

2026 Omnibus Code Amendments

Public Hearing

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May 13, 2026





Direction

Hold the public hearing on the proposed LUCA. Following the hearing, the Commission may make a recommendation on the LUCA to the City council.



Agenda

1. What is the Omnibus 2026 LUCA
2. Scope
3. Updates since April study session
4. Outreach & Timeline



What is the 2026 Omnibus Project



Clean-Up



State Law



**Some Policy
Consideration**



Clean-Up Amendments

Generally, amendments that do not require policy direction, such as:

- Scrivener's errors
- Clarifications
- Formatting
- Correcting references
- Consolidating permit processes
- Clarifying extended vested language to match existing practice



State Law Compliance



- HB 1757 – Residential Redevelopment
- SB 5509 – Childcare Reform
- SB 5559 – Unit Lot Subdivision
- HB 1096 – Lot Splitting
- HB 1576 – Historic Preservation Reform
- SB 5571 – Building Cladding
- SB 5611 – Streamlining/clarifying Land Use Permitting
- HB 1183 – Building Code and Development Regulation Reform



Small Policy Scope Amendments

Generally, amendments that do require minor policy direction to ensure policy alignment, but are not considered controversial:

- Single-Family exclusion from high-density areas
- Tree code adjustments
- Process changes (master development plan, design review, departures, etc)



Updates Since April 8

East Main

- Fee in-lieu option added for residential

Conditional Use Permit (CUP) Decision Criteria

- Criteria requiring consistency with Comprehensive Plan restored

Lot Splitting

- Updated language to allow a resulting lot to be further subdivided by a process other than a lot split



Engagement Approach



- Consult & review with staff
- Inform & elicit feedback the development community and interested residents
- Present & consult with Planning Commission and City Council
- Primarily information only in-line with scope



Anticipated Timeline





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