

PCB25-19: 2026 Annual Docket



Review Proposed
Amendments 1-9

Molly McGuire, Senior Planner
Planning Commission
October 22, 2025



2026 Annual Docket

- The docket is the annual opportunity for the public to propose Comprehensive Plan and development code amendments.
- The Planning Commission will conduct a preliminary review of the proposed items and make a recommendation to the City Council tonight.
- The City Council will determine which items are placed on the final docket and added to the CPD work plan for 2026.

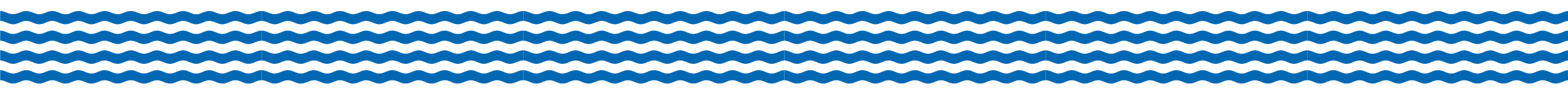


Docketing Procedure

MICC 19.15.230(B)

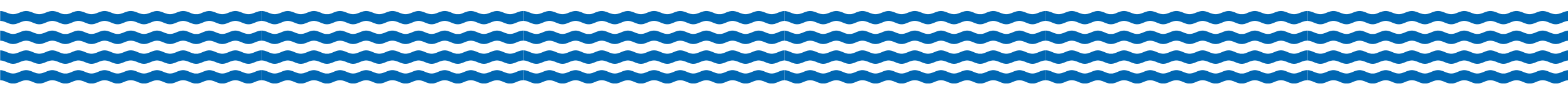
- Amendment requests may be submitted by the public, city manager, city department directors or by majority vote of the city council, planning commission or other city board or commission.
- Proposed amendments submitted by the public shall be accompanied by application forms.

MICC 19.15.230(D)

- Public notice provided by September 1
 - Amendment request deadline October 1
 - Planning Commission review and recommendation
 - City Council review – establish final docket by December 31
 - Final docket determines the work plan and resource needs for comprehensive plan and code amendments
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Docketing Criteria

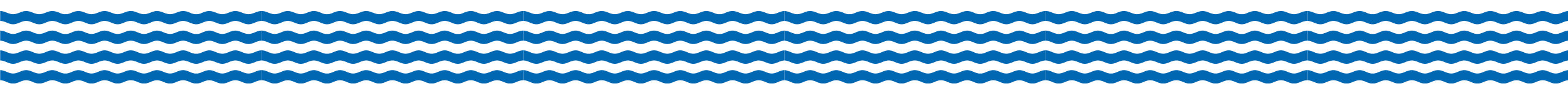
MICC 19.15.230(E)(1)(b) All of the following criteria must be met:

- i. The proposed amendment presents a matter appropriately addressed through the comprehensive plan or the code;
 - ii. The city can provide the resources, including staff and budget, necessary to review the proposal, or resources can be provided by an applicant for an amendment;
 - iii. The proposal does not raise policy or land use issues that are more appropriately addressed by an ongoing work program item approved by the city council;
 - iv. The proposal will serve the public interest by implementing specifically identified goals of the comprehensive plan or a new approach supporting the city's vision; and
 - v. The essential elements of the proposal and proposed outcome have not been considered by the city council in the last three years.
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Staff and Commission Capacity

The City has several items on the work plan that have not yet received legislative review. These items will remain on the work plan until they receive legislative review.

If docketed items are not reviewed in the year they are initially docketed, they carry over to future years until review is completed.



Work Plan: Outstanding 2024 Annual Docket Items

- **23-7:** Add “Government Services” use and related development standards to the Town Center
- **23-9:** Permanent regulations to address legislative requirements in HB1110, HB1337, HB1042
- **23-14:** Clarify calculation of downhill building façade height
- **23-18:** Redesignate SJCC and MICC as Commercial Office; Rezone SJCC to C-O



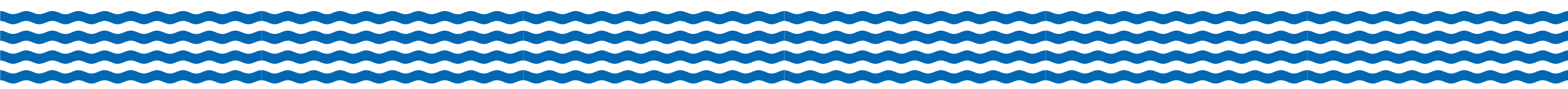
Work Plan: Outstanding 2025 Annual Docket Items

