

CITY COUNCIL AGENDA TOPIC

City Council initiation of the 2026 Omnibus Amendments

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EXECUTIVE SUMMARY

DIRECTION

Staff will present the proposed scope of the 2026 Omnibus Amendments, the approach that will be taken to provide information to the community and a project timeline. Following discussion, staff requests that Council direct staff to initiate work on the 2026 Omnibus Amendments.

RECOMMENDATION

Consider directing staff to initiate work on the 2026 Omnibus Amendments and direct the Planning Commission to review and process the Land Use Code Amendment (LUCA) portion of the omnibus package.

BACKGROUND/ANALYSIS

Background

Staff continually collect and document suggestions for potential clean-up items in the Land Use Code (LUC) and periodically process these items through clean-up LUCAs. Historically, clean-up LUCAs have been limited to spelling corrections, outdated cross-references, scrivener's errors, and small adjustments to clarify the intent of the code.

The approach proposed for this cycle is to expand the scope to also include amendments needed to comply with state law where minimum compliance is proposed, as well as small-scale edits to the code that require limited policy direction but are not anticipated to be controversial.

These proposed changes are referred to as "omnibus" amendments because Development Services packages a collection of relatively small, discrete amendments into a single amendment process for administrative efficiency. The omnibus package will include both LUCAs, which are processed by the Planning Commission, and related Bellevue City Code Amendments (BCCAs) that affect development.

The proposed approach is for the Planning Commission to review the LUCA portion of the omnibus package and provide a recommendation. That recommendation, along with the related BCCAs, will then be brought forward to City Council for review. Final action on both the LUCA and BCCA items will be scheduled together when City Council directs the omnibus amendments to return for final action.

The city last conducted a clean-up LUCA in 2022.

Proposed Approach and Scope

The proposed scope includes three categories of amendments: technical clean-ups and process improvements; updates to ensure compliance with state law; and low-controversy amendments

intended to better implement and advance established policy direction.

Clean-up and Process Improvements

Examples of amendments included in this category of the Omnibus amendment include:

- Correcting cross-references between code sections and to other documents
- Adding or amending definitions for clarity
- Consolidating duplicate process-related code into a single location
- Resolving inconsistent formatting
- Making changes that do not require policy direction

State Law Compliance

The following changes to state law require code changes and are proposed to provide the minimum level of legal compliance:

- SB 5611 – Streamlining/clarifying Land Use Permitting, due July 27, 2025
- SB 5571 – Building Cladding, due July 27, 2025
- HB 1757 – Residential Redevelopment, due June 30, 2026
- HB 1576 – Historic Preservation Reform, due July 26, 2026
- SB 5509 – Childcare Reform, due July 27, 2027
- SB 5559 – Unit Lot Subdivision, due July 27, 2027
- HB 1096 – Lot Splitting, due July 27, 2027
- HB 1183 – Building Code and Development Regulation Reform, due June 30, 2029

Low-Controversy Updates

The following criteria are proposed for evaluating whether additional amendments are appropriate for inclusion within the Omnibus scope:

- Changes are anticipated to be limited in any perceived negative impact on Bellevue stakeholders, controversy is low;
- Changes are consistent with established city priorities, such as City Council priorities, Comprehensive Plan policy, or functional plan policies;
- Changes are clear, and would not benefit from extensive outreach and/or analysis to develop alternative solutions; and
- Changes do not align well with the scope of any ongoing or upcoming code amendment projects
- Making adjustments to recently implemented code to confirm intended outcomes, such as those related to Wilburton and Middle Housing

LUCA Priorities and Objectives

The overarching goal for this project is to address as many clean-up items as possible to support smooth review and application of the code by improving clarity and usability, while also taking the opportunity to incorporate minor code amendments that more clearly advance established policy but do not necessarily warrant a separate standalone workplan item. Additionally, this project will ensure that the city remains in compliance with state law.

Public Engagement

Staff has developed a public engagement plan with three modes of outreach to ensure the public,

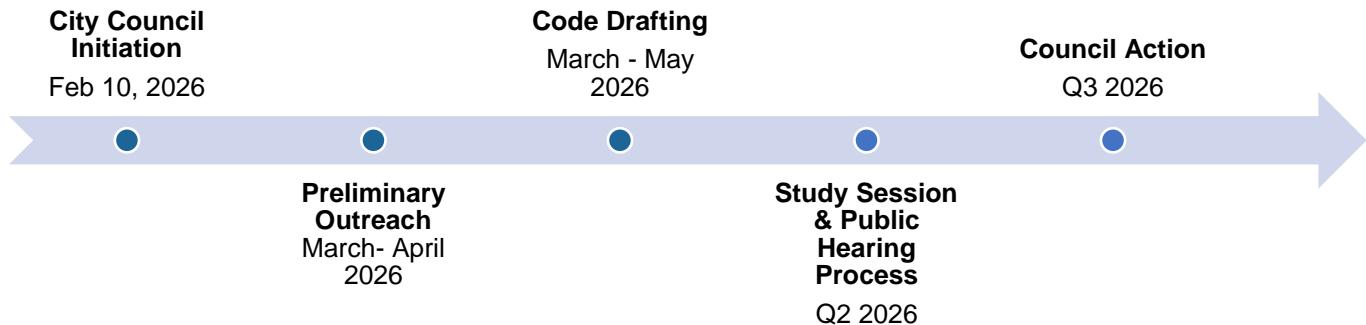
stakeholders, and interested parties have the opportunity to be informed on the amendments and to provide comments.

- Process IV Requirements. Consistent with Chapter 20.35 LUC procedural requirements, public input will be solicited by a notice of application, notice of public hearing and the required public hearing.
- Direct Engagement and Feedback. Direct engagement with the development community and residents, including through Bellevue Development Committee (BDC) meetings.
- Online Presence. City webpage to provide the public information about the project, who to direct questions to, and how to submit comments, as well as via city publications such as Neighborhood News, Department Newsletter, and the Development and Planning Update e-newsletter.

Staff will also be available to provide information on this project at an upcoming public engagement event for the BelRed LUCA in late February and will be communicating out to the public on that event in the coming weeks.

Project Timeline

The Omnibus Amendments are anticipated to launch following Council initiation, with the goal of Council action around July. This timeline is intended to ensure compliance with several state law changes that must be implemented by the summer 2026 statutory deadline.



POLICY & FISCAL IMPACTS

Policy Impact

Most items proposed for inclusion in the Omnibus Amendments either will align with existing policy or are required for compliance with state law. Items that require some policy direction are intended to be minimal and with the intent of aligning with existing policy direction from Council and the Comprehensive Plan.

Fiscal Impact

No fiscal impact is anticipated in association with this LUCA and BCCA.

OPTIONS

1. Direct staff to initiate work on the 2026 Omnibus Amendments and direct the Planning Commission to review and process the LUCA portion of the omnibus package.
2. Provide alternative direction to staff.

ATTACHMENTS

N/A

AVAILABLE IN COUNCIL LIBRARY

N/A