

PCB 25-16

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

September 10, 2025

Community Planning and Development

Adam Zack, Principal Planner



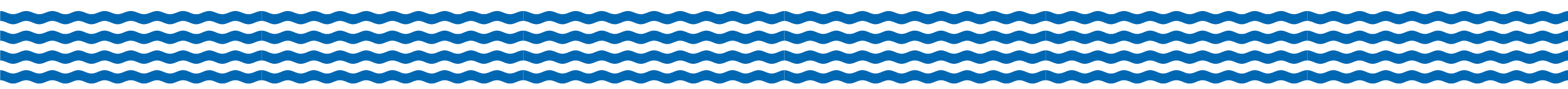
Purpose



Brief the Planning Commission on the draft code amendments for omnibus legislation to streamline regulations for residential development and prepare for the public hearing.

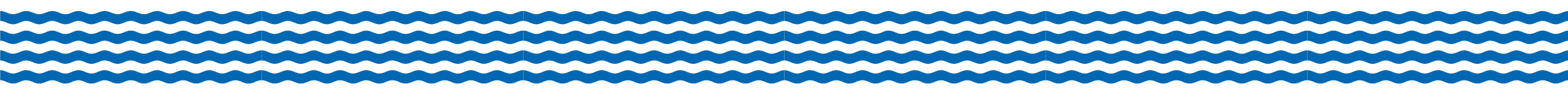
Background

- 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.



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

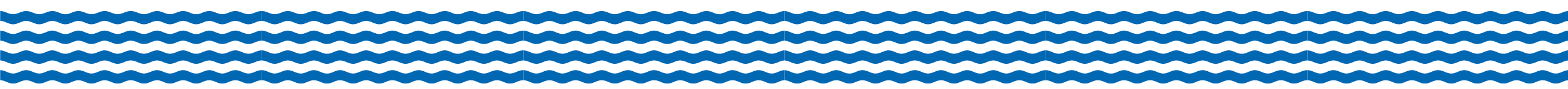
Topic	Description	RCW Reference	Interim Ordinance #
HB 1220 ★	Affordable and emergency housing.	36.70A.070	25C-05
SB 6015	Residential parking requirements	36.70A.622	25C-08
HB 1293	Clear and objective design standards	36.70A.630	25C-11
SB 5290	Permit review timelines	36.70B.080	24C-17
HB 1998 ★	Co-Living 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

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

HB 1220

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

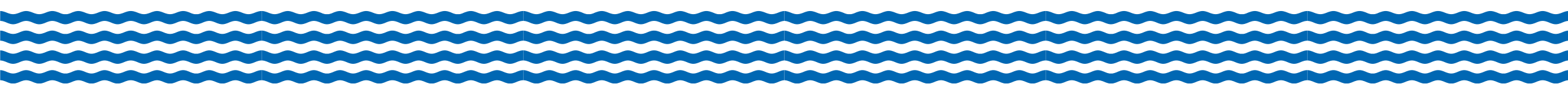
- Rolled into the existing definitions:
 - Permanent supportive added to “special needs group housing”
 - Shelter, transitional, and emergency housing clarified in “social service transitional housing” so that the existing term is consistent with state definition
- Transitional and permanent supportive housing must be allowed in all zones where dwelling units are allowed (RCW 35A.21.430)
- Shelter and emergency housing must be allowed in all zones where hotels are allowed (RCW 35A.21.430)



HB 1220

STEP Housing

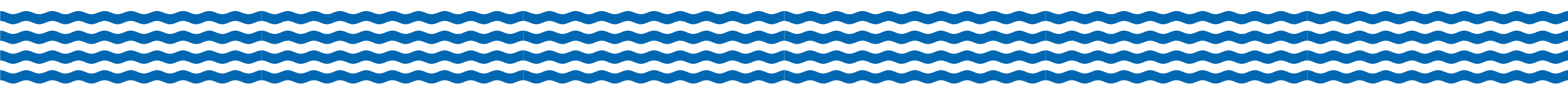
- Affordable housing, which includes most types of STEP, must be subject to the same permit process as other residential uses generally:
 - “A city [...] may not adopt, impose, or enforce requirements on an affordable housing development that are different than the requirements imposed on housing developments generally. (RCW 36.130.020(1))”
- Any intensity of use, spacing, or occupancy standards can only be in place subject to a demonstrated health or safety concern. (RCW 35A.21.430)



