



SEATTLE CITY COUNCIL

Sustainability and Transportation Committee

Agenda

Tuesday, June 11, 2019

5:30 PM

Special Meeting - Public Hearing

Council Chamber, City Hall
600 4th Avenue
Seattle, WA 98104

Mike O'Brien, Chair
Abel Pacheco, Vice-Chair
Kshama Sawant, Member
Bruce Harrell, Alternate

Chair Info: 206-684-8800; mike.obrien@seattle.gov

[Watch Council Meetings Live](#) [View Past Council Meetings](#)

Council Chamber Listen Line: 206-684-8566

For accessibility information and for accommodation requests, please call 206-684-8888 (TTY Relay 7-1-1), email CouncilAgenda@Seattle.gov, or visit <http://seattle.gov/cityclerk/accommodations>.



SEATTLE CITY COUNCIL
Sustainability and Transportation Committee
Agenda
June 11, 2019 - 5:30 PM
Special Meeting - Public Hearing

Meeting Location:

Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

Committee Website:

<http://www.seattle.gov/council/committees/transportation>

This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Items of Business

1. [CB 119544](#) **AN ORDINANCE relating to land use and zoning, amending Sections 23.44.011, 23.44.014, 23.44.017, 23.44.020, 23.44.041, 23.45.545, 23.84A.002, 23.84A.032, 23.84A.038, and 23.86.007 of the Seattle Municipal Code to remove barriers to the creation of attached and detached accessory dwelling units and add a floor area ratio requirement in certain single-family zones.**

Attachments: [Full Text: CB 119544 v1](#)

Supporting

Documents: [Summary and Fiscal Note](#)

Briefing and Public Hearing

Presenter: Aly Pennucci, Council Central Staff

D. Adjournment

Public Hearing Notice

The Seattle City Council Sustainability and Transportation Committee, chaired by Councilmember O'Brien, will conduct a public hearing at City Council Chambers on Tuesday, June 11, 2019 to solicit public comment on Council Bill 119544, relating to proposed amendments to Seattle's Land Use Code related to Regulations for Accessory Dwelling Units (ADUs). ADUs include Detached Accessory Dwelling Units (DADUs), also known as backyard cottages, and Attached Accessory Dwelling Units (AADU's), also known as in-law apartments.

The proposed changes would:

- Reduce the minimum lot size required to build a DADU on a single-family lot from 4,000 square feet to 3,200 square feet;
- Increase the maximum size of DADUs from 800 square feet to 1,000 square feet, excluding any parking or storage areas;
- Remove the owner-occupancy requirement for ADUs;
- Remove the off-street parking requirement for ADUs;
- Allow two ADUs on one lot (either one attached and one detached, or two attached) if the property has been owned by the same person(s) for a least one year;
- Increase the maximum household size permitted on a single-family lot from 8 to 12 unrelated people only if the lot includes two ADUs;
- Increase DADU height limits by 1-3 feet, with flexibility for green building strategies;
- Provide flexibility for one-story DADUs accessible to people with disabilities or limited mobility, with limitations on tree removal;
- Allow design flexibility to preserve existing trees;
- Introduce a Floor Area Limit (FAR) for all new development in single-family zones with some exemptions;
- Allow DADU entrances on any façade, provided it is 10 feet from the lot line if located on the façades facing nearest side or rear lot line (unless abutting right-of-way);
- Provide height limit exceptions for projections like dormers that add interior space, subject to the existing provisions applicable to single-family houses.

The Council may consider other amendments at Sustainability and Transportation Committee meetings to modify the proposed changes

described above or make other changes within the range of options contemplated in the Accessory Dwelling Unit Final Environmental Impact Statement.

Public Comment

For those who wish to speak on Council Bill 119544, sign-up sheets will be available starting at 4:45 p.m. The hearing will continue until all in-person comments have been received. Members of groups, organizations, or coalitions with similar interests are encouraged to combine their presentations. Group presentations with three (3) or more people will be limited to up to five (5) minutes to comment. Individual comments will be limited to up to two (2) minutes to comment.

Questions concerning the public hearing may be directed to Alisha Dall'Osto in Councilmember Mike O'Brien's office, by calling (206) 684-8800 or via email at Alisha.Dall'Osto@seattle.gov.

Written Comments

For those unable to attend the public hearing, written comments may be sent to:

Councilmember O'Brien

PO Box 34025

Seattle, WA 98124-4025

email: Mike.O'Brien@seattle.gov

All comments received are considered public records

Request for Accommodations

Council Chambers is ADA accessible. Print and communications and other accommodations may be provided by contacting customer support at (206) 684-8888; or TTY Relay 7-1-1; or visit <http://seattle.gov/cityclerk/accommodations>. Every effort will be made to accommodate each request.

City Hall parking garage has eight disabled parking spaces for those with a state-issued disability placard or license plate. For more information on how to access City Hall see: <http://seattle.gov/cityclerk/accommodations> and http://www.seattle.gov/council/visiting_city_hall.htm.

Pay Parking

Pay parking is available in SeaPark Garage located between Cherry and James Streets and 5th and 6th Avenues. A discounted rate of \$5.00 begins at 4:30 p.m. Please note the garage closes at 10:00 p.m.

Childcare Provided

Childcare will be provided by A-List Nanny Services. Parents or guardians attending the Public Hearing and who wish to use the complimentary childcare, please RSVP with ashley.harrison@seattle.gov. On the day of the hearing check in at the sign-in table for childcare.