

AB 6802

Omnibus Ordinance Related to
Permanent Regulations for
Housing Production and
Permit Streamlining
(Ordinance No. 25C-27 First
Reading)

November 4, 2025
Community Planning and Development
Adam Zack, Principal Planner



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.



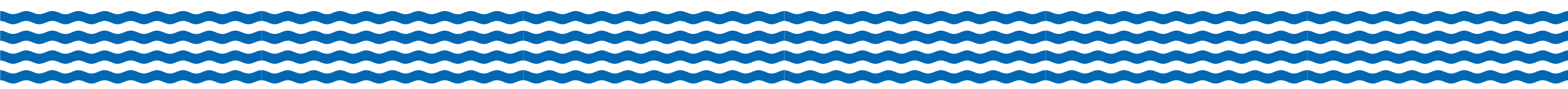
Omnibus Ordinance

- 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.
- In July, the City Council approved a scope of work for a project to replace interim ordinances that relate to housing production and permit streamlining with permanent amendments by the end of the year.



Process to Date

- **July 15, 2025** – Council approved scope of work
- **July 23, 2025** – briefing on the Council-approved scope of work and the topics to be addressed
- **August 11, 2025** – initial draft of amendments available for review
- **September 10, 2025** – briefing on the initial draft of amendments
- **September 19, 2025** – Planning Commission comments due
- **September 24, 2025** – Planning Commission public hearing
- **October 8, 2025** – Planning Commission public hearing closed and recommendation made

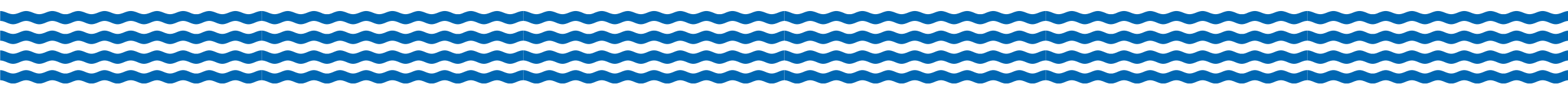


Topics Addressed by the Omnibus Ordinance

Topic	Description	RCW Reference	Interim Ordinance #
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	Comprehensive Plan implementing amendments to the Town Center development code.	36.70A.130	24C-18

Minor Amendments

- Planning Commission proposed amendments were categorized into minor and substantive amendments.
- Minor amendments were those that do not change the policy direction in the development code but rather clarify or correct the proposed amendments.
- Minor amendments are shown in the current draft of Ordinance No. 25C-27



Substantive Amendments

- Substantive amendments are those that would alter the substance of an existing provision or add a new requirement that does not currently exist.
- The PC moved forward three substantive amendments:
Log #s 38, 39, and 40



Substantive Comment

Log #s 38 and 39

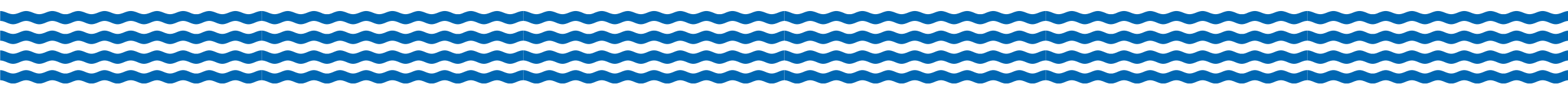
- Amend parking variance in the MF, C-O, PBZ, and B zones.
- The amendment specifies that the parking variances in the subject zones would not be allowed on any lot in the single-family (R) zones.
- This amendment is optional and is not necessary to comply with state law or make the interim regulations permanent.



Substantive Comment

Log #40

- Amend cooperative parking allowance in the C-O, PBZ, and B zones.
- The amendment specifies that cooperative parking would not be allowed on any lot in the single-family (R) zones.
- This amendment is optional and is not necessary to comply with state law or make the interim regulations permanent.

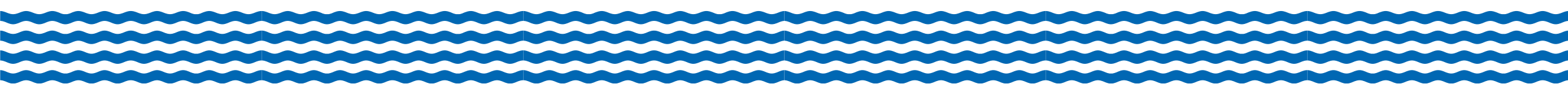


Schedule & Next Steps

November 4 – City Council first reading of omnibus ordinance

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

December 31 – Omnibus Ordinance effective date



Additional Reference



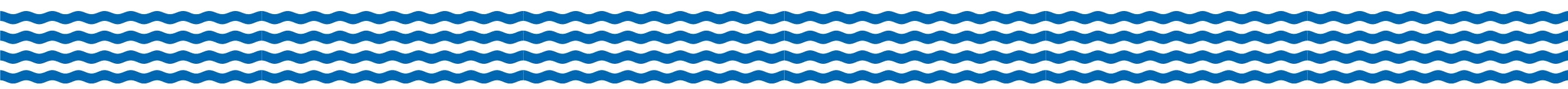
Motions

The recommended motions from AB 6802 need to change slightly:

Main Motion: Move to schedule Ordinance No. 25C-27 as amended for second reading.

Secondary Motion: Move to remove [Amendment Log #s] as shown in AB 6802 Exhibit 3 from Ordinance No. 25C-27 prior to second reading.

Note: the secondary motion can address multiple log #s as a block by listing all #s to be removed in a single motion or separate motions can be made for each amendment log # to be removed.



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.

