

# **2026 Omnibus Code Amendments**

## **Study Session**

**Nick Whipple, Code and Policy Director  
Kirsten Mandt, Senior Planner  
Development Services Department**

**February 3, 2026**



**City of Bellevue**



# Direction

Consider initiating the 2026 Omnibus Amendments and direct the Planning Commission to review and process the Land Use Code Amendment (LUCA) portion of the Omnibus package.



# Agenda

1. What is the  
Omnibus 2026  
LUCA
2. Scope
3. Engagement
4. Timeline
5. Next Steps



# What is the Omnibus 2026 LUCA

---



# Clean-Up Amendments

---

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

- Scrivner's errors
- Clarifications
- Formatting
- Correcting references



# 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, such as:

- Code compliance language for critical areas enforcement
- Property line trees, and SR-1 tree standards
- Removing single-family from higher density residential land use districts



# Engagement Approach

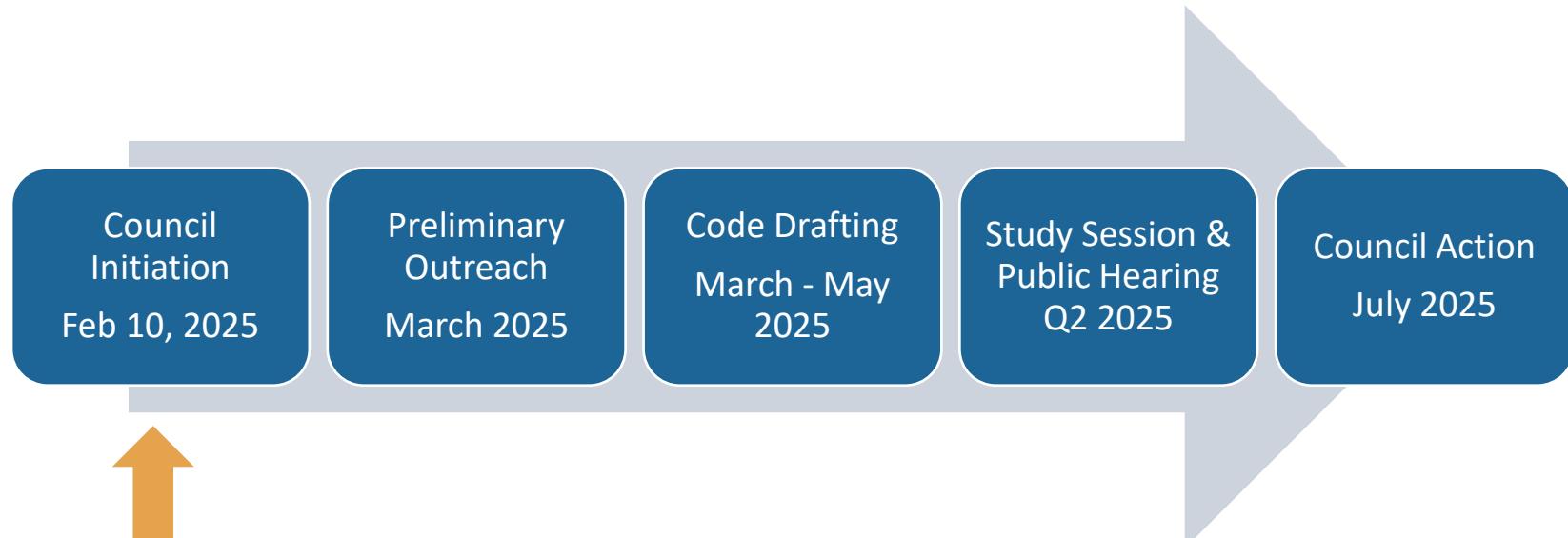
---



- 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



We are here



City of Bellevue



# Direction

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

