

2026 Omnibus Code Amendments

Study Session

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Direction for Council Consideration

Consider directing staff to finalize the LUCA and BCCA Ordinances for final action at a future meeting.

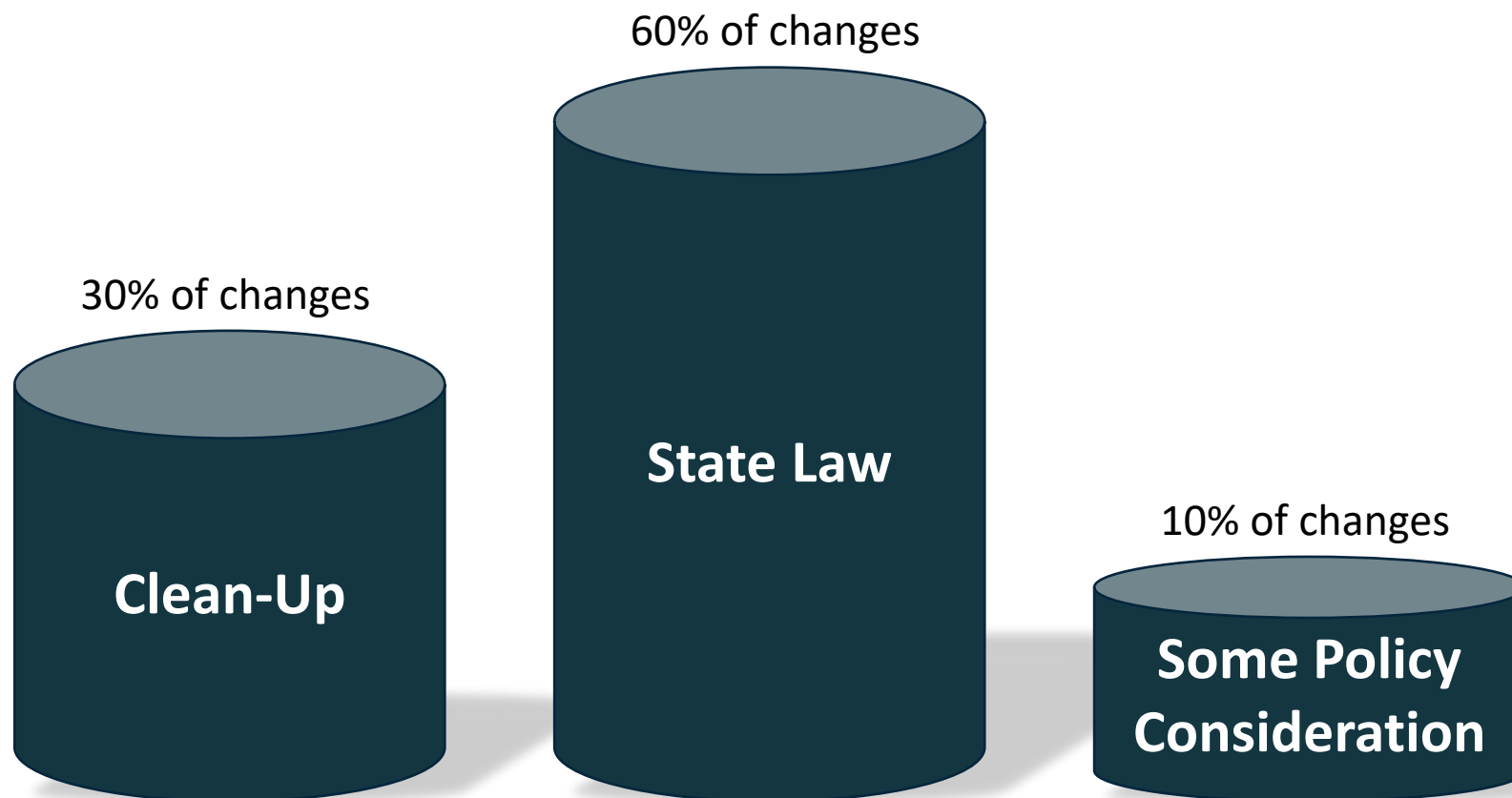


Agenda

1. What is the Omnibus 2026 LUCA
2. Scope
3. Outreach & Timeline
4. Action



What is the 2026 Omnibus Project



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 – *minor updates building on past legislation (HB 1042) to allow housing units within existing buildings.*
- SB 5509 – Childcare Reform – *requirement to expand allowances for childcare centers as a permitted use in all non-industrial zones.*
- SB 5559 – Unit Lot Subdivision – *minor updates to procedures for allowing unit lot subdivisions*
- HB 1096 – Lot Splitting – *requirement to allow “lot splits” through a streamlined process*



State Law Compliance Cont'd



- SB 5571 – Building Cladding –
Limits on requiring specific exterior cladding materials
- SB 5611 – Streamlining/clarifying Land Use Permitting –
Minor changes around binding site plans and permit processing requirements
- HB 1183 – Building Code and Development Regulation Reform –
setback and roof height limits for retrofits and passive house construction, prohibits façade modulation and upper-level setbacks for certain residential projects, and restricts off-street parking requirements for affordable housing

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)
- Fee in-lieu option for East Main



Planning Commission Recommendation



- Study Session on April 8
- Public hearing and recommendation on May 13
- Recommends **adoption without modification**



Bellevue City Code Amendments

- Update code cross references to reflect the new Affordable Housing chapter in the Land Use Code.
- Align local definitions with Washington State law.
- Allow immediate removal of hazardous trees without permitting challenge delays when public safety is at risk.
- Simplify utility connection requirements for middle housing to reduce unnecessary permitting cost and complexity.

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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