

Planning Commission Agenda

June 17, 2025

6:00 PM

MAYOR
MATTHEW LUNDH

CITY ADMINISTRATOR
ROBERT OMANS

CITY PLANNER
COLLEDA MONICK

CITY CLERK
DEBBIE LEE



119 W FIRST STREET
CLE ELUM, WA 98922

PLANNING COMMISSION
GARY BERNDT
VACANT
JONATHAN CORNELIUS
MARC KIRKPATRICK
COLIN BRISSEY - VICE-CHAIR
PAUL KANTWILL - CHAIR
IAN STEELE

COUNCIL LIASON - CASSIDY
BUECHLE-CURTIS

Join Virtually with Zoom: <https://zoom.us/j/7573184018?pwd=dERndjBjVC9GdVQ1d2ISRExwZFhXZz09>
Meeting ID: 757 318 4018 Passcode: 98922

Join by Phone: 1-(253)215-8782, Meeting ID: 757 318 4018, Passcode: 98922

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Receive city text alert notifications: text CLEELUM to 91896

DISCLAIMER: The City does not guarantee that virtual or telephonic access to the City Council meeting will be available and the City does not warrant audio quality. Attendees are encouraged to attend in-person.

1. **Call to Order & Roll Call**
2. **Public Comment – Limited to 5 Minutes**
3. **Adoption of Minutes**
 - a. May 20, 2025
4. **Business Requiring Public Hearings**
5. **Planning Update**
 - a. Commissioner Cornelius, Climate Task Force Update
 - b. Planning Consultant Colleda Monick, Staff Announcements
6. **New Business**
 - a. Senate Bill 5559 - Unit Lot Subdivision
 - b. Senate Bill 5184 - Minimum Parking Requirements
 - c. House Bill 1096 - Residential Lot Splitting
7. **Next Meeting Agenda Development**
 - a. Comprehensive Plan, DRAFT Land Capacity Analysis
8. **Commissioner Comments and Discussion**
9. **Adjourn**

Upcoming Meetings:

Public Safety & Health Committee Meeting: June 18, 2025 @ 2:00 p.m.

Planning Commission Agenda June 17, 2025

119 W FIRST STREET
CLE ELUM, WA 98922

Regular Council Meeting: June 23, 2025 @ 6:00 p.m.

General Government Committee Meeting: June 25, 2025 @ 8:30 a.m.

Planning Commission Meeting: July 1, 2025 @ 6:00 p.m.

Public Works & Community Development Committee Meeting: July 2, 2025 @ 12:00 p.m.

Coal Mines Trail Commission Meeting: July 7, 2025 @ 6:00 p.m.

Lodging Tax & Event Committee Meeting: July 9, 2025 @ 8:30 a.m.

Historical Preservation Commission Meeting: July 15, 2025 @ 3:00 p.m.

City of Cle Elum
Planning Commission (CEPC) Meeting Minutes
City Council Chambers
May 20, 2025 | 6:00 PM

Call to Order

Chair Kantwill called the meeting to order at 6:05 PM

Roll Call

CEPC Members Present: Chair Paul Kantwill, Vice-Chair Colin Brissey, Gary Berndt, Marc Kirkpatrick, Ian Steele, and Jon Cornelius

CEPC Members Absent:

Council Liaison Present: Cassidy Buechele-Curtis

Staff Present: Colleda Monick

Public Comment

Mayor Matthew Lundh stopped by during public comment to personally thank the Planning Commission for their hard work and dedication. He described the Commission as the “unsung heroes” of the City, noting that the body of work accomplished over the past year is the result of significant effort and commitment. On behalf of the City Council, he expressed his deep appreciation to the volunteer Commissioners, recognizing their willingness to meet twice a month for the better part of a year in service to the community.

Adoption of Minutes

Commissioner Corneilus motioned to accept the May 6, 2025 minutes as presented. Commissioner Steele seconded. Motion passed. (Brissey abstained as he was absent).

Public Hearing- City Planning

Chair Kantwill opened the Public Hearing on file number SEP-2025-001, considering non-project text amendments to the following CEMC Chapters: 17.16; 17.20; 17.24; 17.28; 17.32; 17.34; 17.36; 17.50; 17.90 (12.18); 14.20.030; 14.30.040; 14.30.220; 14.30.240; 16.30.040, and adding a new section 17.14 – Permitted Land Uses.

No ex parte communication or conflicts of interest when asked.

Monick presented a staff report on SEP-2025-001 regarding the proposed changes to CEMC Titles 12, 14, 16, and 17. The staff report recommended approval of the text amendments. No public comments were received during the comment period or received prior to the drafting of the staff report. Chair Kantwill opened the public comment portion of the hearing.

Nora Kantwill, Vice President of the Cle Elum Downtown Association, spoke on behalf of the Association, whose mission is to preserve, promote, and enhance downtown businesses. She expressed appreciation for the work that has been done, noting that it will significantly contribute to promoting the business

district and supporting a family-friendly downtown. She conveyed the Association's gratitude for the Commission's efforts.

Chair Kantwill closed the public hearing.

Commissioner Steele moved to recommend approval of the proposed text amendments to City Council as written. Commissioner Brissey seconded. Motion carries unanimously.

Commission and Staff Reports

Commissioner Cornelius: Climate Task Force Update, the City has extended their grant contract with Commerce and this will be completed in conjunction with the Comprehensive Plan update.

Colleda Monick, Staff Announcements:

- **Planning Commission & Historic Preservation Commission Openings:** There are still vacancies on both commissions. Interested community members are encouraged to apply via the City's website.

New Business

None

Citizen Comments on Agenda Items

None

Next Meeting Agenda Development

1. Comprehensive Plan Amendments

Commissioner Comments and Discussion

Commissioner Kirkpatrick emphasized the importance of strong community engagement and public participation in the Comprehensive Plan process, stressing the need for it to feel like a true community-driven effort. Chair Kantwill expressed agreement and echoed his support for that approach.

Councilmember Buchele encouraged the Commissioners to find creative ways to translate technical terms into more accessible language to help boost public engagement and participation.

Adjournment

Chair Kantwill closed the meeting at 6:42 p.m. with the Commission to reconvene on June 17, 2025 at 6:00 p.m.

