

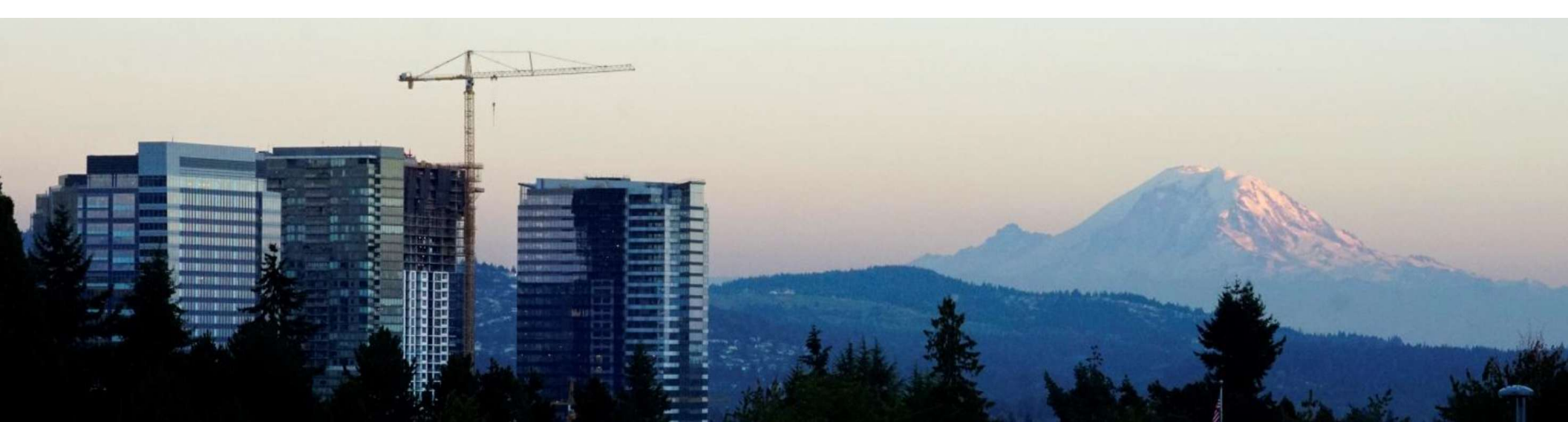
Parking Reform Land Use Code Amendment (LUCA)

Study Session

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Development Services Department

June 24, 2026





Planning Commission Direction

Provide feedback on the key components of the LUCA and provide direction to schedule a public hearing at a future meeting



Agenda

1. LUCA Objectives
2. Legislative Background
3. Proposed LUCA Components
4. Council Evaluation Topics
5. Public Engagement
6. LUCA Schedule



LUCA Objectives

- Fulfill parking-related statutory requirements under SB 5184, SB 6015, and HB 1491
- Consolidate parking requirements across the LUC
- Standardize ratios for ease of review and application



State Legislation

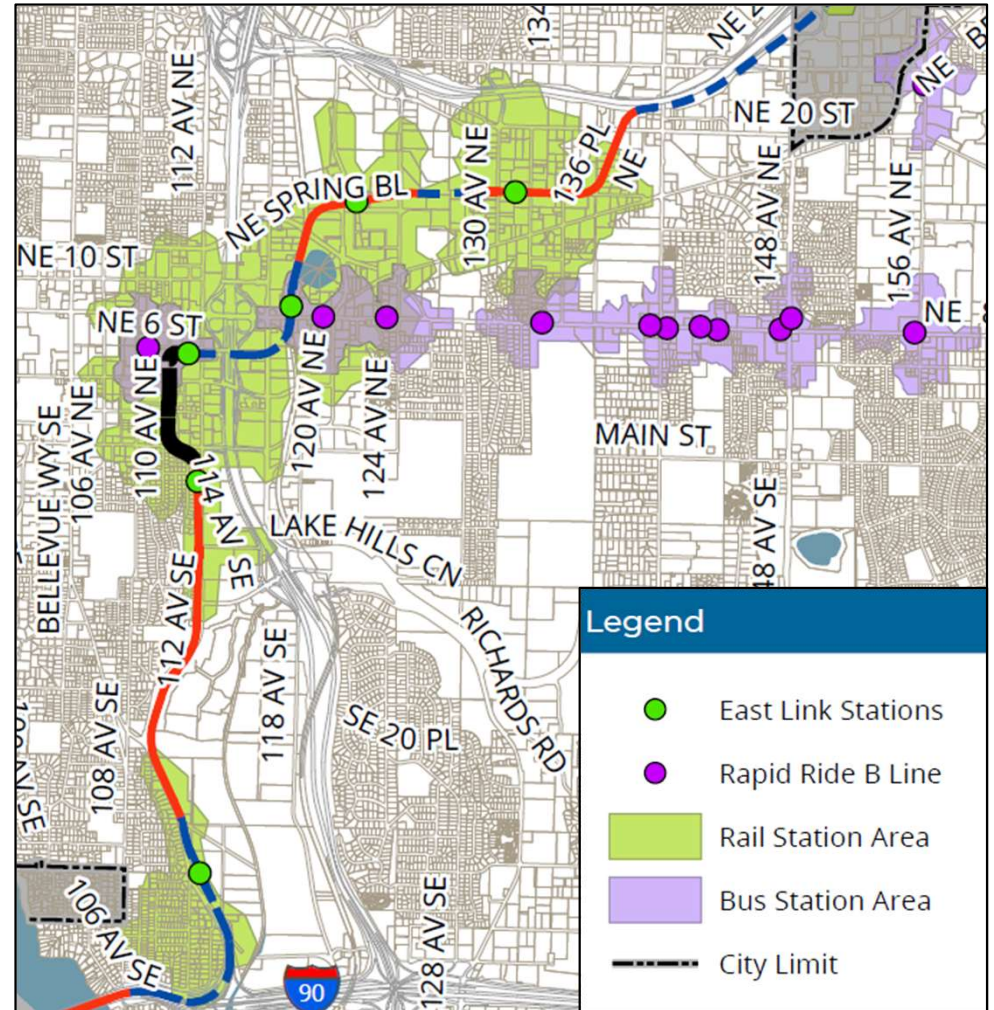
- SB (Senate Bill) 6015, HB (House Bill) 1491 and SB 5184
- Introduces exemptions to parking requirements for certain uses and locations
- Establishes reduced minimum off-street parking requirements
- Limits some regulations for parking spaces and lots
- Developers can still choose to build more parking



