

Other Land Use Actions

PUBLIC HEARING ON PROPOSED CHANGES TO STATE ENVIRONMENTAL POLICY ACT REVIEW THRESHOLDS

The Seattle City Council's Land Use Committee will hold a public hearing on Friday, October 31, 2025, on legislation which would:

1. Update State Environmental Policy Act (SEPA) categorical exemption thresholds defined citywide for residential and mixed-use development that includes housing, based on the levels of planned-for citywide growth.
2. Raise SEPA categorical exemption thresholds for stand-alone commercial development and other non-residential development citywide to the maximum SEPA exemption thresholds defined in WAC 197-11-800 and RCW 43.21C.229, which are 30,000 square feet for non-residential retail uses, and 65,000 square feet for non-residential, non-retail uses, respectively; and increase the SEPA categorical threshold for principal-use parking uses to 90 parking spaces.
3. Update code provisions, rules, and permitting practices related to cultural and archaeological resources preservation, and what happens if such resources are discovered during construction.
4. Revise Seattle Municipal Code Section 23.52.004 relating to transportation level-of-service measures, by removing outdated text that no longer meets the intent of the Comprehensive Plan.
5. Identify a need (which will be addressed administratively) to update noticing practices for development proposals, to notify the State Department of Transportation when state facilities may be affected, for their review on proposals that could impact state facilities.

PUBLIC HEARING

The City Council's Land Use Committee will hold a public hearing on the proposed legislation on Friday, October 31, 2025, at 10:00 am.

The hearing will be held in the:

City Council Chambers
2nd floor, Seattle City Hall

600 Fourth Avenue

Persons who wish to participate in or attend the hearing may be offered the opportunity to do so remotely. If this is the case, the City Council will provide instructions in the meeting agenda on how to participate remotely. Please check the City Council agenda a few days prior to the meeting at <http://www.seattle.gov/council/committees>.

Print and communications access is provided on prior request. Seattle City Council Chambers is accessible. Directions to the City Council Chambers, and information about transit access and parking are available at <http://www.seattle.gov/council/meet-the-council/visiting-city-hall>.

WRITTEN COMMENTS

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

Councilmember Mark Solomon
600 Fourth Avenue, Floor 2
PO Box 34025
Seattle, WA 98124-4025
or by email to council@seattle.gov

Written comments should be received by Thursday, October 30, 2025, at 5:00 PM.

INFORMATION AVAILABLE

Copies of the proposed bill may be obtained from:

<https://www.seattle.gov/sdci/codes/changes-to-code/sepa-review-threshold-update/project-documents>.

Questions regarding the legislation may be directed to Gordon Clowers at the Seattle Department of Construction and Land Use at (206) 684-8375 or via email at gordon.clowers@seattle.gov.