Chair Kantwill

Date

CERTIFICATION OF ENROLLMENT

ENGROSSED SENATE BILL 5559

Chapter 271, Laws of 2025

69th Legislature
2025 Regular Session

UNIT LOT SUBDIVISIONS—LOCAL GOVERNMENT PROCEDURES

EFFECTIVE DATE: July 27, 2025

Passed by the Senate April 21, 2025
Yeas 48 Nays 0

JOHN LOVICK

President of the Senate

Passed by the House April 10, 2025
Yeas 95 Nays 0

LAURIE JINKINS

**Speaker of the House of
Representatives**

Approved May 13, 2025 10:37 AM

BOB FERGUSON

Governor of the State of Washington

CERTIFICATE

I, Sarah Bannister, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **ENGROSSED SENATE BILL 5559** as passed by the Senate and the House of Representatives on the dates hereon set forth.

SARAH BANNISTER

Secretary

FILED

May 14, 2025

**Secretary of State
State of Washington**

ENGROSSED SENATE BILL 5559

AS AMENDED BY THE HOUSE

Passed Legislature - 2025 Regular Session

State of Washington

69th Legislature

2025 Regular Session

By Senators Lovelett, Nobles, and Trudeau

Read first time 01/28/25. Referred to Committee on Local Government.

1 AN ACT Relating to streamlining the subdivision process inside
2 urban growth areas; and amending RCW 58.17.020 and 58.17.060.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 **Sec. 1.** RCW 58.17.020 and 2002 c 262 s 1 are each amended to
5 read as follows:

6 As used in this chapter, unless the context or subject matter
7 clearly requires otherwise, the words or phrases defined in this
8 section shall have the indicated meanings.

9 (1) "Subdivision" is the division or redivision of land into five
10 or more lots, tracts, parcels, sites, or divisions for the purpose of
11 sale, lease, or transfer of ownership, except as provided in
12 subsection (6) of this section.

13 (2) "Plat" is a map or representation of a subdivision, showing
14 thereon the division of a tract or parcel of land into lots, blocks,
15 streets and alleys, or other divisions and dedications.

16 (3) "Dedication" is the deliberate appropriation of land by an
17 owner for any general and public uses, reserving to himself or
18 herself no other rights than such as are compatible with the full
19 exercise and enjoyment of the public uses to which the property has
20 been devoted. The intention to dedicate shall be evidenced by the
21 owner by the presentment for filing of a final plat or short plat

1 showing the dedication thereon; and, the acceptance by the public
2 shall be evidenced by the approval of such plat for filing by the
3 appropriate governmental unit.

4 A dedication of an area of less than two acres for use as a
5 public park may include a designation of a name for the park, in
6 honor of a deceased individual of good character.

7 (4) "Preliminary plat" is a neat and approximate drawing of a
8 proposed subdivision showing the general layout of streets and
9 alleys, lots, blocks, and other elements of a subdivision consistent
10 with the requirements of this chapter. The preliminary plat shall be
11 the basis for the approval or disapproval of the general layout of a
12 subdivision.

13 (5) "Final plat" is the final drawing of the subdivision and
14 dedication prepared for filing for record with the county auditor and
15 containing all elements and requirements set forth in this chapter
16 and in local regulations adopted under this chapter.

17 (6) "Short subdivision" is the division or redivision of land
18 into four or fewer lots, tracts, parcels, sites, or divisions for the
19 purpose of sale, lease, or transfer of ownership. However, the
20 legislative authority of any city or town may by local ordinance
21 increase the number of lots, tracts, or parcels to be regulated as
22 short subdivisions to a maximum of nine. The legislative authority of
23 any county planning under RCW 36.70A.040 that has adopted a
24 comprehensive plan and development regulations in compliance with
25 chapter 36.70A RCW may by ordinance increase the number of lots,
26 tracts, or parcels to be regulated as short subdivisions to a maximum
27 of nine in any urban growth area.

28 (7) "Binding site plan" means a drawing to a scale specified by
29 local ordinance which: (a) Identifies and shows the areas and
30 locations of all streets, roads, improvements, utilities, open
31 spaces, and any other matters specified by local regulations; (b)
32 contains inscriptions or attachments setting forth such appropriate
33 limitations and conditions for the use of the land as are established
34 by the local government body having authority to approve the site
35 plan; and (c) contains provisions making any development be in
36 conformity with the site plan.

37 (8) "Short plat" is the map or representation of a short
38 subdivision.

39 (9) "Lot" is a fractional part of divided lands having fixed
40 boundaries, being of sufficient area and dimension to meet minimum

1 zoning requirements for width and area. The term shall include tracts
2 or parcels.

3 (10) "Block" is a group of lots, tracts, or parcels within well
4 defined and fixed boundaries.

5 (11) "County treasurer" shall be as defined in chapter 36.29 RCW
6 or the office or person assigned such duties under a county charter.

7 (12) "County auditor" shall be as defined in chapter 36.22 RCW or
8 the office or person assigned such duties under a county charter.

9 (13) "County road engineer" shall be as defined in chapter 36.40
10 RCW or the office or person assigned such duties under a county
11 charter.

12 (14) "Planning commission" means that body as defined in chapter
13 36.70, 35.63, or 35A.63 RCW as designated by the legislative body to
14 perform a planning function or that body assigned such duties and
15 responsibilities under a city or county charter.

16 (15) "County commissioner" shall be as defined in chapter 36.32
17 RCW or the body assigned such duties under a county charter.

18 (16) "Parent lot" means a residential lot that is subdivided into
19 unit lots through the unit lot subdivision process.

20 (17) "Unit lot" means a subdivided lot within a residential
21 development as created from a parent lot and approved through the
22 unit lot subdivision process.

23 (18) "Unit lot subdivision" means a subdivision or short
24 subdivision proposed as part of a residential development project
25 that meets the development standards applicable to the parent lot at
26 the time the application is vested, but which may result in
27 development on one or more individual unit lots becoming
28 nonconforming as to specified land use and development standards
29 based on the analysis of the individual unit lot. By June 30, 2026,
30 all unit lot subdivisions shall require notification to purchasers of
31 their legal status as further described in RCW 58.17.060.

32 (19) "Clear and objective design and development standards" means
33 locally adopted development regulations that involve no personal or
34 subjective judgment by a public official, and are ascertainable by
35 reference to measurable written or graphic criteria available and
36 knowable to the permit applicant, the public, and public officials
37 prior to submittal.

