



**SEATTLE CITY COUNCIL
PLANNING, LAND USE, AND SUSTAINABILITY COMMITTEE***

**AGENDA - SPECIAL MEETING
Friday, April 18 2014
2:00 p.m.**

PUBLIC HEARING

Members: Mike O'Brien, Chair
Tim Burgess, Vice-Chair
Nick Licata, Member
Sally J. Clark, Alternate

Staff: Josh Fogt, Legislative Assistant
Esther Handy, Legislative Assistant
Jasmine Marwaha, Legislative Assistant

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Location: Council Chamber, City Hall
600 Fourth Avenue
Seattle, WA 98104

Committee Chair Telephone: 206-684-8800
Council Meeting Listen Line: 206-684-8566

Homepage:
<http://www.seattle.gov/council/committees/LandUse/default.htm>

*This meeting also constitutes a meeting of the Full 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.

Please Note: Times listed are estimated.

A. Call to Order

B. Public Comment
(20 minutes)

Item 2, [C.F. 313339](#), and item 3, [C.F. 312670](#) are Quasi-Judicial and the City Council Rules prohibit public comment on proposals subject to quasi-judicial proceedings

C. Items of Business

**Video
Archive:**

<http://www.seattlechannel.org/videos/watchVideos.asp?program=plus>



The Council's Chambers and offices are physically accessible; translation services provided on request. Call 206-684-8888 (TDD: 206-233-0025) for further information.



1. [C.B. 118052](#) [\(PDF Version\)](#) Related to land use and zoning; repealing Section 23.24.046 and amending Sections 23.22.062, 23.24.045, 23.34.086, 23.44.010, 23.44.012, 23.44.022, 23.84A.004, 23.84A.024, 23.84A.046, and 23.86.010 of the Seattle Municipal Code to adopt permanent development regulations to promote compatible buildings on undersized single- family-zoned lots.

BRIEFING, PUBLIC HEARING, AND DISCUSSION (40 minutes)

Presenters: Mike Podowski and Andy McKim, DPD; Ketil Freeman, Council Central Staff

Supporting Document:

- a. [Central Staff Memo on Small Lot Development](#)
- b. [Summary Matrix of Proposed Legislation](#)

2. [C.F. 313339](#) [\(PDF Version\)](#) Application of Vitamilk South, LLC to amend the Property Use and Development Agreement accepted by Ordinance 121961 for portions of property bounded by N.E. 73rd Street to the north, 5th Avenue N.E. to the east, N.E. 70 th Street to the south and Woodlawn Avenue N.E. to the west to allow accessory use surface parking at 419 N.E. 71st Street (Project No. 3015511, Type IV).

BRIEFING AND DISCUSSION (15 minutes)

Presenter: Ketil Freeman, Council Central Staff

Supporting Documents:

- a. [Central Staff Memo on Property Use and Development Agreement \(PUDA\) Amendment](#)
- b. [DPD Recommendation](#)
- c. [Proposed Draft PUDA](#)
- d. [Letter from Applicant](#)
- e. [Richard Letts Comment Letter](#)

3. [C.F. 312670](#) Application of Lee Wan Properties LLC for approval of a contract rezone of approximately 17,290 square feet of property addressed at 1321 N. 45th Street from Low Rise 3 with a Residential Commercial overlay zone (LR3-RC) to Neighborhood Commercial 2 with a 40 foot height limit (NC2-40), to construct a mixed use structure with 7,200 square feet of retail and 150 residential units (Project No. 3014098, Type IV).

BRIEFING AND DISCUSSION (20 minutes)

Presenter: Sara Belz, Council Central Staff

4. [C.B. 118042](#) **Amending the Seattle Comprehensive Plan to incorporate changes proposed as part of the 2013-2014 Comprehensive Plan annual amendment process.**
[\(PDF Version\)](#)

DISCUSSION AND POSSIBLE VOTE (10 minutes)

Presenters: Tom Hauger, Department of Planning and Development (DPD); Eric McConaghy and Lish Whitson, Council Central Staff

Supporting Documents:

- a. [Central Staff Memo](#)
- b. [Maps Related to Amendments](#)

5. [C.B. 118067](#) **Relating to land use and zoning; establishing a definition for micro-housing unit; amending development standards for congregate residences; amending design review thresholds; clarifying the prohibition of micro-housing units in single-family zones; clarifying the application of green factor landscaping requirements to micro-housing units and congregate residences; amending income eligible household definitions for incentive programs related to micro-housing units and congregate residences; amending Sections 23.41.004, 23.42.010, 23.44.006, 23.45.508, 23.45.524, 23.47A.016, 23.54.015, 23.54.040, 23.58A.004, and 23.84A.032 of the Seattle Municipal Code; and adopting new Sections 23.45.575 and 23.47A.034.**
[\(PDF Version\)](#)

BRIEFING AND DISCUSSION (20 minutes)

Presenters: Geoff Wendtland and Mike Podowski, DPD; Sara Belz, Council Central Staff

Supporting Documents:

- a. [DPD Summary Memo on Micro-Housing](#)
- b. [DPD Presentation](#)

6. [C.F. 313619](#) **2013 Annual Report of the Office of the Hearing Examiner**
[\(PDF Version\)](#) BRIEFING, DISCUSSION AND POSSIBLE VOTE (10 minutes)

Presenter: Sue Tanner, Hearing Examiner

D. Adjournment