- **24-1:** Exclude “exterior alteration” of non-single-family nonconforming structures outside of the Town Center from the determination of nonconforming status during a remodel
- **24-8:** Add a “private hedge code”
- **24-15:** Limit the height of hedges to 12 feet within the side yard setback



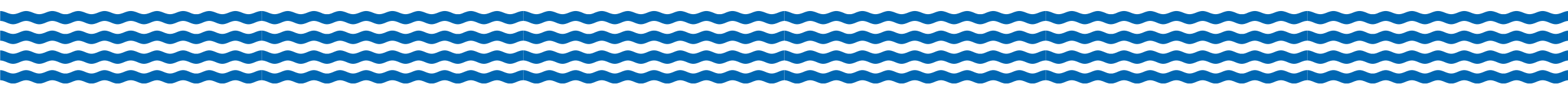
Work Plan: Interim Regulations

- **Ordinance No. 24C-03:** Emergency shelters and housing, transitional housing, and permanent supportive housing (expire on April 1, 2026)
- **Ordinance No. 25C-02:** Middle housing and accessory dwelling units (expire on June 30, 2026)
- **Ordinance No. 25C-06:** Unit lot subdivisions (expire on June 30, 2026)



Work Plan: Other Outstanding Items

- **Growth Management Hearings Board Final Decision and Order:** Updates required to the Housing Element and development regulations. Compliance is required by July 31, 2026
- **State Legislative Updates:** HB1757, HB1096, HB5509, HB1491. Compliance is required between 2026 and 2029
- **Shoreline Master Program Periodic Update:** Review and revise the SMP on or before June 30, 2029. Review is expected to commence after GMHB compliance



Decision Process

- Consider each proposed amendment one-by-one
 - Discuss whether docketing criteria are met
 - Motion and roll call vote required to finalize the recommendation
- Due to the existing commitments of staff time in the current CPD work plan, staff do not recommend adding any items to the 2026 Annual Docket (criteria 2). If a proposal is docketed, it likely will not receive review until 2029 or later.



2026 Annual Docket Proposal Summary

Item No.	Proposed By	Potentially Affected Section, Goal or Policy	Summary of Proposal
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25-1	Sarah Fletcher	MICC 19.11.015 & Appendix D (zoning map)	This amendment would rezone parcel 5315101235, the former "Tully's Property" from Town Center (subarea TC-7) to Park or Public Institution (PI). <i>Note: This property is owned by the City.</i>
25-2	Matthew Goldbach	MICC 19.06.110(A)(5) Change after conditional use permit granted	This amendment grants property the Plan and it to the
25-3	Matthew Goldbach	MICC 19.15.240(C) Criteria for reclassification of properties (rezones)	This amendment including family re 2023 and elected
25-4	Matthew Goldbach	MICC 19.04.040(A), (B)(9) & (E)	This amendment zone do variance authoriz
25-5	Daniel Thompson	MICC 19.02.020(D)(2)(a) Gross floor area	This amendment 150% of c Most rec Council
25-6	Daniel Thompson	MICC 19.02.020(D)(2) Gross floor area calculation & MICC 19.16.010 Definition of Gross floor area	This amendment on the fi five time the City
25-7	Daniel Thompson	MICC 19.02.040(D)(I) Garages and carports	This amendment property front and docket r proposa
25-8	Daniel Thompson	MICC 19.02.020(D)(3)(b) Gross floor area incentives for ADUs	This amendment proposa Commis Annual
25-9	Daniel Thompson	MICC 19.02.020(G)(2)(a) and (b) Parking Requirements	This amendment 2,000 sq in 2024, not to a

Docketing Criteria Analysis

Item No.	Criterion 1: Appropriately Addressed by Comp Plan or Code	Criterion 2: Necessary Staff and Budget Resources can be Provided by City or Applicant	Criterion 3: Does Not Raise Issues Related to Ongoing Work Program Item	Criterion 4: Serves Public Interest by Implementing Comp Plan Goals or Supports City's Vision	Criterion 5: Has Not Been Considered by the City Council in the Last 3 Years
25-1	✓	↓	? ₁	✗ ₂	✓
25-2	? ₃	↓	✓	✓	✓
25-3	? ₃	↓	✓	✓	✓
25-4	✓	↓	✓	✗ ₄	✓
25-5	✓	↓	✓	✓	✓
25-6	✓	↓	✓	✓	✓
25-7	✓	↓	✓	✓	✓
25-8	✓	↓	✓	✓	✓
25-9	✓	↓	✓	✓	✓
✓	The proposal could meet this criterion		? It is unclear or debatable whether the proposal could meet this criterion	✗	The proposal does not meet this criterion
↑	The proposal is a high priority for staff/budget resources		▬ The proposal is a moderate priority for staff/budget resources	↓	The proposal is a low priority for staff/budget resources

¹ Potential issues may arise during implementation of the Growth Management Hearings Board Final Decision related to identifying housing capacity within the Transit Center area.