38 **Sec. 2.** RCW 58.17.060 and 2023 c 337 s 11 are each amended to
39 read as follows:

1 (1) The legislative body of a city, town, or county shall adopt
2 regulations and procedures, and appoint administrative personnel for
3 the summary approval of short plats and short subdivisions or
4 alteration or vacation thereof. When an alteration or vacation
5 involves a public dedication, the alteration or vacation shall be
6 processed as provided in RCW 58.17.212 or 58.17.215. Such regulations
7 shall be adopted by ordinance and shall provide that a short plat and
8 short subdivision may be approved only if written findings that are
9 appropriate, as provided in RCW 58.17.110, are made by the
10 administrative personnel, and may contain wholly different
11 requirements than those governing the approval of preliminary and
12 final plats of subdivisions and may require surveys and
13 monumentations and shall require filing of a short plat, or
14 alteration or vacation thereof, for record in the office of the
15 county auditor: PROVIDED, That such regulations must contain a
16 requirement that land in short subdivisions may not be further
17 divided in any manner within a period of five years without the
18 filing of a final plat, except that when the short plat contains
19 fewer than four parcels, nothing in this section shall prevent the
20 owner who filed the short plat from filing an alteration within the
21 five-year period to create up to a total of four lots within the
22 original short plat boundaries: PROVIDED FURTHER, That such
23 regulations are not required to contain a penalty clause as provided
24 in RCW 36.32.120 and may provide for wholly injunctive relief.

25 An ordinance requiring a survey shall require that the survey be
26 completed and filed with the application for approval of the short
27 subdivision.

28 (2) Cities, towns, and counties shall include in their short plat
29 regulations and procedures pursuant to subsection (1) of this section
30 provisions for considering sidewalks and other planning features that
31 assure safe walking conditions for students who walk to and from
32 school.

33 (3) All cities(~~(,)~~) and towns(~~(, and counties shall include in~~
34 ~~their short plat regulations))~~ located in a county planning under RCW
35 36.70A.040 shall adopt or enact procedures for unit lot subdivisions
36 (~~(allowing division of a parent lot into separately owned unit~~
37 ~~lots))~~). Portions of the parent lot not subdivided for individual unit
38 lots shall be owned in common by the owners of the individual unit
39 lots, or by a homeowners' association comprised of the owners of the
40 individual unit lots.

1 (a) These procedures shall include, at a minimum, the requirement
2 that prominent informational notes be placed on the unit lot
3 subdivision's plat, and recorded in the county or counties in which
4 such land is located, to acknowledge each of the following:

5 (i) Approval of the design and layout of the unit lot's housing
6 development project was granted based on detailed review of that
7 specified project, as a whole, on the parent lot, including specific
8 reference to the applicable permit or file number for that specified
9 project;

10 (ii) Subsequent subdivision actions, additions, or modifications
11 to the unit lot housing development project's structures may not
12 create or increase any nonconformity of the parent lot as a whole,
13 and shall conform to the approved unit lot housing development
14 project or to the land use and development standards in effect at the
15 time of the proposed actions, additions, or modifications;

16 (iii) If a structure or portion of a structure within the unit lot
17 housing development project has been damaged or destroyed, any
18 repair, reconstruction, or replacement of any structure shall conform
19 to the approved unit lot housing development project or to the land
20 use and development standards in effect at the time the proposed
21 repair, reconstruction, or replacement project's permit application
22 becomes vested; and

23 (iv) Additional development or redevelopment of the individual
24 unit lots may be limited as a result of the application of
25 development standards to the parent lot.

26 (b) These procedures shall also:

27 (i) Not require any public predecision meeting or hearing, nor
28 any design review other than administrative design review, except for
29 those required to comply with state law, including chapter 90.58 RCW.
30 A city must ensure that the community and property owners within 250
31 feet of the unit lot to be subdivided are provided notice consistent
32 with RCW 36.70B.110 of how to provide written comments to the
33 administrative decision maker, including through notice posted on the
34 closest public sidewalk or roadway;

35 (ii) Apply only clear and objective design and development
36 standards;

37 (iii) Be logically integrated with the application, review, and
38 approval procedures that apply to the underlying unit lot housing
39 development project to the greatest extent feasible; and

1 (iv) Be specifically subject to the maximum time period for local
2 government actions as set forth in RCW 36.70B.080, unless extended
3 pursuant to project-specific mutual agreement as permitted by RCW
4 36.70B.080.

5 (c) After the deadlines in (e) of this subsection, no city or
6 town subject to this section may decline to accept, process, or
7 approve an application for a unit lot subdivision, consistent with
8 the procedural requirements of (a) and (b) of this subsection, solely
9 because that city or town has not completed adoption or enactment of
10 the procedures required under this section.

11 (d) Nothing in this section:

12 (i) Prohibits a city or county from applying public health,
13 safety, building code, and environmental permitting requirements to a
14 development project that is subject to or integrated with a unit lot
15 subdivision process;

16 (ii) Requires a city or county to authorize a development project
17 or a unit lot subdivision in a location where development is
18 restricted under other laws, rules, or ordinances, such as in
19 locations where development is limited as a result of physical
20 proximity to on-site sewage system infrastructure, critical areas, or
21 other unsuitable physical characteristics of a property.

22 (e) Cities and towns that are required to submit their next
23 comprehensive plan update in 2027 pursuant to RCW 36.70A.130 must
24 adopt or amend by ordinance, and incorporate into their development
25 regulations, zoning regulations, and other official controls, the
26 requirements of this section in their next comprehensive plan update.
27 All other cities and towns must implement the requirements of this
28 section within two years of the effective date of this section.

29 (f) Nothing in this subsection alters the vesting requirements
30 set forth in RCW 58.17.033.

Passed by the Senate April 21, 2025.

Passed by the House April 10, 2025.

Approved by the Governor May 13, 2025.

Filed in Office of Secretary of State May 14, 2025.

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CERTIFICATION OF ENROLLMENT
ENGROSSED SUBSTITUTE SENATE BILL 5184

Chapter 204, Laws of 2025

69th Legislature
2025 Regular Session

MINIMUM PARKING REQUIREMENTS

EFFECTIVE DATE: July 27, 2025

Passed by the Senate April 17, 2025
Yeas 36 Nays 13

JOHN LOVICK
President of the Senate

Passed by the House April 11, 2025
Yeas 64 Nays 31

LAURIE JINKINS
**Speaker of the House of
Representatives**

Approved May 7, 2025 1:22 PM

BOB FERGUSON
Governor of the State of Washington

CERTIFICATE

I, Sarah Bannister, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **ENGROSSED SUBSTITUTE SENATE BILL 5184** as passed by the Senate and the House of Representatives on the dates hereon set forth.

