



## Legislative Department Seattle City Council Memorandum

**Date:** March 28, 2012  
**To:** Planning, Land Use and Sustainability (PLUS) Committee Members  
**From:** Sara Belz, Council Central Staff  
**Subject:** **Council Bill (CB) 117430 – Regulatory Reform**

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At the February 29, 2012, PLUS Committee meeting, Department of Planning and Development (DPD) staff presented a proposal to amend several sections of the City's Land Use Code (Seattle Municipal Code Title 23) and Environmental Policies and Procedures (Seattle Municipal Code Chapter 25.05) in order to encourage economic growth and job creation. DPD's proposal was introduced this past Monday, March 26, as CB 117430.

Earlier today, PLUS held a public hearing on CB 117430. After examining the legislation, meeting with Councilmembers, and reviewing the public comments made at the hearing and submitted in writing, I recommend several proposed elements of CB 117430 be subject to additional analysis by DPD and Council staff before PLUS takes action on the legislation. Those proposed elements are as follows:

- Allow small-scale commercial uses in certain multifamily zones.
- Change State Environmental Policy Act (SEPA) environmental review thresholds for urban centers and Station Area Overlay Districts.
- Extend no-minimum parking requirements to all areas within one-quarter mile of frequently-served transit stops.
- Extend the maximum length of most temporary use permits from six to 18 months.
- Convert the review of most temporary use permit applications from appealable Type 2 decisions to non-appealable Type 1 decisions.
- Eliminate the existing requirement that a backyard cottage not exceed the height of a principal dwelling unit by more than 15 feet.
- Allow operators of home-based businesses to list their addresses in advertisements and on business cards.

If you would like to make any revisions to this list, please let me know by Monday, April 3. I will use the content of the list to develop a decision agenda that will be presented to the PLUS Committee at its April 11 meeting.

In addition to directing staff to complete additional analytical work, the Committee may also choose to remove specific sections from CB 117430, break up the proposed bill into smaller pieces of legislation or send the full package back to DPD with a request for additional public outreach.

**Next Steps**

The Committee's next opportunity to discuss CB 117430 will be on April 11. At that meeting, I will present the decision agenda described above. In the meantime, if you have any questions or concerns about the content of CB 117430, please feel free to contact me at any time (684.5382 / [sara.belz@seattle.gov](mailto:sara.belz@seattle.gov)).