



# SEATTLE CITY COUNCIL

## Land Use Committee

### Agenda

#### Special Meeting

Monday, September 15, 2025

9:30 AM

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](mailto:Mark.Solomon2@seattle.gov)

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**SEATTLE CITY COUNCIL**  
**Land Use Committee**  
**Agenda**  
**September 15, 2025 - 9:30 AM**  
**Special Meeting**

**Meeting Location:**

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

**Committee Website:**

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

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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](mailto: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 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, Discussion, and Possible Vote**

**Presenters:** Ketil Freeman and HB Harper, Council Central Staff

2.     [CB 121074](#)     **AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 100 of the Official Land Use Map to rezone parcels located at 352 Roy Street from Seattle Mixed Uptown with a 65 foot height limit and M Mandatory Housing Affordability suffix (SM-UP 65 (M)) to Seattle Mixed Uptown with an 85 foot height limit and M Mandatory Housing Affordability suffix (SM-UP 85 (M)); and accepting a Property Use and Development Agreements as a condition of rezone approval. (Application of Kamiak Real Estate LLC, C.F. 314534, SDCI Project 3041336-LU)**

Attachments:   [Exhibit A – Rezone Map](#)  
                      [Exhibit B – Property Use and Development Agreement for 352 Roy Street](#)

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

**Briefing, Discussion, and Possible Vote**

**Presenters:** Ketil Freeman and HB Harper, Council Central Staff

3.     [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](#)  
                                      [Amendment 1](#)

**Briefing, Discussion, and Possible Vote**

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

4.     [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**

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

5.     [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](#)

[Central Staff Memo](#)

[Amendment 1](#)

[Amendment 2](#)

**Briefing, Discussion, and Possible Vote**

**Presenter:** HB Harper, Council Central Staff

## E. Adjournment