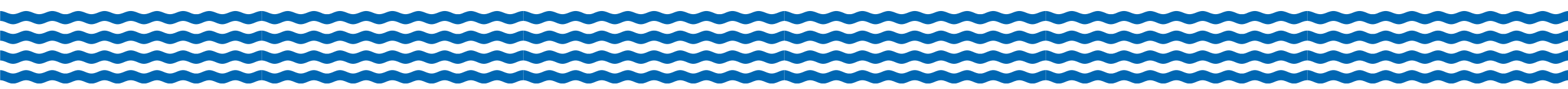
# SB 6015 – Residential Parking Requirements

- Garages and carports may not be required for residential development (RCW 36.70A.622(1)(a));
- Parking spaces, in tandem, count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet (RCW 36.70A.622(1)(c));
- Parking spaces may not be required to exceed 8 feet by 20 feet, except for parking designed under the requirements of the Americans with Disabilities Act (ADA) (RCW 36.70A.622(1)(e));



# SB 6015 – Residential Parking Requirements

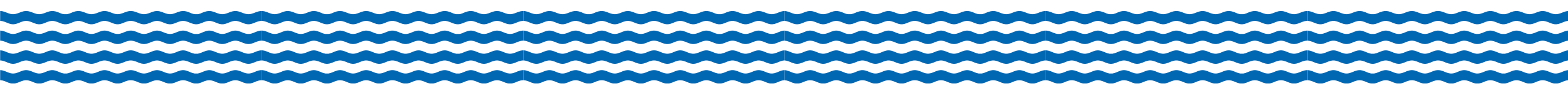
- Parking spaces that consist of grass block pavers may count towards minimum parking regulations (RCW 36.70A.622(1)(g));
- Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing (RCW 36.70A.622(2)); and
- The City may not require off-street parking as a condition of permitting a residential project if compliance with tree retention would otherwise make proposed residential development or redevelopment infeasible (RCW 36.70A.622(1)(f)).





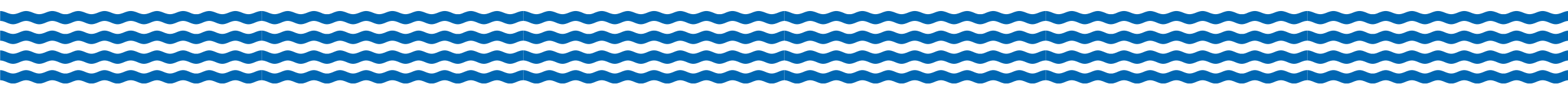
# SB 5290 – Permit Review Timelines

- Establishes the standards for processing land use permits for all cities and counties in Washington.
- Interior alterations must be exempt from site plan review.
- Determinations of completeness must be provided for specific types of project permit applications.



# SB 5290 – Permit Review Timelines

- Set timelines for issuing permit decisions :
  - **65 days** – Reviews that do not require a public notice;
  - **100 days** – Reviews that require a public notice; and
  - **170 days** – Reviews that require a public hearing.
- Cities must refund or discount permit fees if review takes longer than the state-mandated review timelines.



# HB 1998 – Co-Living Housing

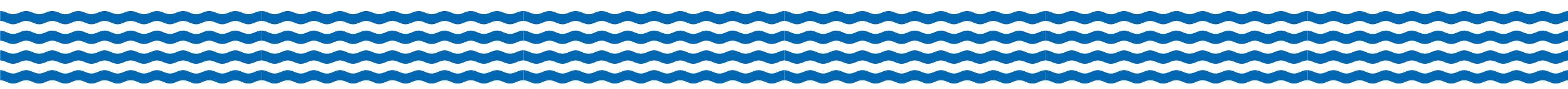


- Cities planning under the GMA must allow co-living housing in all mixed-use and multifamily zones;
- Cities cannot require some things for co-living housing such as:
  - Any parking within one half mile walking distance of a major transit stop;
  - Parking to be provided at a rate greater than 0.25 spaces per sleeping unit;
  - Any development standards more restrictive than those required for multifamily residential uses in the subject zone; and
  - Additional review process beyond that required for residential uses in the subject zone.

# HB 1998 – Co-Living Housing



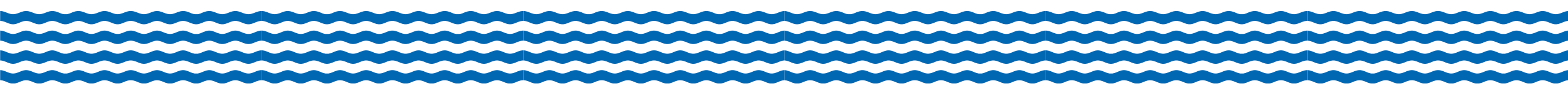
- Co-living housing cannot be excluded from affordable housing incentive programs;
- Sleeping units within co-living housing may not count for more than 0.25 dwelling units for the purpose of calculating maximum density; and
- Cities must comply by December 31, 2025.





