

2026 Omnibus Code Amendments

Study Session

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Direction

Provide input and direct staff to prepare the proposed LUCA for public hearing at a future meeting.



Agenda

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



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



Unit Lot Subdivision v. Lot Splits

- Lot splits provide a more streamlined pathway for some 2-lot short plats
- Unit lot subdivisions provide a pathway to provide fee simple lots without meeting minimum lot standards

Example chart from Department of Commerce Guidance:

Zoning minimum lot size (square feet)	Example to size (square feet)	Proposed newly created lot size (square feet)	Residential lot split	Unit lot subdivision	Short plat*
5,000 sq ft	8,000	N/A	No	Yes	No
5,000 sq ft	12,000	7,000	Yes	Yes	No
5,000 sq ft	15,000*	7,500	Yes	Yes	No
5,000 sq ft	15,000*	10,000	No	Yes	Yes

*RCW 58.17.145(7) If a lot split results in a lot of a size that would allow for further land division, the lot is not eligible for a lot split but may be divided under other applicable land subdivision processes.



State Law Approach

- SB 5509 – Child care Reform
 - *Approach includes broad definition for child care center*
 - *Preschools and nursery schools not part of a school included*
- SB 5559 – Unit Lot Subdivision
 - Removes FAR restriction on unit lots
- SB 5571 – Building Cladding
 - Removes all cladding requirements from land use code



Small Policy Scope Amendments

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

- Controversy considered low
- Consistent with city priorities and Comprehensive Plan
- Straightforward changes not already scoped in another project



Single-Family & High-Density Areas

Remove single-family as a permitted use in highest density residential and mixed-use residential land use districts, in order to:

- Better align allowed uses with future land use designations
- Help ensure we are meeting zoned capacity and growth targets

Figure LU-1. Growth Targets

Year	Population	Housing Units	Jobs
2019	148,100	63,200	157,800
2044	232,100	98,200	227,800
Growth	84,000	35,000	70,000

Tree Code Adjustments

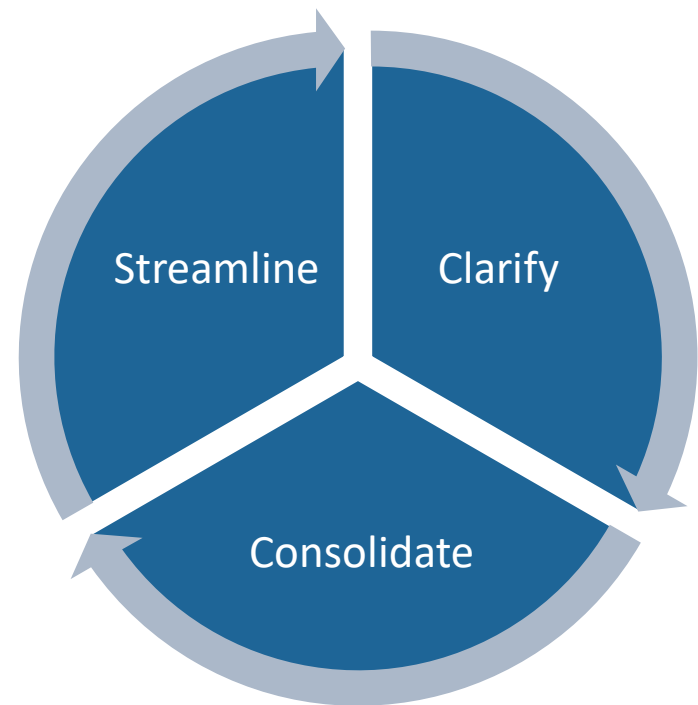
- Permit property line trees to count as ½ credit
- SR-1 district property requirements for retention in-line with other SR districts
- Remove blanket trigger of any parking/circulation area changes
 - Allow impervious changes to drive compliance



Process Changes

Move the following permit processes into citywide permit section:

- Master Development Plan
- Departures
- Administrative Design Review
- Binding Site Plans
- Process Mergers
- Extended Vesting



Remove comprehensive plan consistency requirement where not legally needed

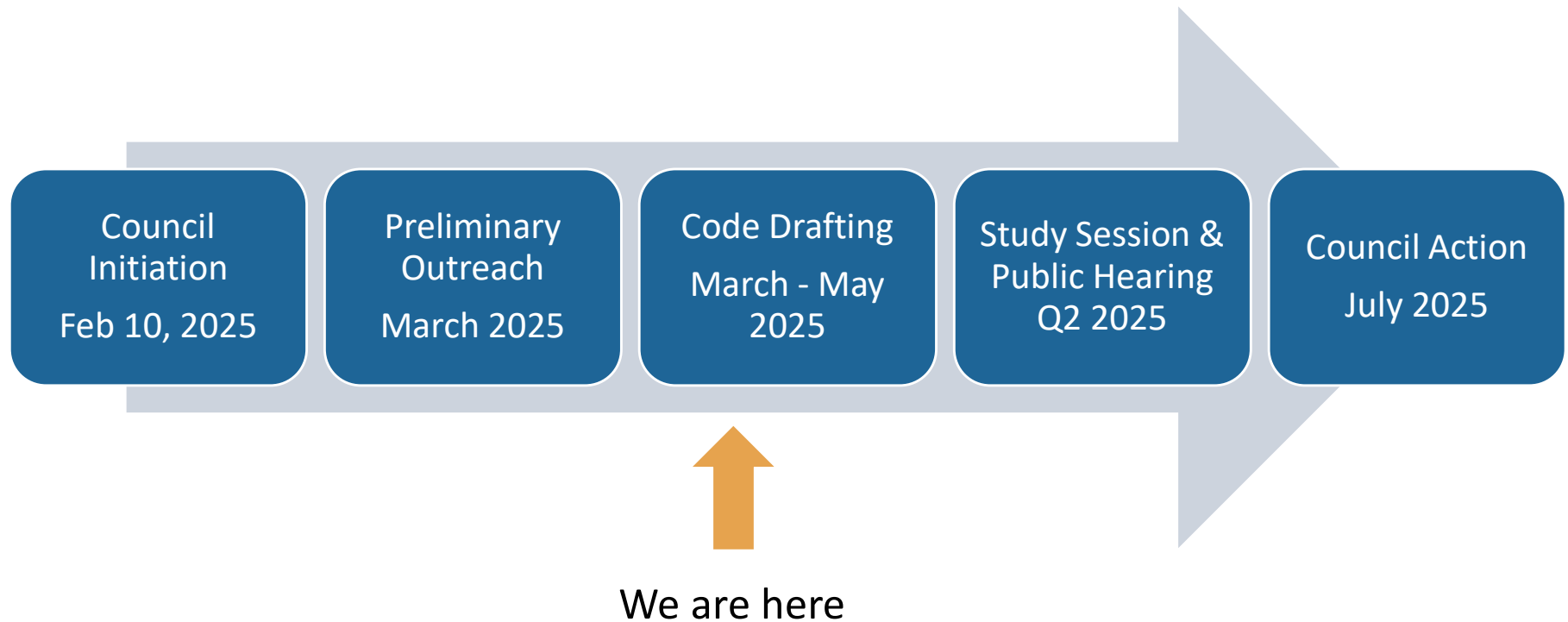
Engagement Approach



- 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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