



SEATTLE CITY COUNCIL

Land Use Committee

Agenda

Public Hearing

Wednesday, September 18, 2024

2:00 PM

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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Meeting Location:

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Committee Website:

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

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

D. Items of Business

1. [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](#)

[Central Staff Memo](#)

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

Briefing, Discussion, and Public Hearing (20 minutes)

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

2. [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, Discussion, and Possible Vote (20 minutes)

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

3. [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](#)

[Amendment 1](#)

[Amendment 2](#)

Briefing, Discussion, and Possible Vote (20 minutes)

Presenter: Travis Saunders, SDCI

4. [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](#)

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

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

[Public Hearing Notice](#)

[Amendment 1](#)

[Amendment 2](#)

Briefing, Discussion, and Possible Vote (20 minutes)

Presenter: Gordon Clowers, SDCI

5. [CB 120832](#) **AN ORDINANCE** relating to Seattle’s construction codes; adopting the Seattle Boiler Code, Building Code, Electrical Code, Energy Code, Existing Building Code, Fuel Gas Code, Mechanical Code, Plumbing Code, and Residential Code and chapters of the Washington Administrative Code by reference, amending certain chapters of those codes, and adopting new chapters for those codes; amending Sections 3.06.030, 5.73.020, 11.60.690, 22.101.010, and 22.502.016 of the Seattle Municipal Code; and repealing Section 1 of Ordinance 126278, Ordinance 126279, Ordinance 126358, and Ordinance 126508.

Attachments: [Att A - 2024 Seattle Boiler and Pressure Vessel Code](#)
[Att B - Amendments to 2021 International Building Code](#)
[Att C - Amendments to 2023 National Electrical Code](#)
[Att D - Amendments to 2021 Washington State Energy Code](#)
[Att E - Amendments to 2021 International Existing Building Code](#)
[Att F - Amendments to 2021 International Fuel Gas Code](#)
[Att G - Amendments to 2021 International Mechanical Code](#)
[Att H - Amendments to Chapter 51-56 WAC](#)
[Att I - Amendments to 2021 International Residential Code](#)

Supporting Documents: [Summary and Fiscal Note](#)
[Summary Att A - Code Reviser's Statement](#)
[Summary Att B - Significant Changes](#)
[Central Staff Memo](#)

Briefing, Discussion, and Possible Vote (20 minutes)

Presenters: Micah Chappell, Amanda Hertzfeld, and Kai Ki Mow, SDCI

E. Adjournment