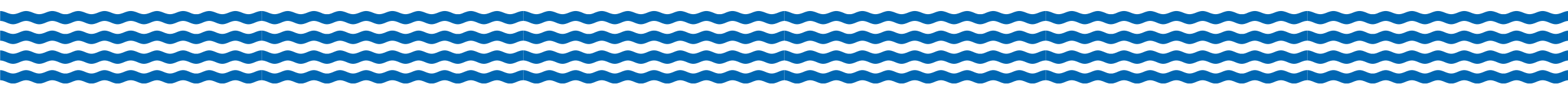
# HB 1293 – Clear and Objective Design Standards

- In 2023, the WA Legislature enacted House Bill (HB) 1293. This bill changed the requirements and restrictions governing how cities can regulate building design.
- The main requirements from HB 1293 are:
  - Local design review standards must be **clear and objective**, and
  - The standards may not reduce development intensity below the level generally allowed by the zoning designation.



# HB 1293 – Clear and Objective Design Standards

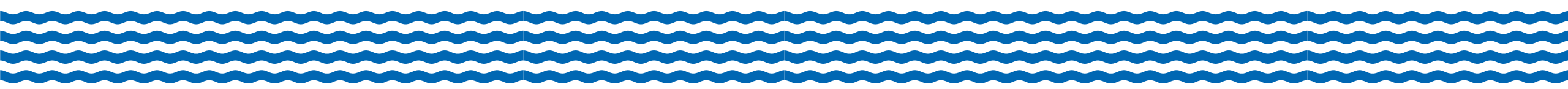
- The City adopted interim Ordinance No. 25C-11 to update its design standards to comply with HB 1293 on June 17, 2025.
- Nearly all the design standards in Chapters 19.11 and 19.12 MICC need an amendment to comply because many provisions are flexible rather than clear and objective.
- The City Council dissolved the Design Commission at the same time as it adopted Ordinance No. 25C-11.



# Design Commission

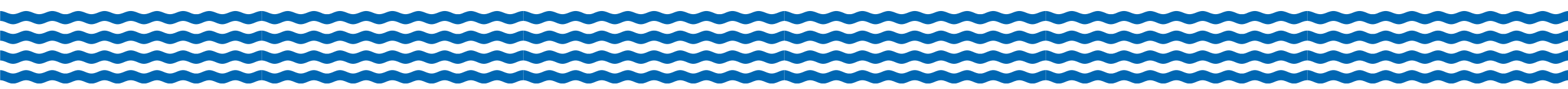


- In June, the City Council adopted [Ordinance No. 25C-14](#), dissolving the Design Commission and reassigning quasi-judicial design review authority to the Hearing Examiner.
- Immediate changes to Title 19 MICC were not necessary.
- Amendments to remove references to the design commission will clarify the decision maker for design review in light of Ord. No. 25C-14.



# Comprehensive Plan Implementation

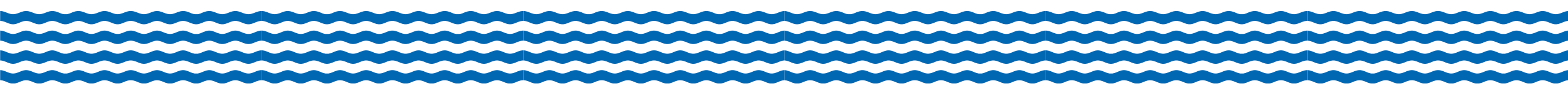
- The City updated its comprehensive plan in 2024. The update included interim implementing regulations.
- Amended the maximum building height in the Town Center by two stories in the TC-5 and TC-4 Plus subareas and one story in the TC-4 subarea.
- Increased the affordable housing requirements in Town Center.





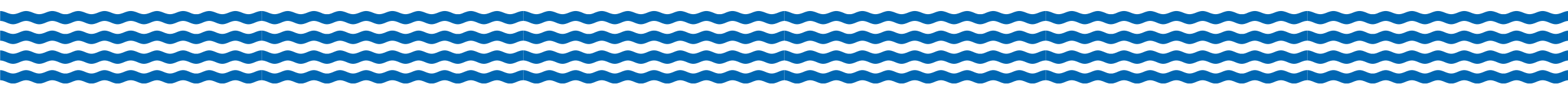
# Planning Commission Comments

- The draft code amendments will be made available for comments in August.
- Comments will be divided into two categories: substantive and non-substantive.
- Any proposal that will change the policy direction or what is allowed/required will be categorized as substantive.



# Planning Commission Parking Lot

- Substantive comments will be placed in the Planning Commission parking lot for later consideration.
- The annual docket process allows the Planning Commission to propose code amendments and for the Council to assign review.
- Using the parking lot to store substantive amendments will keep the project on track without losing substantive comments.



# Schedule & Next Steps

**August 11** – Public release of code amendment package with 30-day comment period

**September 10** – Planning Commission briefing on code amendments

**September 24** – Planning Commission public hearing on code amendments

**October 8** – Planning Commission work session and recommendation (if necessary)

**October 22** – Planning Commission work session and recommendation (if necessary)

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

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

**December 31** – Omnibus Ordinance effective date