State Legislation: Locations

Parking cannot be required for residential or mixed-use development:

- Within 1/2 mile walking distance of a light rail station
- Within 1/4 mile walking distance of a RapidRide station



State Legislation: Land Use Category Exemptions

No minimum parking may be required for:

- Residential units under 1,200 sf
- Small commercial spaces (<3,000 sf)
- Affordable housing
- Senior housing
- Childcare centers
- Ground-floor commercial uses in mixed-use buildings
- Conversions (nonresidential to residential)
- Changes of use between commercial uses



State Legislation: Minimum Parking Requirement Caps

In other cases, minimum parking requirements cannot exceed:

- Residential uses:
 - Multifamily: 0.5 space per unit (*current: 0-1*)
 - Single-family: 1 space per unit (*current: 2*)
- Commercial uses: 2 spaces per 1,000 sf (*current: 0-16*)



State Legislation: Development Standards

Other regulations:

- Allowance for enclosed or unenclosed parking to count towards minimum parking requirement
- Allowance for tandem parking
- Maximum required parking dimension of 8'x20', except for ADA stalls
- Minor limits on parking surface materials



Proposed LUCA Components

Code Consolidation

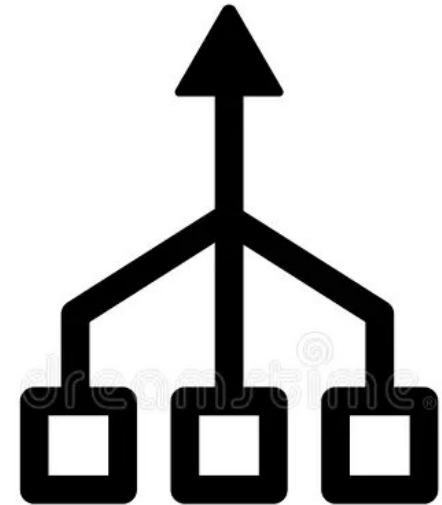
- Evaluated disparate neighborhood-specific rules to establish consistent, baseline citywide regulations
- Consolidated separate parking sections scattered throughout the LUC into a single, unified chapter
- Ensured all consolidated language complies with state legislation



Proposed LUCA Components

Consolidated Off-Street Parking Requirements

- State mandates overruled most off-street parking requirements set under separate LUC Chapters
 - Established lower minimum requirement
 - In the case of commercial uses, generalized the requirement to a land use category



Proposed LUCA Components

Visitor Parking

- Maintains visitor parking requirements within Downtown and East Main
- Proposes to include multifamily developments citywide that exceed middle housing thresholds (7+ dwelling units)



Proposed LUCA Components

Design Standards

- Updates minimum parking space dimensions citywide
- Permits alternative surfacing materials, including grass block pavers
- Provides pathways to allow certain legally nonconforming gravel spaces to remain

