

August 11, 2020

MEMORANDUM

To: Planning, Land Use and Neighborhoods Committee
From: Ketil Freeman, Analyst
Subject: Council Bill 119835 – Land Use Code Omnibus Bill: Proposed Substitute

On August 12 the Land Use and Neighborhoods Committee (LUN) will discuss and may make a recommendation to Council on Council Bill (CB) 119835, the Land Use Code Omnibus Bill. Generally, the omnibus bill corrects typographical errors and cross-references, clarifies existing regulations, and makes other minor amendments identified by SDCI in the course of Code administration. While the omnibus bill is not intended to be a vehicle for addressing significant policy issues, inevitably the omnibus does result in some minor policy changes.

This memorandum identifies amendments to CB 119835 that the LUN Chair may offer in a substitute bill. The draft of the substitute is attached. The Chair and other committee members may offer other stand-alone amendments at the committee meeting.

Draft Substitute

Amendments in the draft substitute bill are identified in the table below. The exact language in the substitute may change based on advice from the City’s Code Reviser.

Amendment	Description
1. Unit Lots for Accessory Uses (p. 4, l.18-20 and p.8, l. 2-4)	This amendment would remove proposed language authorizing the creation of unit lots for accessory uses.
2. Roosevelt Urban Village Design Review Map (p. 21 – 22)	This amendment would replace Map A of the Roosevelt Urban Village in Section 23.41.012 with a more legible map.
3. Rear Yard unenclosed decks and patios (p.35, l.17-20)	This amendment would allow unenclosed decks and roofs over patios for principal and accessory structures, like detached accessory dwelling units, to extend into required rear yards in Single Family zones, provided that they are no closer than 5 feet to any rear lot line or 12 feet from the centerline of an alley.
4. South Lake Union Development Standard Height Trigger (p.72, l.8)	This amendment would remove a reference to a height threshold, above which podium floor limits apply, to conform the Code to new height limits established for South Lake Union through the upzone implementing the Mandatory Housing Affordability Program.
5. Expand Downtown TDR Eligibility (p.92, l.2)	This amendment would authorize Downtown Transferable Development Right (TDR) purchasers to utilize TDR from sending sites that are eligible for transfer at the time of building permit issuance.

Next Steps

If LUN recommends passage of CB 119835 with amendments, an additional opportunity for comment may be required by the Growth Management Act. Specifically, if LUN recommends amendments that address subjects the public could not reasonably have commented on at the public hearing, an additional written comment period may be required before a vote by the Full Council.¹ If an additional written comment period is required, the Full Council could act on the bill on September 8, after Council recess.

Attachment:

- Draft Substitute Omnibus Bill

cc: Aly Pennucci, Supervising Analyst

¹ See [RCW 36.70A.035\(2\)\(a\)](#).