



# SEATTLE CITY COUNCIL

## Planning, Land Use, and Zoning Committee

### Agenda

Tuesday, August 2, 2016

9:30 AM

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

Rob Johnson, Chair  
Mike O'Brien, Vice Chair  
Lisa Herbold, Member  
M. Lorena González, Alternate

Chair Info: 206-684-8808; [rob.johnson@seattle.gov](mailto:rob.johnson@seattle.gov)

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**SEATTLE CITY COUNCIL**  
**Planning, Land Use, and Zoning Committee**  
**Agenda**  
**August 2, 2016 - 9:30 AM**

**Meeting Location:**

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

**Committee Website:**

<http://www.seattle.gov/council/committees/planning-land-use-and-zoning>

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This meeting also constitutes a meeting of the Full 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. Chair's Report**

(5 minutes)

**C. Public Comment**

(20 minutes)

**D. Items of Business**

1. [Res 31682](#) **A RESOLUTION identifying proposed Comprehensive Plan amendments to be considered for possible adoption in 2017; and requesting that the Office of Planning and Community Development and the Seattle Planning Commission review and make recommendations about the proposed amendments.**

*Supporting*

*Documents:*

[Summary and Fiscal Note](#)

[Central Staff Memo \(07/19/16\)](#)

[Presentation \(07/19/16\)](#)

**Discussion and Possible Vote** (15 minutes)

**Presenter:** Lish Whitson, Council Central Staff

2. [CB 118675](#) **AN ORDINANCE** relating to land use and zoning; amending the Official Land Use Map (Chapter 23.32) to rezone land within the Lake City Urban Village and along Lake City Way; amending subsection 23.47A.005.C of the Seattle Municipal Code to remove certain restrictions on street-level street-facing residential uses; and amending Section 23.47A.009 to adopt development standards for certain properties along Lake City Way.

Attachments: [Full Text CB 118675 v1](#)  
[Exhibit A - Lake City Rezone](#)  
[Exhibit B - Lake City Rezone](#)  
[Exhibit C - Lake City Rezone](#)  
[Exhibit D - Lake City Rezone](#)

Supporting Documents: [Summary and Fiscal Note](#)  
[Director's Report](#)  
[Director's Report Attachment 1 - Appendices](#)  
[Proposed Amendment 01](#)  
[Presentation \(08/02/16\)](#)

**Discussion and Possible Vote** (15 minutes)

**Presenter:** Katie Sheehy, Office of Planning and Community Development; Lish Whitson, Council Central Staff

3. [CF 314315](#) Application of 1511 Dexter Limited Partnership for approval of a rezone 16,234 square feet of property located 1511 Dexter Ave North from Neighborhood Commercial 3 with a 40 foot height limit (NC3-40) to Neighborhood Commercial 3 with a 65 foot height limit (NC3-65). (Project No. 3015682, Type IV)

Attachments: [Land Use Referral 3015682 - 1511 Dexter Ave N](#)  
[Hearing Examiner Recommendation](#)

Supporting Documents: [Central Staff Memo \(08/02/16\)](#)  
[Proposed Council Findings, Conclusions and Decision](#)  
[Exhibit 8 Excerpts](#)

**Discussion and Possible Vote** (20 minutes for items 3 and 4)

**Presenter:** Ketil Freeman, Council Central Staff

4. [CB 118750](#) AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 90 of the Official Land Use Map to rezone property located at 1511 Dexter Avenue North from Neighborhood Commercial 3-40 (NC3-40) to Neighborhood Commercial 3-65 (NC3-65), and accepting a Property Use and Development Agreement as a condition of rezone approval. (Petition by Bellwether Housing, C.F. 314315, SDCI Project 3015682)

Attachments: [Ex A - Rezone Map](#)  
[Ex B - Property Use and Development Agreement](#)

Supporting Documents: [Summary and Fiscal Note](#)

**Discussion and Possible Vote**

**Presenter:** Ketil Freeman, Council Central Staff

5.     [CB 118736](#)     **AN ORDINANCE** relating to land use and zoning; adding a new Chapter 23.58C of the Seattle Municipal Code (SMC) to establish the framework for mandatory housing affordability for residential development; and amending Section 23.34.004, subsections 23.40.020.A, 23.76.006.B, and 23.76.032.B, Sections 23.90.002 and 23.90.015, and subsection 23.90.018.C of the SMC.

*Supporting  
Documents:*

[Summary and Fiscal Note](#)

[Director's Report](#)

[Mayor's Letter](#)

[OPCD Memo on Rents and Income Limits \(05/16/16\)](#)

[Central Staff Memo \(07/19/16\)](#)

[Quasi-judicial Projects Map](#)

[Central Staff Memo on Amendments \(added 07/19/16\)](#)

**Discussion and Possible Vote** (40 minutes)

**Presenter:** Ketil Freeman, Council Central Staff

**E. Adjournment**