

NOTICE OF PROPOSED LAND USE CODE TEXT AMENDMENT and CITY COUNCIL PUBLIC HEARING

The City Council is sponsoring legislation that improves and clarifies the procedures for reviewing land use permits in Seattle. The bill would:

- Add an option for notices and other documents related to permit applications to be provided by e-mail when the recipient provides an e-mail address;
- Add a requirement for mailed notice to property owners and residents within 300 feet of a proposed action for Council land use decisions such as rezones;
- Remove the requirement that notice of land use permits be posted at the downtown offices of City departments;
- Instead of requiring publication of a legal notice in a community newspaper only for full subdivisions and School Use Advisory Committees, the Department of Planning and Development (DPD) will send every issue of the Land Use Information Bulletin to a list of neighborhood and ethnic community newspapers, blogs, and social media that is updated annually in consultation with the Department of Neighborhoods;
- Add requirements for notice of public meetings on proposed land use projects;
- Change who may appeal a Hearing Examiner recommendation to the City Council for rezones and other quasi-judicial decisions to those who provided comments either to DPD or the Hearing Examiner earlier in the process;
- Add failure to pay past-due permit fees as a reason to delay further permit processing or to suspend or revoke a permit;
- Clarify the rules for land use permit expiration;
- Increase the default expiration period for Council land use decisions from two to three years, which is the same as allowed for Master Use Permits;
- Make other clarifications to land use procedures; and
- Correct cross-references and formatting.

A companion resolution would amend the Council's Rules for Quasi-judicial Proceedings to:

- Reflect the Code changes proposed in the legislation;
- Provide procedures for Council review of amendments to Property Use and Development Agreements for contract rezones, and requests to extend Council land use decisions;
- Specify the process for a Council request for clarification of an appeal; and
- Clarify the process and criteria for applying for intervenor status in an appeal.

PUBLIC HEARING

The City Council's Planning, Land Use, and Urban Sustainability Committee will hold a public hearing to take comments on the proposal on Wednesday, June 13, 2012, in the City Council Chambers, 2nd floor, Seattle City Hall, 600 Fourth Avenue. The meeting begins at 9:30 a.m. For more information on the time of the hearing, please check the Committee agenda a few days prior to the meeting at www.seattle.gov/council/com_assign.htm.

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 one-half hour before the Committee meeting. Directions to City Hall, and information about transit access and parking, are available at www.seattle.gov/council/city_hall_parking.pdf.

Questions concerning the public hearing may be directed to Sara Nelson in Councilmember Conlin's office, by calling (206) 684-5337 or via e-mail at: sara.nelson@seattle.gov.

Print and communications access is provided on prior request. Please contact Sara Nelson at 684-5337 as soon as possible to request accommodations for a disability.

WRITTEN COMMENTS

For those unable to attend the public hearing, comments will be accepted through 5:00 p.m. June 12, 2012. Please send comments to Sara Nelson or to:

Councilmember Richard Conlin
Legislative Department
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PO Box 34025
Seattle, WA 98124-4025
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INFORMATION AVAILABLE

Documents are available at the DPD and the City Council websites at this link: www.seattle.gov/DPD/Planning/LandUseProcedure/default.asp

Paper copies of the proposed legislation may be obtained at the DPD Public Resource Center, 700 5th Avenue, Suite 2000, in the Seattle Municipal Tower. The Public Resource Center is open 8:00 a.m. to 4 p.m. on Monday, Wednesday, and Friday, and 10:30 a.m. to 4:00 p.m. on Tuesday and Thursday. Questions regarding the proposed amendments may be directed to Rebecca Herzfeld of City Council central staff at (206) 684-8148 or via email at rebecca.herzfeld@seattle.gov, or to or Ketil Freeman of City Council central staff at (206) 684-8178 or via email at ketil.freeman@seattle.gov.