HB 1220

STEP Housing

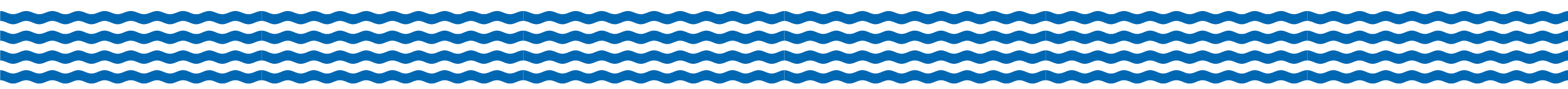
- Prior to any amendments, “special needs group housing” was allowed outright and “social service transitional housing” was allowed by conditional use permit in all zones.
- The definition of “social service transitional housing” included emergency shelters, homeless shelters, and transitional housing, amendments clarified that this included the state definition
- Ordinance No. 21C-23 was adopted in September 2021, and those interim regulations have been renewed through today.



HB 1220

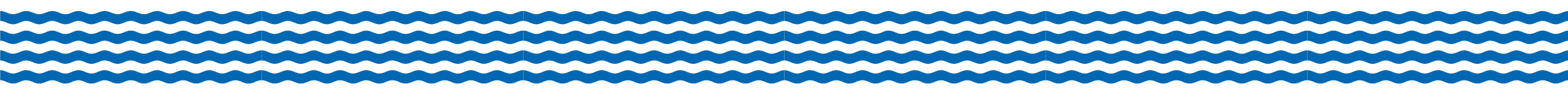
STEP Housing

- When the Council adopted Ordinance 21C-23, they directed that the permanent regulations allow emergency shelters and emergency housing in the smallest geographical area (likely, zones where hotels are allowed)
- In the 4 years since the Council direction:
 - King County assigned emergency housing needs;
 - Commerce issued guidance for STEP housing; and
 - The Comprehensive Plan was updated.
- If the Planning Commission wants to consider an amendment to limit emergency housing and emergency shelters to only those zones where hotels are allowed:
 - Staff will need to draft the amendment – transitional housing will be separated out;
 - Additional analysis to establish adequate capacity for emergency housing is needed; and
 - The amendment and analysis will be presented to the Commission before it makes its recommendation to the City Council.



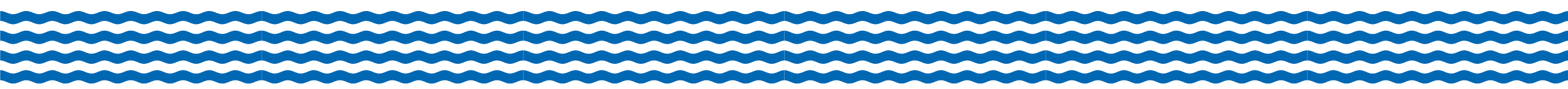
Co-Living Housing (HB 1998)

- Definition of “Rooming House” clarified to include co-living housing.
- “Rooming house” is already allowed in multifamily zones and Town Center per MICC 19.06.080(C).
- Must be subject to the same standards as multifamily residential.
- Sleeping units can only count as $\frac{1}{4}$ of a dwelling unit.
- The City cannot require more than $\frac{1}{4}$ of a parking space per sleeping unit.



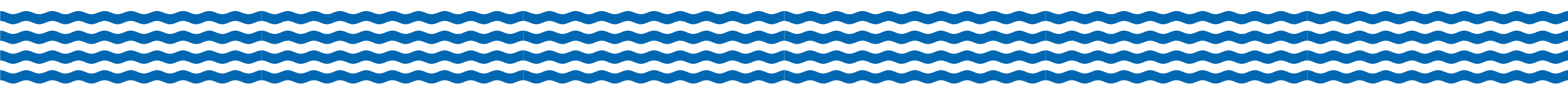
Design Commission (DC)

- City Council dissolved the DC in June 2025. Design review was reassigned to the Hearing Examiner.
- References to the DC throughout Title 19 MICC are proposed to be struck.
- The review process and decision maker are clarified in Chapter 19.15 MICC.