SARAH BANNISTER

Secretary

FILED

May 12, 2025

**Secretary of State
State of Washington**

ENGROSSED SUBSTITUTE SENATE BILL 5184

AS AMENDED BY THE HOUSE

Passed Legislature - 2025 Regular Session

State of Washington

69th Legislature

2025 Regular Session

By Senate Housing (originally sponsored by Senators Bateman, Trudeau, Frame, Krishnadasan, Lias, Nobles, Pedersen, Salomon, Shewmake, and Stanford)

READ FIRST TIME 02/07/25.

1 AN ACT Relating to minimum parking requirements; adding a new
2 section to chapter 35.21 RCW; adding a new section to chapter 35A.21
3 RCW; adding a new section to chapter 36.01 RCW; adding a new section
4 to chapter 19.27 RCW; creating new sections; and repealing RCW
5 36.70A.620.

6 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

7 NEW SECTION. **Sec. 1.** The legislature finds that predetermined
8 on-site parking requirements needlessly drive up the cost of
9 development, particularly housing; discourage walking and multimodal
10 transit usage; and encourage excessive reliance of automobiles with
11 attendant impacts on human health and greenhouse gas emissions. The
12 legislature further finds that the amount of parking that a project
13 actually needs should be determined on a case-by-case basis by permit
14 applicants sensitive to actual market conditions rather than a one-
15 size-fits-all regulation.

16 NEW SECTION. **Sec. 2.** A new section is added to chapter 35.21
17 RCW to read as follows:

18 (1) A city may not require more than 0.5 parking space per
19 multifamily dwelling unit or more than one parking space per single-
20 family home.

1 (2) A city may not require more than two parking spaces per 1,000
2 square feet of commercial space.

3 (3) A city may not require any minimum parking requirements for:

4 (a) Residences under 1,200 square feet;

5 (b) Commercial spaces under 3,000 square feet;

6 (c) Affordable housing;

7 (d) Senior housing;

8 (e) Child care centers as defined in RCW 43.216.010 that are
9 licensed or certified by the department of children, youth, and
10 families;

11 (f) Ground level nonresidential spaces in mixed-use buildings;
12 and

13 (g) A building undergoing a change of use from a nonresidential
14 to a residential use or a change of use for a commercial use.

15 (4) For purposes of this section:

16 (a) "Affordable housing" has the same meaning as in RCW
17 36.70A.030.

18 (b) "Commercial use" means use for nonresidential business
19 purposes, including retail, office, wholesale, general merchandise,
20 and food services.

21 (5) This section does not apply to requirements for parking
22 spaces permanently marked for the exclusive use of individuals with
23 disabilities in compliance with the Americans with disabilities act.

24 (6) The provisions of this section do not apply:

25 (a) To cities with a population of 30,000 or less, as determined
26 by the population estimate of the office of financial management
27 under RCW 43.62.030;

28 (b) If a city submits to the department of commerce an empirical
29 study prepared by a credentialed transportation or land use planning
30 expert that clearly demonstrates, and the department finds and
31 certifies, that the application of the parking limitations of this
32 section will be significantly less safe for vehicle drivers or
33 passengers, pedestrians, or bicyclists than the city's current
34 parking requirements; or

35 (c) To portions of cities within a one-mile radius of a
36 commercial airport in Washington with at least 9,000,000 annual
37 enplanements.

38 (7) Cities may require parking in excess of the limitations in
39 this section for religious organizations and parking requirements for
40 carpools.

1 (8) Cities are not prohibited from requiring temporary or time-
2 restricted parking. Cities are encouraged to consider the adequacy of
3 drop-off space, waiting space, and accessibility in the design review
4 process when considering the limitations on parking requirements.

5 (9) Cities that have adopted substantially similar policies to
6 the requirements established in this section may apply to the
7 department of commerce for a determination of compliance with the
8 requirements of this section. In determining what is substantially
9 similar, the department of commerce shall consider whether:

10 (a) The city's parking requirements as of July 2025 have the same
11 or lower parking minimums than the requirements of this section;

12 (b) The city's parking requirements are equal to the average
13 number of parking stalls required per residential unit and the
14 average number of parking stalls required per 1,000 square feet of
15 commercial space; and

16 (c) The city's parking requirements for affordable housing,
17 senior housing, housing for people with disabilities, and child care
18 facilities are equivalent to the requirements of this section.

19 (10) Cities may submit a request for a variance from the
20 requirements of this section to the department of commerce if
21 compliance with the requirements of this section would be hazardous
22 to the life, health, and safety of residents as confirmed by a
23 building official or fire marshal, or their designees. A request for
24 a variance may include requests to require additional parking spaces
25 permanently marked for the exclusive use of individuals with
26 disabilities beyond those required for compliance with the Americans
27 with disabilities act based on the planned or likely population,
28 location, or safety of a building, using objective standards.

29 (11) Cities with a population between 30,000 and 50,000 shall
30 implement the requirements of this section within three years of the
31 effective date of this act. Cities with a population of 50,000 or
32 greater shall implement the requirements of this act within 18 months
33 of the effective date of this act.

34 NEW SECTION. **Sec. 3.** A new section is added to chapter 35A.21
35 RCW to read as follows:

36 (1) A code city may not require more than 0.5 parking space per
37 multifamily dwelling unit or more than one parking space per single-
38 family home.

1 (2) A code city may not require more than two parking spaces per
2 1,000 square feet of commercial space.

3 (3) A code city may not require any minimum parking requirements
4 for:

5 (a) Residences under 1,200 square feet;

6 (b) Commercial spaces under 3,000 square feet;

7 (c) Affordable housing;

8 (d) Senior housing;

9 (e) Child care centers as defined in RCW 43.216.010 that are
10 licensed or certified by the department of children, youth, and
11 families;

12 (f) Ground level nonresidential spaces in mixed-use buildings;
13 and

14 (g) A building undergoing a change of use from a nonresidential
15 to a residential use or a change of use for a commercial use.

16 (4) For purposes of this section:

17 (a) "Affordable housing" has the same meaning as in RCW
18 36.70A.030.

19 (b) "Commercial use" means use for nonresidential business
20 purposes, including retail, office, wholesale, general merchandise,
21 and food services.

