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Other Land Use Actions

NOTICE OF CITY COUNCIL PUBLIC HEARING ON PROPOSED SEATTLE MUNICIPAL CODE AMENDMENTS TO CARRY OUT PROPOSALS FOR REGULATORY REFORM

The Department of Planning and Development (DPD) is proposing to amend Seattle Municipal Code (SMC) Titles 23 and 25 to carry out proposals for regulatory reform. The legislation is intended to promote economic growth by providing expanded opportunities for entrepreneurship and new development, and encouraging growth in Urban Centers and transit station areas consistent with the City's Comprehensive Plan.

The legislation includes the following proposals:

- Increase the range of eligible sites and adjust height rules for detached accessory dwelling unit construction;
- Increase the duration allowed for temporary use permits and simplify the review process for such permits;
- Increase flexibility to accommodate home-based businesses;
- Allow limited commercial uses in certain Lowrise 2 and 3 zones;
- Allow a greater presence of residential uses on the ground floor of buildings located along arterials in commercial zones that are outside of pedestrian-designated zones;
- Clarify existing language in the code that allows accessory dwelling units to be located in various housing types in multifamily and commercial zones;
- Raise State Environmental Policy Act (SEPA) threshold levels for environmental review for residential and mixed-use developments within Urban Centers and the Station Area Overlay District;
- Eliminate minimum parking requirements for uses in Urban Centers, the Station Area Overlay District and areas within ¼ mile of transit routes with frequent transit service; and
- Eliminate minimum parking requirements for new development in Major Institution uses in Urban Centers or the Station Area Overlay District.

More information about the proposal is available on the Department of Planning and Development's (DPD) website at <http://www.seattle.gov/dpd/Planning/RegulatoryReform/Overview/default.asp>.

PUBLIC HEARING

The City Council's Planning, Land Use and Sustainability Committee will hold a public hearing to take comments on the proposal on Wednesday, March 28, 2012 in City Council Chambers, 2nd floor, Seattle City Hall, 600 Fourth Avenue. The meeting is scheduled to begin at 9:30 a.m. The entrances to City Hall are located on the west side of Fifth Avenue, and the east side of Fourth Avenue, between James and Cherry Streets. For those who wish to testify, a sign-up sheet will be available outside the Council Chamber at 9:00 am on the day of the hearing.

Questions concerning the public hearing may be directed to Sara Nelson in Councilmember Conlin's office at 206.684.8805 or sara.nelson@seattle.gov.

The City Council Chamber is accessible. Print and communications access is provided on prior request. To request accommodations for a disability, please contact Sara Nelson as soon as possible at 206.684.8805 or sara.nelson@seattle.gov.

WRITTEN COMMENTS

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

**Councilmember Richard Conlin
Legislative Department
600 Fourth Avenue, Floor 2
PO Box 34025
Seattle, WA 98124-4025**

or by email to richard.conlin@seattle.gov

Written comments should be received by Tuesday, March 27, 2012, at 5:00 p.m.

INFORMATION AVAILABLE

Copies of the proposal may be obtained from DPD's website at
<http://www.seattle.gov/dpd/Planning/RegulatoryReform/RelatedDocuments/default.asp>.

Questions regarding the proposal or requests for electronic copies may be directed to Mike Podowski, DPD, at 206.386.1988 or mike.podowski@seattle.gov; or Gordon Clowers, DPD, at 206.684.8375 or gordon.clowers@seattle.gov.