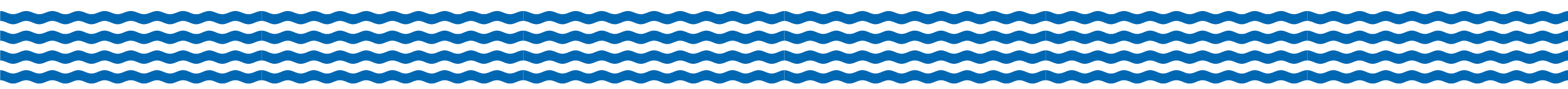
Planning Commission Comments

- 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

September 24 – Planning Commission public hearing on code amendments

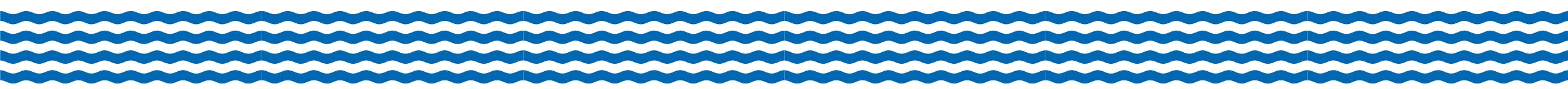
October 8 – Planning Commission public hearing continued and recommendation

October 22 – Planning Commission public hearing 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



Additional Reference



Sections Amended

Section Amended	Topic(s) Addressed
19.01.050 – Nonconforming structures, sites, lots, and uses.	Design Commission
19.02.010 – Single-family	Design Commission
19.02.020 – Development standards	SB 6015
19.03.010 – Multiple-family	Design Commission
19.03.020 – Parking requirements	Design Commission
	SB 6015

Section Amended	Topic(s) Addressed
19.04.010 – Planned Business Zone – PBZ	Design Commission
19.04.020 – Commercial Offices	Design Commission
19.04.040 – Parking Requirements	Design Commission
	HB 1293
19.05.010 – Public Institution – PI	Design Commission

Sections Amended

Section Amended	Topic(s) Addressed
19.06.030 – Antennas	Design Commission
19.06.050 – Commerce on Public Property	Design Commission
19.06.080 – Siting of Group Housing 	HB 1220
	HB 1998
19.06.120 – Criteria for Approval – Design Review	HB 1293
19.10.060 – Tree Removal – Associated With a Development Proposal	Design Commission

Section Amended	Topic(s) Addressed
19.11.010 – General	HB 1293
19.11.015 – Town Center Subareas	Comp Plan
19.11.020 – Land Uses	HB 1293
	HB 1998
	Design Commission
	Comp Plan
19.11.030 – Bulk Regulations	Comp Plan
	HB 1293

 Staff will walk through this section after concluding the slide deck.

Sections Amended

Section Amended	Topic(s) Addressed
19.11.040 – Affordable Housing	Comp Plan HB 1293
19.11.060 – Site Design	Comp Plan HB 1293 Design Commission
19.11.070 – Greenery and Outdoor Spaces	HB 1293
19.11.080 – Screening	HB 1293
19.11.090 – Lighting	HB 1293

Section Amended	Topic(s) Addressed
19.11.100 – Building Design	HB 1293 Comp Plan
19.11.110 – Materials and Color	HB 1293
19.11.120 – Street Standards	HB 1293 Design Commission
19.11.130 – Parking, Vehicular, and Pedestrian Circulation	HB 1293 SB 6015
19.11.140 – Signs	HB 1293
19.11.150 - Administration	Design Commission

Sections Amended

Section Amended	Topic(s) Addressed
19.12.010 - General	HB 1293
	Design Commission
19.12.020 – Site Features and Context	HB 1293
19.12.030 – Building design and visual interest	HB 1293
19.12.040 – Landscape Design and Outdoor Spaces	HB 1293
	Design Commission
19.12.050 – Vehicular and Pedestrian Circulation	HB 1293
	SB 6015

Section Amended	Topic(s) Addressed
19.12.060 – Screening of Service and Mechanical Areas	HB 1293
19.12.070 – Lighting	HB 1293
19.12.080 – Signs	HB 1293
19.15.010 – Purpose, Intent and Roles	Design Commission
19.15.030 – Land Use Review Types	SB 5290
	Design Commission

Sections Amended

Section Amended	Topic(s) Addressed
19.15.040 – Review Procedures	SB 5290
19.15.060 – Application	SB 5290
	HB 1293
19.15.070 – Determination of Completeness and Letter of Completion	SB 5290
19.15.220 – Design Review and the Design Commission	Design Commission
	HB 1293
	SB 5290