22 (5) This section does not apply to requirements for parking
23 spaces permanently marked for the exclusive use of individuals with
24 disabilities in compliance with the Americans with disabilities act.

25 (6) The provisions of this section do not apply:

26 (a) To code cities with a population of 30,000 or less, as
27 determined by the population estimate of the office of financial
28 management under RCW 43.62.030;

29 (b) If a code city submits to the department of commerce an
30 empirical study prepared by a credentialed transportation or land use
31 planning expert that clearly demonstrates, and the department finds
32 and certifies, that the application of the parking limitations of
33 this section will be significantly less safe for vehicle drivers or
34 passengers, pedestrians, or bicyclists than the code city's current
35 parking requirements; or

36 (c) To portions of code cities within a one-mile radius of a
37 commercial airport in Washington with at least 9,000,000 annual
38 enplanements.

1 (7) Code cities may require parking in excess of the limitations
2 in this section for religious organizations and parking requirements
3 for carpools.

4 (8) Code cities are not prohibited from requiring temporary or
5 time-restricted parking. Code cities are encouraged to consider the
6 adequacy of drop-off space, waiting space, and accessibility in the
7 design review process when considering the limitations on parking
8 requirements.

9 (9) Code cities that have adopted substantially similar policies
10 to the requirements established in this section may apply to the
11 department of commerce for a determination of compliance with the
12 requirements of this section. In determining what is substantially
13 similar, the department of commerce shall consider whether:

14 (a) The code city's parking requirements as of July 2025 have the
15 same or lower parking minimums than the requirements of this section;

16 (b) The code city's parking requirements are equal to the average
17 number of parking stalls required per residential unit and the
18 average number of parking stalls required per 1,000 square feet of
19 commercial space; and

20 (c) The code city's parking requirements for affordable housing,
21 senior housing, housing for people with disabilities, and child care
22 facilities are equivalent to the requirements of this section.

23 (10) Code cities may submit a request for a variance from the
24 requirements of this section to the department of commerce if
25 compliance with the requirements of this section would be hazardous
26 to the life, health, and safety of residents as confirmed by a
27 building official or fire marshal, or their designees. A request for
28 a variance may include requests to require additional parking spaces
29 permanently marked for the exclusive use of individuals with
30 disabilities beyond those required for compliance with the Americans
31 with disabilities act based on the planned or likely population,
32 location, or safety of a building, using objective standards.

33 (11) Code cities with a population between 30,000 and 50,000
34 shall implement the requirements of this section within three years
35 of the effective date of this act. Code cities with a population of
36 50,000 or greater shall implement the requirements of this act within
37 18 months of the effective date of this act.

38 NEW SECTION. **Sec. 4.** A new section is added to chapter 36.01
39 RCW to read as follows:

1 (1) A county may not require more than 0.5 parking space per
2 multifamily dwelling unit or more than one parking space per single-
3 family home.

4 (2) A county may not require more than two parking spaces per
5 1,000 square feet of commercial space.

6 (3) A county may not require any minimum parking requirements
7 for:

8 (a) Residences under 1,200 square feet;

9 (b) Commercial spaces under 3,000 square feet;

10 (c) Affordable housing;

11 (d) Senior housing;

12 (e) Child care centers as defined in RCW 43.216.010 that are
13 licensed or certified by the department of children, youth, and
14 families;

15 (f) Ground level nonresidential spaces in mixed-use buildings;
16 and

17 (g) A building undergoing a change of use from a nonresidential
18 to a residential use or a change of use for a commercial use.

19 (4) For purposes of this section:

20 (a) "Affordable housing" has the same meaning as in RCW
21 36.70A.030.

22 (b) "Commercial use" means use for nonresidential business
23 purposes, including retail, office, wholesale, general merchandise,
24 and food services.

25 (5) This section does not apply to requirements for parking
26 spaces permanently marked for the exclusive use of individuals with
27 disabilities in compliance with the Americans with disabilities act.

28 (6) The provisions of this section do not apply:

29 (a) If a county submits to the department of commerce an
30 empirical study prepared by a credentialed transportation or land use
31 planning expert that clearly demonstrates, and the department finds
32 and certifies, that the application of the parking limitations of
33 this section will be significantly less safe for vehicle drivers or
34 passengers, pedestrians, or bicyclists than the county's current
35 parking requirements; or

36 (b) To portions of counties within a one-mile radius of a
37 commercial airport in Washington with at least 9,000,000 annual
38 enplanements.

1 (7) A county may require off-street parking if the county's roads
2 are not developed to the standards for streets and roads adopted by
3 the cities within that county.

4 (8) Counties may require parking in excess of the limitations in
5 this section for religious organizations and parking requirements for
6 carpools.

7 (9) Counties are not prohibited from requiring temporary or time-
8 restricted parking. Counties are encouraged to consider the adequacy
9 of drop-off space, waiting space, and accessibility in the design
10 review process when considering the limitations on parking
11 requirements.

12 (10) A county may submit a request for a variance from the
13 requirements of this section to require additional parking spaces
14 permanently marked for the exclusive use of individuals with
15 disabilities beyond those required for compliance with the Americans
16 with disabilities act based on the planned or likely population,
17 location, or safety of a building, using objective standards.

18 (11) Counties that have adopted substantially similar policies to
19 the requirements established in this section may apply to the
20 department of commerce for a determination of compliance with the
21 requirements of this section. In determining what is substantially
22 similar, the department of commerce shall consider whether:

23 (a) The county's parking requirements as of July 2025 have the
24 same or lower parking minimums than the requirements of this section;

25 (b) The county's parking requirements are equal to the average
26 number of parking stalls required per residential unit and the
27 average number of parking stalls required per 1,000 square feet of
28 commercial space; and

29 (c) The county's parking requirements for affordable housing,
30 senior housing, housing for people with disabilities, and child care
31 facilities are equivalent to the requirements of this section.

32 (12) Counties with a population between 30,000 and 50,000 shall
33 implement the requirements of this section within three years of the
34 effective date of this act. Counties with a population of 50,000 or
35 greater shall implement the requirements of this act within 18 months
36 of the effective date of this act.

37 NEW SECTION. **Sec. 5.** A new section is added to chapter 19.27
38 RCW to read as follows:

1 The state building code council shall research and, if necessary,
2 adopt by rule updated accessible parking space requirements in the
3 state building code promulgated under this chapter to align with
4 current research on disability rates among drivers.