² This amendment is not consistent with the "Town Center" Comprehensive Plan designation for this property. A Comprehensive Plan amendment would be required.

³ These amendments seek to constrain the City's ability to approve a CUP on residentially zoned properties and grant reclassifications of any single-family residentially zoned property. Staff is unsure if a Comprehensive Plan amendment or development code amendment is the appropriate method for achieving the goals of this proposal.

⁴ The 2024 Comprehensive Plan Update adopted Transportation Goals and Policies; Policy 1.2: "Encourage businesses and residential areas to explore opportunities for shared parking and other management strategies".

Proposed Amendment 25-1

Proposed By: Sarah Fletcher

Comprehensive Plan or Code Section: MICC 19.11.015, Town Center subareas and Unified Land Development Appendices, Appendix D – Zoning Map.

Summary: This amendment would rezone parcel 5315101235, the former “Tully’s Property” from Town Center (subarea TC-7) to Park or Public Institution (PI).

Staff Comments: This property is owned by the City and currently designated “Town Center” in the Comprehensive Plan. Rezoning this property would require a Comprehensive Plan amendment. Additionally, this property was recently rezoned to the current TC-7 zoning designation.

Item No.	Criterion 1: Appropriately Addressed by Comp Plan or Code	Criterion 2: Necessary Staff and Budget Resources can be Provided by City or Applicant	Criterion 3: Does Not Raise Issues Related to Ongoing Work Program Item	Criterion 4: Serves Public Interest by Implementing Comp Plan Goals or Supports City's Vision	Criterion 5: Has Not Been Considered by the City Council in the Last 3 Years
25-1	✓	↓	? ¹	✗ ²	✓

¹ Potential issues may arise during implementation of the Growth Management Hearings Board Final Decision related to identifying housing capacity within the Transit Center area.

² This amendment is not consistent with the “Town Center” Comprehensive Plan designation for this property. A Comprehensive Plan amendment would be required.

Proposed Amendment 25-2

Proposed By: Matthew Goldbach

Comprehensive Plan or Code Section: MICC 19.06.110(A)(5), Change after conditional use permit granted.

Summary: This amendment would add a section to the Conditional Use Permit criteria for a change after a CUP is granted that states that no CUP on a residential property shall be used for any use or purpose by a separate property zoned TC, CO, B, or PBZ.

Staff Comments: This amendment seeks to constrain the City's ability to approve a CUP to allow uses on a residentially-zoned property to support an allowed use on an adjacent property zoned TC, CO, B, or PBZ (e.g. parking or playgrounds). If docketed, Staff recommends a study on the appropriate method for achieving the goals of this proposal.

Item No.	Criterion 1: Appropriately Addressed by Comp Plan or Code	Criterion 2: Necessary Staff and Budget Resources can be Provided by City or Applicant	Criterion 3: Does Not Raise Issues Related to Ongoing Work Program Item	Criterion 4: Serves Public Interest by Implementing Comp Plan Goals or Supports City's Vision	Criterion 5: Has Not Been Considered by the City Council in the Last 3 Years
25-2	? ³	↓	✓	✓	✓

³These amendments seek to constrain the City's ability to approve a CUP on residentially zoned properties and grant reclassifications of any single-family residentially zoned property. Staff is unsure if a Comprehensive Plan amendment or development code amendment is the appropriate method for achieving the goals of this proposal.






Proposed Amendment 25-3

Proposed By: Matthew Goldbach

Comprehensive Plan or Code Section: MICC 19.15.240(C), Criteria for reclassification of properties (rezones).

Summary: This amendment would prohibit a non-residential structure or use in the single-family residential zones, including a Conditional Use Permit, from requesting or obtaining a rezone or reclassification of any single-family residentially zoned properties.

Staff Comments: This amendment seeks to constrain the City's ability to rezone single-family residential properties with non-residential uses. If docketed, Staff recommends a study on the appropriate method for achieving the goals of this proposal.

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25-3	 ³				

³These amendments seek to constrain the City's ability to approve a CUP on residentially zoned properties and grant reclassifications of any single-family residentially zoned property. Staff is unsure if a Comprehensive Plan amendment or development code amendment is the appropriate method for achieving the goals of this proposal.

Proposed Amendment 25-4

Proposed By: Matthew Goldbach

Comprehensive Plan or Code Section: MICC 19.04.040(A), (B)(9), and (E), Parking requirements for all uses in the C-O and B zones and all nonresidential uses in the PBZ zone.