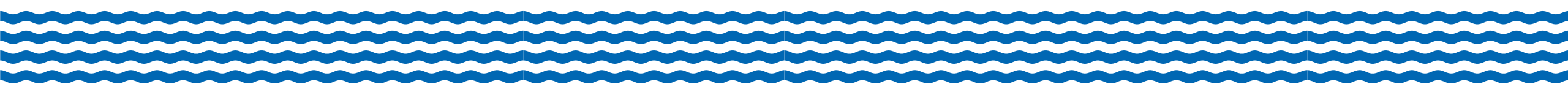
Section Amended	Topic(s) Addressed
19.16.010 – Definitions	Design Commission
	HB 1293
	SB 5290
	HB 1220
	HB 1998
Appendix A	SB 6015
Appendix C	Design Commission

HB 1220

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

PERMANENT SUPPORTIVE HOUSING

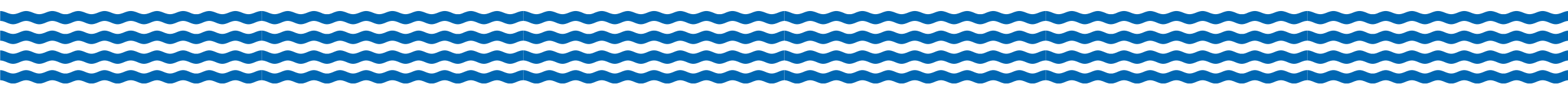
- Rolled into the definition for “special needs group housing”.
- Special needs group housing was an allowed use in all zones subject to conditions prior to HB 1220
- Must be allowed in all zones where dwelling units are allowed (RCW 35A.21.430)
- Any intensity of use, spacing, or occupancy standards can only be in place subject to a demonstrated health or safety concern.



STEP Housing

TRANSITIONAL HOUSING

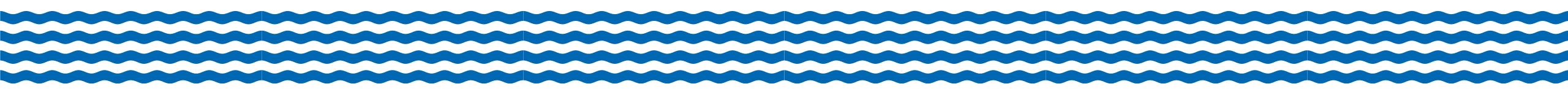
- Must be allowed in all zones where dwelling units are allowed (RCW 35A.21.430)
- Added to the definition of Social Service Transitional Housing
- Social service transitional housing was allowed as a conditional use in all zones prior to HB 1220
- Any intensity of use, spacing, or occupancy standards can only be in place subject to a demonstrated health or safety concern.



STEP Housing

EMERGENCY HOUSING

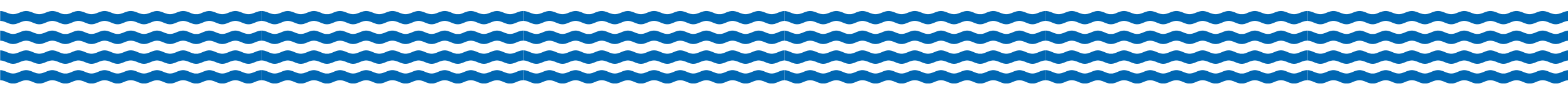
- Must be allowed in all zones where hotels are allowed (RCW 35A.21.430).
- Added to the definition of Social Service Transitional Housing.
- Social service transitional housing was allowed as a conditional use in all zones prior to HB 1220.
- Any intensity of use, spacing, or occupancy standards can only be in place subject to a demonstrated health or safety concern.



STEP Housing

EMERGENCY SHELTERS

- Must be allowed in all zones where hotels are allowed (RCW 35A.21.430)
- Added to the definition of Social Service Transitional Housing.
- Social service transitional housing was allowed as a conditional use in all zones prior to HB 1220
- Any intensity of use, spacing, or occupancy standards can only be in place subject to a demonstrated health or safety concern.



STEP Housing

OTHER LIMITS ON REGULATIONS FOR STEP HOUSING

RCW 36.130.020(1) states: “A city, county, or other local governmental entity or agency may not adopt, impose, or enforce requirements on an affordable housing development that are different than the requirements imposed on housing developments generally.”

Per Commerce guidance, affordable housing development includes permanent supportive housing and other types of leased housing.

This is why the other operational conditions and the CUP process are proposed to be struck from MICC 19.06.080(A) and (B).