5 NEW SECTION. **Sec. 6.** RCW 36.70A.620 (Cities planning under RCW
6 36.70A.040—Minimum residential parking requirements) and 2020 c 173 s
7 3 & 2019 c 348 s 5 are each repealed.

8 NEW SECTION. **Sec. 7.** This act may be known and cited as the
9 parking reform and modernization act.

 Passed by the Senate April 17, 2025.
 Passed by the House April 11, 2025.
 Approved by the Governor May 7, 2025.
 Filed in Office of Secretary of State May 12, 2025.

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CERTIFICATION OF ENROLLMENT
ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1096

Chapter 301, Laws of 2025

69th Legislature
2025 Regular Session

RESIDENTIAL LOT SPLITTING

EFFECTIVE DATE: July 27, 2025

Passed by the House April 27, 2025
Yeas 94 Nays 4

LAURIE JINKINS
**Speaker of the House of
Representatives**

Passed by the Senate April 14, 2025
Yeas 43 Nays 4

DENNY HECK
President of the Senate
Approved May 17, 2025 11:25 AM

BOB FERGUSON
Governor of the State of Washington

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1096** as passed by the House of Representatives and the Senate on the dates hereon set forth.

BERNARD DEAN
Chief Clerk

FILED

May 19, 2025

**Secretary of State
State of Washington**

ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1096

AS AMENDED BY THE SENATE

Passed Legislature - 2025 Regular Session

State of Washington

69th Legislature

2025 Regular Session

By House Appropriations (originally sponsored by Representatives Barkis, Ryu, Connors, Leavitt, Klicker, Reed, Fitzgibbon, Richards, Couture, Macri, Callan, Doglio, Bronoske, Tharinger, Wylie, Duerr, Timmons, Ormsby, Fosse, Stonier, Bernbaum, and Hill)

READ FIRST TIME 02/21/25.

1 AN ACT Relating to increasing housing options through lot
2 splitting; amending RCW 36.70A.635; adding a new section to chapter
3 58.17 RCW; and creating new sections.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 NEW SECTION. **Sec. 1.** The legislature finds that allowing an
6 existing residential lot to be split to create a new residential lot
7 through a simple, administrative process can offer many advantages to
8 both the existing homeowner and to prospective homebuyers. The
9 legislature further finds that administrative lot splitting can
10 provide current owners the opportunity to maintain homeownership in
11 changing life circumstances while facilitating development of middle
12 housing to provide homebuyers, including first-time homebuyers, with
13 more affordable ownership opportunities. The legislature also finds
14 that lot splitting can be combined with the review of a residential
15 building permit application to create a single integrated process
16 benefiting both homeowners and cities. Therefore, it is the intent of
17 the legislature to ease restrictions on, and expand opportunities
18 for, lot splitting in cities.

19 NEW SECTION. **Sec. 2.** A new section is added to chapter 58.17
20 RCW to read as follows:

1 (1) Cities shall include in their development regulations a
2 process through which an applicant can seek review and approval of an
3 administrative lot split, which may be combined with concurrent
4 review of a residential building permit to create new middle housing,
5 as defined in RCW 36.70A.030, or single-family housing. The
6 application process for a residential lot to be split may require
7 only an administrative decision, through which the application is
8 reviewed, approved, or denied by the planning director or other
9 designee based on applicable clear and objective development
10 standards, with neither a predecision public hearing, nor any design
11 review other than administrative design review. A new buildable
12 residential lot and residential building permit or permits must be
13 administratively approved and are not subject to administrative
14 appeal if they comply with applicable development standards and the
15 following conditions are met:

16 (a) No more than one newly created lot is created through the
17 administrative lot split;

18 (b) Both the parent lot and the newly created lot meet the
19 minimum lot size allowed under applicable development regulations;

20 (c) The parent lot was not created through the splitting of a
21 residential lot authorized by this section;

22 (d) The parent lot is located in a residential zone and not in an
23 exclusively nonresidential zone including, but not limited to, zones
24 that are exclusively commercial, retail, agricultural, or industrial;

25 (e) If the lot split would require demolition or alteration of
26 any existing housing that would displace a renter, the applicant must
27 recommend a displacement mitigation strategy that may include, but is
28 not limited to, relocation assistance;

29 (f) The applicable sewer and water purveyors have issued
30 certificates of availability to serve the newly created lot and
31 dwelling units;

32 (g) Access and utility rights are granted or conveyed as
33 necessary on or before recording of the lot split survey to provide
34 access for the maximum number of dwelling units that could be
35 developed on the newly created lot, provided such access rights may
36 be reduced consistent with a city's adopted codes, regulations, or
37 design standards as applicable through review of a subsequent
38 application for a building permit, short subdivision, unit lot
39 subdivision, subdivision application, or short subdivision if less

1 than the maximum number of dwelling units are built on the newly
2 created lot;

3 (h) The planning director or other designee determines that the
4 application follows all applicable development regulations; and

5 (i) The lot split survey has been approved by the planning
6 director or other designee and includes a condition on the face of
7 the survey that further lot splits of the parent lot and newly
8 created lot are not authorized by this section.

9 (2) A proposed lot split may be conditioned upon dedication of
10 right-of-way on the parent lot to the extent such dedication is
11 required under applicable codes, regulations, and design standards
12 for the development, short plat, or subdivision of the parent lot
13 absent an administrative lot split.

14 (3) Development of dwelling units on the newly created lot may be
15 conditioned upon construction of frontage improvements to a right-of-
16 way adjacent to either the parent lot or the newly created lot to the
17 extent required under applicable codes, regulations, and design
18 standards.

19 (4) Any construction on the newly created lot is subject to all
20 existing state and local laws including those specified in this
21 section. Nothing in this section modifies the requirements for
22 approval of residential building permits in chapter 19.27 RCW.

23 (5) A city subject to the requirements of this section may not
24 impose a limit on the total number of dwelling units allowed on the
25 parent lot or newly created lot that is less than the number of
26 dwelling units allowed by the underlying zoning of the parent lot
27 prior to the administrative lot split.

28 (6) Notwithstanding the provisions of this section, lots that are
29 not buildable according to locally adopted development regulations
30 including, but not limited to, critical areas, shorelines,
31 stormwater, setbacks, impervious surface areas, and building coverage
32 standards, are not eligible for a lot split under this section.

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

36 (8) The newly created lot must meet any locally adopted minimum
37 density requirements.