Summary: This amendment would clarify that the parking standards for C-O, B, and non-residential uses in the PBZ zone do not apply to residentially zoned properties, eliminates the option for the code official to grant variances from the minimum parking requirements, and eliminates the option for the code official to authorize a 25 percent reduction in the minimum required parking if cooperative parking is used.

Staff Comments: This amendment seeks to constrain the code official's ability to grant waivers or variances from the minimum required parking standards. If docketed, Staff recommends a study on the appropriate method for achieving the goals of this proposal.

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25-3	?	↓	✓	✓	✓

³These amendments seek to constrain the City's ability to approve a CUP on residentially zoned properties and grant reclassifications of any single-family residentially zoned property. Staff is unsure if a Comprehensive Plan amendment or development code amendment is the appropriate method for achieving the goals of this proposal.

Proposed Amendment 25-5






Proposed By: Daniel Thompson

Comprehensive Plan or Code Section: MICC

19.02.020(D)(2)(a), Gross Floor Area.

Summary: This amendment would reduce ceiling height from 12 feet to 10 feet before it is counted as clerestory space at 150% of gross floor area (GFA).

Staff Comments: The applicant submitted this proposal during the 2020, 2021, 2022, 2023 and 2024 Annual Docket process. In 2022, the City Council directed staff to include consideration of this item in the Residential Development Standards (RDS) analysis. That work has been substantially delayed in response to recent action by the State Legislature to enact several pieces of legislation requiring amendments to the City's residential development standards.

Item No.	Criterion 1: Appropriately Addressed by Comp Plan or Code	Criterion 2: Necessary Staff and Budget Resources can be Provided by City or Applicant	Criterion 3: Does Not Raise Issues Related to Ongoing Work Program Item	Criterion 4: Serves Public Interest by Implementing Comp Plan Goals or Supports City's Vision	Criterion 5: Has Not Been Considered by the City Council in the Last 3 Years
25-5					






Proposed Amendment 25-6

Proposed By: Daniel Thompson

Comprehensive Plan or Code Section: MICC 19.02.020(D)(2),
Gross floor area calculation.

Summary: This amendment would include exterior covered decks in the definition of GFA and include covered porches on the first level in the calculation of GFA.

Staff Comments: The applicant submitted this proposal during the 2020, 2021, 2022, 2023 and 2024 Annual Docket process. In 2022, the City Council directed staff to include consideration of this item in the Residential Development Standards (RDS) analysis. That work has been substantially delayed in response to recent action by the State Legislature to enact several pieces of legislation requiring amendments to the City's residential development standards.

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25-6					

Proposed Amendment 25-7

Proposed By: Daniel Thompson

Comprehensive Plan or Code Section: MICC 19.02.040(D)(1),
Garages and carports.

Summary: This amendment would either eliminate the ability to build garages and carports within 10 feet of the property line of the front yard, or, alternatively, would eliminate this option for waterfront lots that have flipped their front and back yards per MICC 19.02.020(C)(2)(a)(iii).

Staff Comments: The applicant submitted this proposal during the 2020, 2021, 2022, 2023 and 2024 Annual Docket process. In 2022, the City Council directed staff to include consideration of this item in the Residential Development Standards (RDS) analysis. That work has been substantially delayed in response to recent action by the State Legislature to enact several pieces of legislation requiring amendments to the City's residential development standards.

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25-7	✓	↓	✓	✓	✓

Proposed Amendment 25-8

Proposed By: Daniel Thompson

Comprehensive Plan or Code Section: MICC

19.02.020(D)(3)(b), Gross floor area incentives for ADUs.

Summary: This amendment would limit the GFA incentives for ADUs to lots 8,400 square feet or smaller.

Staff Comments: The applicant submitted this proposal during the 2020, 2021, 2022, 2023 and 2024 Annual Docket process. In 2022, the City Council directed staff to include consideration of this item in the Residential Development Standards (RDS) analysis. That work has been substantially delayed in response to recent action by the State Legislature to enact several pieces of legislation requiring amendments to the City's residential development standards.

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25-8	✓	↓	✓	✓	✓

Proposed Amendment 25-9






Proposed By: Daniel Thompson

Comprehensive Plan or Code Section: MICC

19.02.020(G)(2)(a) and (b), Parking requirements.

Summary: This amendment would reduce the threshold for requiring only 2 parking spaces from 3,000 square feet to 2,000 square feet.

Staff Comments: The applicant submitted this proposal during the 2020, 2021, 2022, 2023 and 2024 Annual Docket process. In 2022, the City Council directed staff to include consideration of this item in the Residential Development Standards (RDS) analysis. That work has been substantially delayed in response to recent action by the State Legislature to enact several pieces of legislation requiring amendments to the City's residential development standards.

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25-9					

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