

AB 6735

# Scope of Work for an Omnibus Ordinance Related to Permanent Regulations for Housing Production and Permit Streamlining

July 15, 2025

Community Planning and Development

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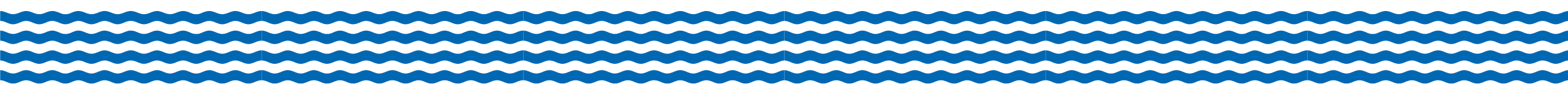
# Purpose



**Seeking City Council approval of a proposed scope of work for an omnibus ordinance to streamline regulations for residential development and establish permanent regulations that address the several interim ordinances the City has adopted.**

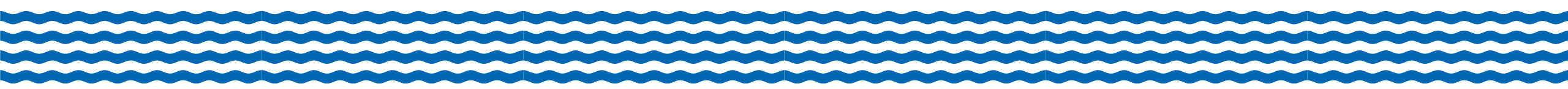
# Background

- 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.



# Omnibus Ordinance

- Staff propose the City adopt an omnibus ordinance to address all interim ordinances 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              |
| HB 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              |

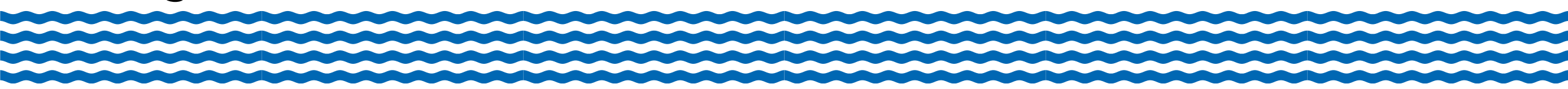
# Middle Housing, ADUs, and Unit Lot Subdivision

- 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 return with a scope of work for these permanent regulations in early 2026.
- The scope will include additional public outreach given the public interest in these regulations.



# Scope of Work

- A scope and schedule will give the Planning Commission clear direction of the preferred timeframe to deliver their recommendation.
- The proposed schedule plans for up to five Planning Commission touches to prepare their recommendation.
- City Council would consider adoption of permanent regulations before the end of 2025.



# Schedule & Next Steps

**July 23** – Planning Commission briefing on the Council directed scope and seven issues listed in Table 1.

**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

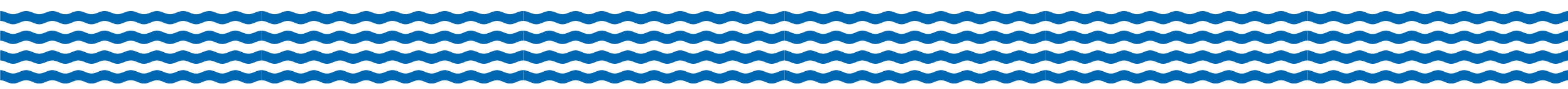
**October 8** – Planning Commission work session and recommendation (if necessary)

**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



# Recommended Action

Approve the scope of work and direct the Planning Commission to commence legislative review.