38 (9) Cities are immune from any liability, loss, or other damage
39 suffered by another that is related to the city's approval of a lot

1 split under this act, including if the lot split creates a lot that
2 is later determined to not be buildable.

3 (10) Parent lots and newly created lots approved under this
4 section must have a lot split survey recorded with the county auditor
5 with a notation that future lot splits are not allowed on the lot.

6 (11) An application process or a residential lot to be split
7 under this section is subject to the maximum time period for local
8 government actions as set forth in RCW 36.70B.080, unless extended
9 pursuant to project-specific mutual agreement as permitted by RCW
10 36.70B.080.

11 (12) Ordinances adopted to comply with this section are not
12 subject to administrative or judicial appeal under chapter 43.21C
13 RCW.

14 (13) The department of commerce must develop guidance for cities
15 in implementing the lot splitting requirements.

16 (14) A city required to comply with the requirements of this
17 section that has its next comprehensive plan update due in 2027,
18 pursuant to RCW 36.70A.130, must adopt or amend by ordinance, and
19 incorporate into its development regulations, zoning regulations, and
20 other official controls, the requirements of this section in its next
21 comprehensive plan update. All other cities required to comply with
22 this section must implement the requirements within two years of the
23 effective date of this section.

24 (15) For the purposes of this section, the following definitions
25 apply unless the context clearly requires otherwise:

26 (a) "Lot split" means the administrative process of dividing an
27 existing lot into two lots for the purpose of sale, lease, or
28 transfer of ownership pursuant to this section.

29 (b) "Lot split survey" means the final survey prepared for filing
30 for record with the county auditor and containing all elements and
31 requirements for a lot split under this section and any local
32 regulations.

33 (c) "Newly created lot" means a lot that was created by a lot
34 split under this section.

35 (d) "Parent lot" means a lot that is subjected to a lot split
36 under this section.

37 (16) The provisions of this section do not apply to areas
38 designated as sole-source aquifers by the United States environmental
39 protection agency on islands in the Puget Sound.

1 **Sec. 3.** RCW 36.70A.635 and 2024 c 152 s 2 are each amended to
2 read as follows:

3 (1) Except as provided in subsection (4) of this section, any
4 city that is required or chooses to plan under RCW 36.70A.040 must
5 provide by ordinance and incorporate into its development
6 regulations, zoning regulations, and other official controls,
7 authorization for the following:

8 (a) For cities with a population of at least 25,000 but less than
9 75,000 based on office of financial management population estimates:

10 (i) The development of at least two units per lot on all lots
11 zoned predominantly for residential use, unless zoning permitting
12 higher densities or intensities applies;

13 (ii) The development of at least four units per lot on all lots
14 zoned predominantly for residential use, unless zoning permitting
15 higher densities or intensities applies, within one-quarter mile
16 walking distance of a major transit stop; and

17 (iii) The development of at least four units per lot on all lots
18 zoned predominantly for residential use, unless zoning permitting
19 higher densities or intensities applies, if at least one unit is
20 affordable housing.

21 (b) For cities with a population of at least 75,000 based on
22 office of financial management population estimates:

23 (i) The development of at least four units per lot on all lots
24 zoned predominantly for residential use, unless zoning permitting
25 higher densities or intensities applies;

26 (ii) The development of at least six units per lot on all lots
27 zoned predominantly for residential use, unless zoning permitting
28 higher densities or intensities applies, within one-quarter mile
29 walking distance of a major transit stop; and

30 (iii) The development of at least six units per lot on all lots
31 zoned predominantly for residential use, unless zoning permitting
32 higher densities or intensities applies, if at least two units are
33 affordable housing.

34 (c) For cities with a population of less than 25,000, that are
35 within a contiguous urban growth area with the largest city in a
36 county with a population of more than 275,000, based on office of
37 financial management population estimates the development of at least
38 two units per lot on all lots zoned predominantly for residential
39 use, unless zoning permitting higher densities or intensities
40 applies.

1 (2)(a) To qualify for the additional units allowed under
2 subsection (1) of this section, the applicant must commit to renting
3 or selling the required number of units as affordable housing. The
4 units must be maintained as affordable for a term of at least 50
5 years, and the property must satisfy that commitment and all required
6 affordability and income eligibility conditions adopted by the local
7 government under this chapter. A city must require the applicant to
8 record a covenant or deed restriction that ensures the continuing
9 rental of units subject to these affordability requirements
10 consistent with the conditions in chapter 84.14 RCW for a period of
11 no less than 50 years. The covenant or deed restriction must also
12 address criteria and policies to maintain public benefit if the
13 property is converted to a use other than which continues to provide
14 for permanently affordable housing.

15 (b) The units dedicated as affordable must be provided in a range
16 of sizes comparable to other units in the development. To the extent
17 practicable, the number of bedrooms in affordable units must be in
18 the same proportion as the number of bedrooms in units within the
19 entire development. The affordable units must generally be
20 distributed throughout the development and have substantially the
21 same functionality as the other units in the development.

22 (c) If a city has enacted a program under RCW 36.70A.540, the
23 terms of that program govern to the extent they vary from the
24 requirements of this subsection.

25 (3) If a city has enacted a program under RCW 36.70A.540,
26 subsection (1) of this section does not preclude the city from
27 requiring any development, including development described in
28 subsection (1) of this section, to provide affordable housing, either
29 on-site or through an in-lieu payment, nor limit the city's ability
30 to expand such a program or modify its requirements.

31 (4)(a) As an alternative to the density requirements in
32 subsection (1) of this section, a city may implement the density
33 requirements in subsection (1) of this section for at least 75
34 percent of lots in the city that are primarily dedicated to single-
35 family detached housing units.

36 (b) The 25 percent of lots for which the requirements of
37 subsection (1) of this section are not implemented must include but
38 are not limited to:

1 (i) Any areas within the city for which the department has
2 certified an extension of the implementation timelines under RCW
3 36.70A.637 due to the risk of displacement;

4 (ii) Any areas within the city for which the department has
5 certified an extension of the implementation timelines under RCW
6 36.70A.638 due to a lack of infrastructure capacity;

7 (iii) Any lots, parcels, and tracts designated with critical
8 areas or their buffers that are exempt from the density requirements
9 as provided in subsection (8) of this section;

10 (iv) Any portion of a city within a one-mile radius of a
11 commercial airport with at least 9,000,000 annual enplanements that
12 is exempt from the parking requirements under subsection (7)(b) of
13 this section; and

14 (v) Any areas subject to sea level rise, increased flooding,
15 susceptible to wildfires, or geological hazards over the next 100
16 years.