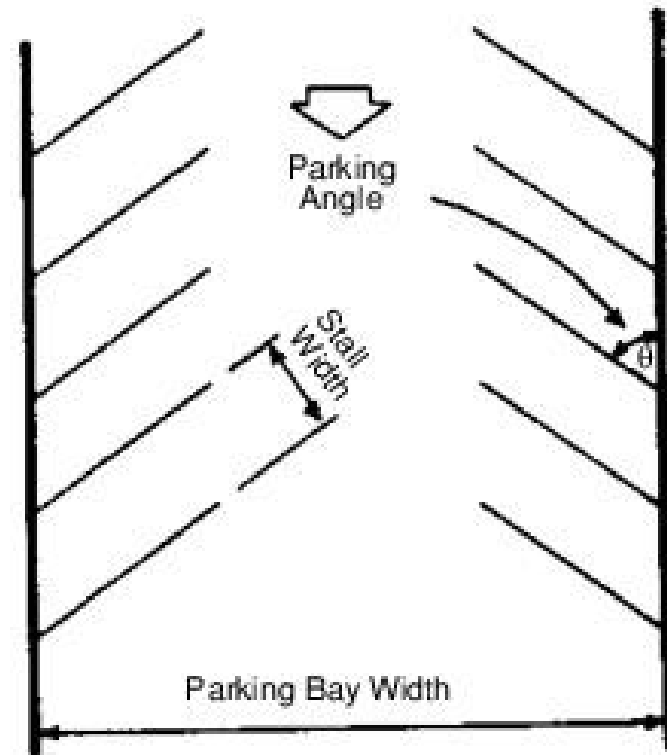


Proposed LUCA Components

Additional Code Consolidation

Streamlines code sections related to parking, but not required to be updated under state law:

- Unifies and simplifies standards for minimum loading space dimensions
- Simplifies standard parking lot drive aisle dimensions and brings them into compliance with state mandates



Council Evaluation Topics

- Council directed engagement and research to inform decisions on additional scope options:
 - Expanding parking reform near transit
 - Citywide elimination of parking requirements
- Staff recommendation is to implement minimum state compliance at this time
- Allows Staff to monitor and evaluate real-world development impacts of new state-mandated changes before considering future adjustments



Public Engagement

Outreach Included:

- February 9: Virtual Introductory Information Session
- April 20: In-Person Data Walk at City Hall
- May 6: In-Person Data Walk at Crossroads Community Center
- May 8: Lunch & Learn Virtual Data Walk



LUCA Schedule

Winter 2025-26

Council
Initiation &
Outreach

**Early Spring
2026**

Community
Outreach &
Input

**Late Spring
2026**

LUCA Draft for
review &
engagement

Summer 2026

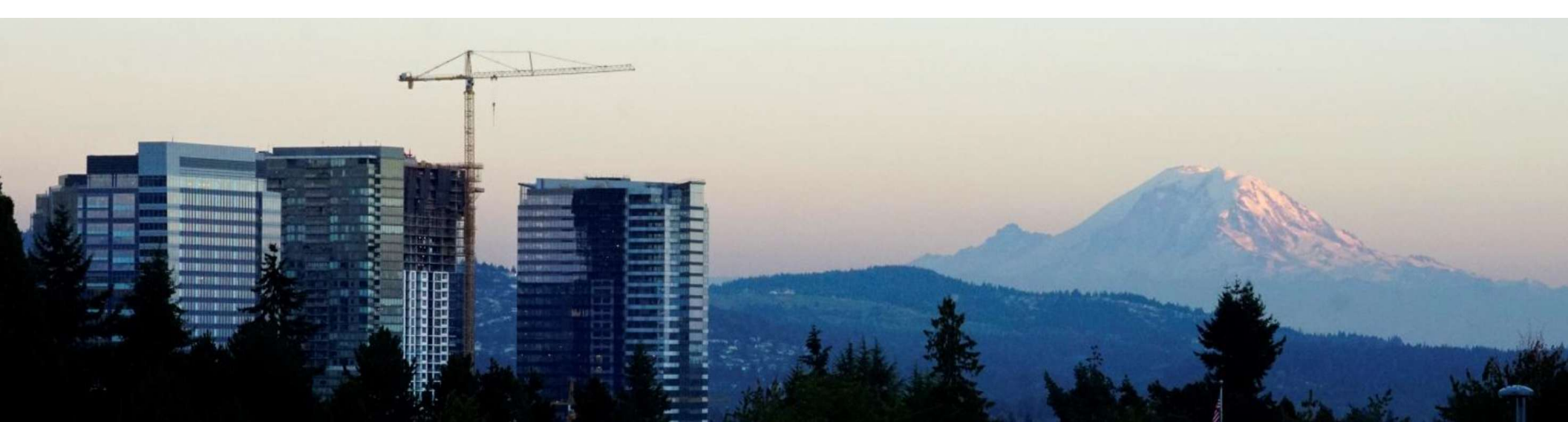
Planning
Commission
Review

**Fall - Winter
2026**

City Council
Review &
Action

State Deadline: January 2027





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