



SEATTLE CITY COUNCIL

Land Use Committee

Agenda

**Special Meeting: Session 1 - 9:30 a.m. & Session II Public
Hearing - 2:00 p.m.
Wednesday, September 4, 2024**

9:30 AM

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

**Tammy J. Morales, Chair
Dan Strauss, Vice-Chair
Cathy Moore, Member
Maritza Rivera, Member
Tanya Woo, Member**

Chair Info: 206-684-8802; Tammy.Morales@seattle.gov

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September 4, 2024 - 9:30 AM

**Special Meeting: Session 1 - 9:30 a.m. & Session II Public
Hearing - 2:00 p.m.**

Meeting Location:

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

Committee Website:

<https://www.seattle.gov/council/committees/land-use>

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.

The Land Use Committee meeting will meet in a special session at 9:30 a.m. until 2 p.m. At the conclusion of the special session, the Land Use Committee will move into its regularly scheduled 2 p.m. meeting. This is a combined agenda for the special and regular meeting.

Members of the public may register for remote or in-person Public Comment to address the Council. Details on how to provide Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment period at the meeting at

<https://www.seattle.gov/council/committees/public-comment>

Online registration to speak will begin one hour before the meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

In-Person Public Comment - Register to speak on the Public Comment sign-up sheet located inside Council Chambers at least 15 minutes prior to the meeting start time. Registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Pursuant to Council Rule VI.C.10, members of the public providing public comment in Chambers will be broadcast via Seattle Channel.

Please submit written comments at Council@seattle.gov or at least two business hours prior to the meeting at Seattle City Hall, Attn: Council Public Comment, 600 4th Ave., Floor 2, Seattle, WA 98104. Business hours are considered 8 a.m.-5 p.m., Monday through Friday. The deadline is 4:30 p.m. the business day before a meeting with a start time of 9:30 a.m.

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

Session I - 9:30 a.m.

D. Items of Business

1. [CB 120822](#) **AN ORDINANCE** relating to land use regulations; removing restrictions on congregate residences; and amending Sections 23.42.049, 23.45.504, 23.45.508, 23.47A.004, 23.54.015, and 23.84A.032 of the Seattle Municipal Code.

Supporting Documents:

[Summary and Fiscal Note](#)

[Summary Att 1 – SEPA Checklist](#)

[Summary Att 2 - SEPA DNS](#)

[Director’s Report](#)

[Central Staff Memo \(9/4/24\)](#)

[Presentation \(9/4/24\)](#)

[Public Hearing Notice](#)

Briefing and Discussion (20 minutes)

Presenter: Geoff Wentlandt, Office of Planning and Community Development (OPCD)

2. [CB 120823](#) **AN ORDINANCE relating to land use and zoning; correcting typographical errors, correcting section references, clarifying regulations, and making minor amendments; amending Sections 23.22.066, 23.22.100, 23.24.010, 23.28.020, 23.34.009, 23.34.093, 23.40.002, 23.41.004, 23.41.012, 23.42.058, 23.42.060, 23.42.130, 23.44.014, 23.44.016, 23.44.020, 23.44.041, 23.45.510, 23.45.516, 23.45.528, 23.45.529, 23.45.545, 23.47A.004, 23.47A.010, 23.47A.011, 23.47A.020, 23.48.005, 23.48.225, 23.48.720, 23.49.002, 23.49.008, 23.49.025, 23.49.042, 23.49.058, 23.49.090, 23.49.142, 23.49.162, 23.49.300, 23.49.320, 23.49.338, 23.50.002, 23.50.012, 23.50.044, 23.53.006, 23.53.015, 23.53.030, 23.54.015, 23.54.030, 23.55.032, 23.58C.035, 23.66.110, 23.66.122, 23.66.322, 23.69.002, 23.69.032, 23.69.033, 23.69.034, 23.71.006, 23.84A.006, 23.84A.008, 23.84A.016, 23.84A.025, 23.84A.030, 23.84A.032, 23.84A.038, 25.05.444, 25.05.675, 25.05.714, 25.09.045, 25.09.160, 25.11.020, 25.11.030, 25.11.040, 25.11.050, 25.11.060, 25.11.070, 25.16.080, 25.16.115, 25.16.150, 25.22.070, 25.22.135, 25.24.060, 25.28.230, and 25.28.290 of the Seattle Municipal Code.**

Attachments: [Full Text: CB 120823 v1](#)

Supporting

Documents:

[Summary and Fiscal Note](#)

[Summary Att A - SEPA Threshold Determination](#)

[Director's Report](#)

[Central Staff Memo \(9/4/24\)](#)

[Presentation \(9/4/24\)](#)

[Public Hearing Notice](#)

Briefing and Discussion (20 minutes)

Presenter: Travis Saunders, Seattle Department of Construction and Inspections (SDCI)

3. [CB 120824](#) **AN ORDINANCE relating to design review for the Downtown, Uptown, South Lake Union, and First Hill Urban Centers, a subarea adjacent to the Uptown Urban Center, and a portion of the Greater Duwamish Manufacturing and Industrial Center; adopting temporary regulations to exempt single-use and mixed-use development projects with lodging, residential, or research and development laboratory uses from design review, and allowing the Director of the Department of Construction and Inspections to grant waivers and modifications from certain development standards; and amending Sections 23.41.004, 23.41.020, 23.76.004, 23.76.006, 23.76.010, 23.76.012, and 23.76.026 of the Seattle Municipal Code.**

Attachments: [Full Text: CB 120824 v1](#)

Supporting

Documents:

[Summary and Fiscal Note](#)

[Summary Att 1 – Map of Applicable Area](#)

[Director's Report](#)

[Presentation \(9/4/24\)](#)

[Public Hearing Notice](#)

[Central Staff Memo \(9/4/24\)](#)

Briefing and Discussion (20 minutes)

Presenter: Gordon Clowers, Seattle Department of Construction and Inspections (SDCI)

4. [CB 120833](#) **AN ORDINANCE** relating to land use and zoning; amending subsection 23.49.156.A of the Seattle Municipal Code to clarify bonus allowances in the Living Building Pilot Program.

Supporting Documents:

[Summary and Fiscal Note](#)

[Director's Report](#)

[Presentation \(9/4/24\)](#)

Briefing and Discussion (20 minutes)

Presenter: David VanSike, Seattle Department of Construction and Inspections (SDCI)

Session II Public Hearing - 2:00 p.m.

Session II will continue the Land Use Committee's discussion of Session I Agenda items if not completed during Session I.

E. Items of Business

1. Public Hearing

Public hearing on Agenda items 1 - 3: Council Bills 120822, 120823, and 120824.

WRITTEN COMMENTS

Written comments on the legislation will be accepted until noon on Wednesday, September 4, 2024. Please send comments to Councilmember Tammy Morales's office, via e-mail at: Tammy.Morales@seattle.gov, or by mail to:

Councilmember Tammy Morales
Seattle City Council
600 4th Avenue, 2nd Floor
PO Box 34025
Seattle, WA 98124-4025

F. Adjournment