17 (c) Unless identified as at higher risk of displacement under RCW
18 36.70A.070(2)(g), the 25 percent of lots for which the requirements
19 of subsection (1) of this section are not implemented may not
20 include:

21 (i) Any areas for which the exclusion would further racially
22 disparate impacts or result in zoning with a discriminatory effect;

23 (ii) Any areas within one-half mile walking distance of a major
24 transit stop; or

25 (iii) Any areas historically covered by a covenant or deed
26 restriction excluding racial minorities from owning property or
27 living in the area, as known to the city at the time of each
28 comprehensive plan update.

29 (5) A city subject to the requirements of subsection (1)(a) or
30 (b) of this section must allow at least six of the nine types of
31 middle housing to achieve the unit density required in subsection (1)
32 of this section. A city may allow accessory dwelling units to achieve
33 the unit density required in subsection (1) of this section. Cities
34 are not required to allow accessory dwelling units or middle housing
35 types beyond the density requirements in subsection (1) of this
36 section. A city must also allow zero lot line short subdivision where
37 the number of lots created is equal to the unit density required in
38 subsection (1) of this section.

39 (6) Any city subject to the requirements of this section:

1 (a) If applying design review for middle housing, only
2 administrative design review shall be required;

3 (b) Except as provided in (a) of this subsection, shall not
4 require through development regulations any standards for middle
5 housing that are more restrictive than those required for detached
6 single-family residences, but may apply any objective development
7 regulations that are required for detached single-family residences,
8 including, but not limited to, set-back, lot coverage, stormwater,
9 clearing, and tree canopy and retention requirements;

10 (c) Shall apply to middle housing the same development permit and
11 environmental review processes that apply to detached single-family
12 residences, unless otherwise required by state law including, but not
13 limited to, shoreline regulations under chapter 90.58 RCW, building
14 codes under chapter 19.27 RCW, energy codes under chapter 19.27A RCW,
15 or electrical codes under chapter 19.28 RCW;

16 (d) Shall not require off-street parking as a condition of
17 permitting development of middle housing within one-half mile walking
18 distance of a major transit stop;

19 (e) Shall not require more than one off-street parking space per
20 unit as a condition of permitting development of middle housing on
21 lots no greater than 6,000 square feet before any zero lot line
22 subdivisions or lot splits;

23 (f) Shall not require more than two off-street parking spaces per
24 unit as a condition of permitting development of middle housing on
25 lots greater than 6,000 square feet before any zero lot line
26 subdivisions or lot splits; and

27 (g) Are not required to achieve the per unit density under
28 chapter 332, Laws of 2023 on lots after subdivision below 1,000
29 square feet unless the city chooses to enact smaller allowable lot
30 sizes.

31 (7) The provisions of subsection (6)(d) through (f) of this
32 section do not apply:

33 (a) If a local government submits to the department an empirical
34 study prepared by a credentialed transportation or land use planning
35 expert that clearly demonstrates, and the department finds and
36 certifies, that the application of the parking limitations of
37 subsection (6)(d) through (f) of this section for middle housing will
38 be significantly less safe for vehicle drivers or passengers,
39 pedestrians, or bicyclists than if the jurisdiction's parking
40 requirements were applied to the same location for the same number of

1 detached houses. The department must develop guidance to assist
2 cities on items to include in the study; or

3 (b) To portions of cities within a one-mile radius of a
4 commercial airport in Washington with at least 9,000,000 annual
5 enplanements.

6 (8) The provisions of this section do not apply to:

7 (a) Portions of a lot, parcel, or tract designated with critical
8 areas designated under RCW 36.70A.170 or their buffers as required by
9 RCW 36.70A.170, except for critical aquifer recharge areas where a
10 single-family detached house is an allowed use provided that any
11 requirements to maintain aquifer recharge are met;

12 (b) Areas designated as sole-source aquifers by the United States
13 environmental protection agency on islands in the Puget Sound;

14 (c) A watershed serving a reservoir for potable water if that
15 watershed is or was listed, as of July 23, 2023, as impaired or
16 threatened under section 303(d) of the federal clean water act (33
17 U.S.C. Sec. 1313(d));

18 (d) Lots that have been designated urban separators by countywide
19 planning policies as of July 23, 2023; or

20 (e) A lot that was created through the splitting of a single
21 residential lot pursuant to section 2 of this act.

22 (9) Nothing in this section prohibits a city from permitting
23 detached single-family residences.

24 (10) Nothing in this section requires a city to issue a building
25 permit if other federal, state, and local requirements for a building
26 permit are not met.

27 (11) A city must comply with the requirements of this section on
28 the latter of:

29 (a) Six months after its next periodic comprehensive plan update
30 required under RCW 36.70A.130 if the city meets the population
31 threshold based on the 2020 office of financial management population
32 data; or

33 (b) 12 months after their next implementation progress report
34 required under RCW 36.70A.130 after a determination by the office of
35 financial management that the city has reached a population threshold
36 established under this section.

37 (12) A city complying with this section and not granted a
38 timeline extension under RCW 36.70A.638 does not have to update its
39 capital facilities plan element required by RCW 36.70A.070(3) to
40 accommodate the increased housing required by chapter 332, Laws of

1 2023 until the first periodic comprehensive plan update required for
2 the city under RCW 36.70A.130(5) that occurs on or after June 30,
3 2034.

4 (13) Until June 30, 2026, for cities subject to a growth target
5 adopted under RCW 36.70A.210 that limit the maximum residential
6 capacity of the jurisdiction, any additional residential capacity
7 required by this section for lots, parcels, and tracts with critical
8 areas or critical area buffers outside of critical areas or their
9 buffers may not be considered an inconsistency with the countywide
10 planning policies, multicounty planning policies, or growth targets
11 adopted under RCW 36.70A.210.

12 NEW SECTION. **Sec. 4.** If specific funding for the purposes of
13 this act, referencing this act by bill or chapter number, is not
14 provided by June 30, 2025, in the omnibus appropriations act, this
15 act is null and void.

Passed by the House April 27, 2025.
Passed by the Senate April 14, 2025.
Approved by the Governor May 17, 2025.
Filed in Office of Secretary of State May 19, 2025.

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