



SEATTLE CITY COUNCIL

Land Use Committee

Agenda

Public Hearing

Wednesday, September 3, 2025

2:00 PM

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

Mark Solomon, Chair
Dan Strauss, Vice-Chair
Debora Juarez, Member
Alexis Mercedes Rinck, Member
Maritza Rivera, Member

Chair Info: 206-684-8802; Mark.Solomon2@seattle.gov

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September 3, 2025 - 2:00 PM

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

Members of the public may register for remote or in-person Public Comment to address the Council. Speakers must be registered in order to be recognized by the Chair. Details on how to register for 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.

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.

Please submit written comments no later than four business hours prior to the start of the meeting to ensure that they are distributed to Councilmembers prior to the meeting. Comments may be submitted at Council@seattle.gov or 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. Comments received after that time will be distributed after the meeting to Councilmembers and included as part of the public record.

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

D. Items of Business

1. [CF 314536](#) **Council waiver or modification of development standards to allow installation of 32 netting poles at Jefferson Park Golf Course (Project No. 3039491-LU; Type V).**

Attachments: [Jefferson Park Golf Course - Site Plan](#)
[Proposed Findings and Decision](#)

Supporting Documents: [Presentation \(8/6/2025\)](#)
[SDCI Recommendation](#)

Public Hearing, Briefing, Discussion, and Possible Vote

Presenters: Andy Sheffer and Shannon Glass, Seattle Parks and Recreation; David Sachs, Seattle Department of Construction and Inspections (SDCI)

2. [CF 314534](#) **Application of Scott Carr for a contract rezone of a site located at 352 Roy Street from Seattle Mixed Uptown with a 65-foot height limit and Mandatory Housing Affordability overlay (SM-UP 65 (M)) to Seattle Mixed Uptown with an 85-foot height limit and Mandatory Housing Affordability overlay (SM-UP 85 (M)) (Project No. 3041336-LU; Type IV).**

Attachments: [Rezone Material](#)

Supporting

Documents: [Presentation \(9/3/2025\)](#)

[Central Staff Memo](#)

Briefing and Discussion

Presenters: Ketil Freeman and HB Harper, Council Central Staff

3. [CB 121011](#) **AN ORDINANCE relating to land use and zoning; establishing the Roots to Roofs Bonus Pilot Program; and adding new Sections 23.40.090 through 23.40.097 to the Seattle Municipal Code.**

Supporting

Documents:

[Summary and Fiscal Note](#)

[SEPA Environmental Checklist](#)

[DNS and Adoption of Existing Environmental Document](#)

[Notice of DNS and Adoption](#)

[Amendment 1](#)

[Amendment 2](#)

[Amendment 3](#)

[Amendment 4](#)

[Amendment 5](#)

[Amendment 6](#)

[Amendment 7](#)

[Amendment 8](#)

[Amendment 9](#)

Briefing, Discussion, and Possible Vote

Presenters: Ketil Freeman, Council Central Staff

4. [CB 121045](#) **AN ORDINANCE relating to land use and zoning; updating timelines for City review of land use permits; amending Sections 23.76.005 and 23.76.010 of the Seattle Municipal Code; and amending Resolution 31602 to update the City Council Rules for Quasi-Judicial Proceedings.**

Attachments: [Ex A – City Council Rules for Quasi-Judicial Proceedings \(2025 Rules\), As Amended](#)

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

Public Hearing, Briefing, Discussion, and Possible Vote

Presenter: Lish Whitson, Council Central Staff

5. [CB 121047](#) **AN ORDINANCE relating to Seattle’s construction codes; limiting the areas for which substantial alterations are required to spaces or buildings greater than 7,000 square feet in gross area; amending existing substantial alteration requirements; and amending Section 311 of the Seattle Existing Building Code, adopted by Ordinance 127108.**

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

Briefing, Discussion, and Possible Vote

Presenters: Kye Lee, Interim Director, and Micah Chappell, SDCI; Markham McIntyre and Phillip Sit, Office of Economic Development; Lish Whitson, Council Central Staff

6. [CB 121048](#) **AN ORDINANCE relating to land use and zoning; adopting temporary regulations to exempt housing projects that meet Mandatory Housing Affordability requirements using on-site performance units from Design Review, and allowing permit applicants for all housing subject to Full Design Review the option of complying with Design Review pursuant to Administrative Design review; temporarily suspending and allowing voluntary design review of proposed development in Titles 23 and 25 of the Seattle Municipal Code, consistent with Chapter 333, Laws of 2023; and amending Section 23.41.004 of the Seattle Municipal Code.**

Supporting

Documents: [Summary and Fiscal Note](#)

[Director's Report](#)

[Public Hearing Notice](#)

[Central Staff Memo](#)

Public Hearing, Briefing, and Discussion

Presenters: Gordon Clowers, SDCI; HB Harper, Council Central Staff

7. [CB 121049](#) **AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code (SMC) at page 8 of the Official Land Use Map to rezone land in the Lake City neighborhood.**

Attachments: [Att 1 - Lake City Rezone Map](#)

[Presentation \(9/3/2025\)](#)

Supporting

Documents: [Summary and Fiscal Note](#)

[Director's Report](#)

[Presentation \(8/6/2025\)](#)

Public Hearing, Briefing, Discussion, and Possible Vote

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

E. Adjournment