

PCB 25-18

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

Public Hearing  
October 8, 2025  
Community Planning and Development  
Adam Zack, Principal Planner



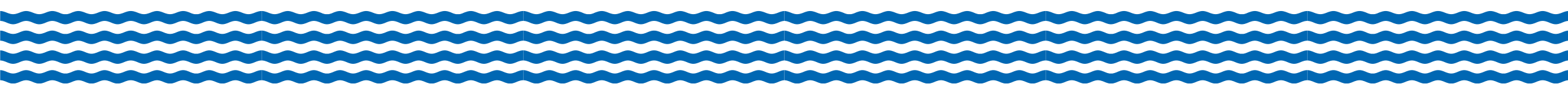
# Purpose



**Complete a public hearing and recommend adoption of the draft code amendments for omnibus legislation to streamline regulations for residential development.**

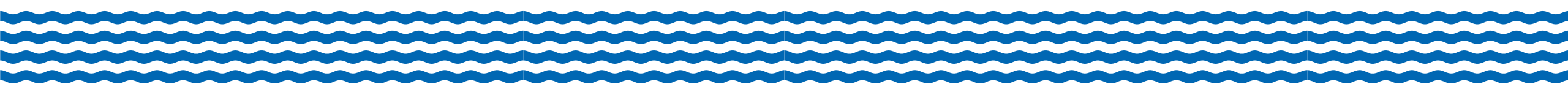
# Background

- 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

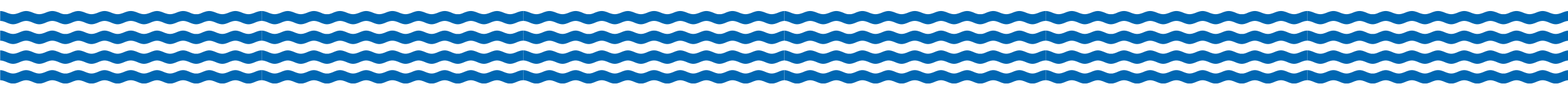
- The City will adopt amendments to address all interim ordinances related to housing and permit review at the same time.
- Many sections of the MICC are amended by more than one interim ordinance.
- Considering everything at once will allow for comprehensive review of the sum-total of amendments.
-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



# Changes Since The Last Draft

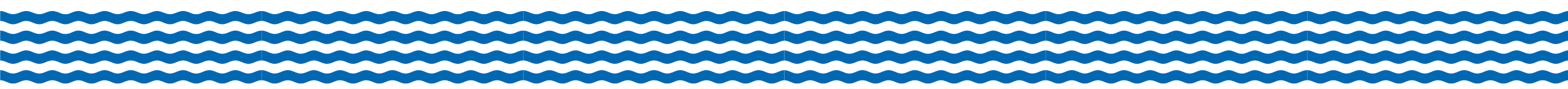
- All non-substantive amendments\* were incorporated into the draft and the PC Comment Log # was noted; and
- PC Comment Log #s 68, 70, and 71 were incorporated into the draft with additional clarification that the parking variances, cooperative parking, and parking reductions should not apply to parcels in the R-8.4, R-9.6, R-12, and R-15 zones.

\*PC Log #6 was missed but will be included in the final recommendation



# Changes Since The Last Draft

- Proposed amendments to 19.06.050(E) – Commerce on Public Property were withdrawn to maintain consistency with the recently completed PC recommendation concerning temporary uses and commerce on public property.

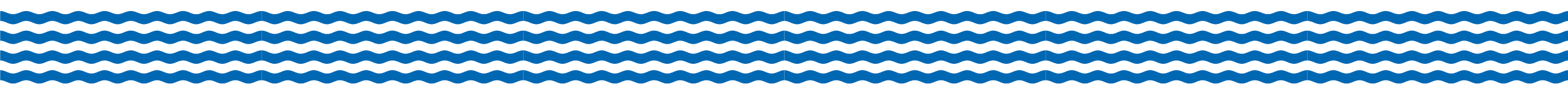


# Correction – PC Log #6

- PC Log #6, Non-Substantive amendment was missed in the exhibit:

MICC 19.03.020(B)(3):

3. Group parking areas shall be screened from view from streets and adjoining properties at pedestrian eye level. If screening consists of solid planting, it shall be of evergreen variety and shall constitute a solid planting within ~~two~~three years.

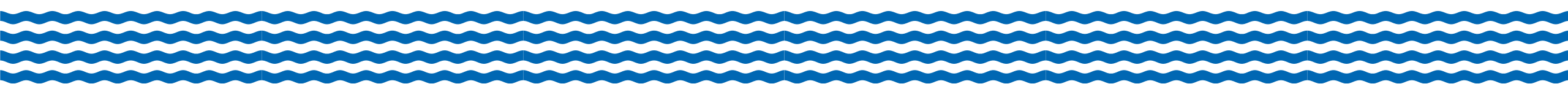


# Schedule & Next Steps

**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



# Recommended Motion



**Move to recommend that the City Council adopt the proposed amendments to Title 19 of the MICC as provided in Exhibit 1 to PCB25-18 and amended to include PC Log number 6 as presented.**

# Additional Reference

