

ATTACHMENT C - Development Code Update Council Proposed Amendments

Please note updates from the original publication are highlighted in yellow and noted as “Updated” or “Withdrawn” in the amendment reference number cell.

Amendment Reference No.	Comment Response Matrix No.	Requested By	Purpose of Requested Amendment & Staff Response	Amendment Text														
Multiple Sections																		
AM-1	D20	Mayor Roberts	Eliminate TC-4 as it appears redundant to NR1 Staff Response: Staff do not recommend consolidation of the TC-4 zone as it is beyond the scope of what was studied to date.	“I move to amend the SMC as shown in Amendment Reference No. AM-1 in Attachment C of tonight’s Staff Report.” Eliminate all reference to TC-4 and to consolidate the TC-4 zone standards with NR1 standards														
SMC 20.40																		
AM-2	D25	CM Ademasu	<i>The maximum size of ADUs to 1200sf</i>	“I move to amend SMC 20.40.210(C) as shown in Amendment Reference No. AM-2 in Attachment C of tonight’s Staff Report.” Accessory dwelling units shall not be larger than 50 percent of the living area of the principal dwelling unit, or 1,000 square feet, whichever is greater. Accessory dwelling units shall not be larger than 1,200 square feet.”														
AM-3	D1, D18	Mayor Roberts	<i>To limit ADUs to 1000 sq feet (with the exemption for a second story ADU)?</i>	“I move to amend SMC 20.40.210 (C) as shown in Amendment Reference No. AM-3 in Attachment C of tonight’s Staff Report.” Accessory dwelling units shall not be larger than 50 percent of the living area of the principal dwelling unit, or 1,000 square feet, whichever is greater. Accessory dwelling units shall not be larger than 1,000 square feet.”														
SMC 20.50 Subchapter 1 Dimensions and Density for Development																		
AM-4	D4	Mayor Roberts	<i>To allow 3 dwelling units per parcel in NR3.</i>	I move to amend Table SMC 20.50.020(1) as shown in Amendment Reference No. AM-4 in Attachment C of tonight’s Staff Report.” <table><tr><th>Standards</th><th>NR3</th><th>NR2</th><th>NR1</th><th>TC-4</th></tr><tr><td>Max. Density Allowed Per Lot</td><td>2 3 dwellings (22) (23) (24) Or 1 dwelling/3,600 2,400 sqft whichever is greater</td><td>4 dwellings (23) (24) Or 1 dwelling/ 1,250 sqft, whichever is greater</td><td>No Max: based on bldg. bulk limits</td><td>Based on bldg. bulk limits</td></tr></table>					Standards	NR3	NR2	NR1	TC-4	Max. Density Allowed Per Lot	2 3 dwellings (22) (23) (24) Or 1 dwelling/3,600 2,400 sqft whichever is greater	4 dwellings (23) (24) Or 1 dwelling/ 1,250 sqft, whichever is greater	No Max: based on bldg. bulk limits	Based on bldg. bulk limits
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AM-5 <div>Updated</div>	D12	CM Scully	Reduce maximum hardscape in NR3 to 50% regardless of the number of dwelling units on the lot. Revise amendment to add a total impervious surface area of 75% on NR 1 and 60% in NR2	I move to amend Footnote 6 to Table 20.50.020(1) as shown in Amendment Reference No. AM-5 in Attachment C of tonight’s Staff Report.” (6) The maximum building coverage shall be 35 percent and the maximum hardscape area shall be 50 percent for single family detached development located in the R-12 zone. Maximum hardscape can be increased based on the														

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SMC 20.50 Subchapter 5 Tree Conservation, Land Clearing and Site Grading Standards																												
AM-17 Updated		CM Ramsdell	<p><i>Protect trees 66 inches DBH or greater.</i></p> <p>Staff Response: Staff does not recommend a code amendment that would prohibit removal of trees 66” DBH or greater. A citywide one-size-fits-all requirement without further analysis could open the regulations up to challenge. Furthermore, the Planning Commission study and recommendation does not include</p>	<p>“I move to amend SMC 20.50.300 as shown in Amendment Reference No. AM-17 in Attachment C of tonight’s Staff Report.”</p> <p>I. Removal of a healthy tree, whether private or public, measuring 66 inches DBH or greater which are not hazardous trees as defined in SMC 20.20.048 is prohibited in all zones and is not considered an exempt activity per SMC 20.50.310.</p>																								

			<i>substantive changes to the tree code and this amendment is beyond the scope of what was shared with the community or discussed during public meetings.</i> Language added for 12/16/24 meeting based on Councilmember direction	
AM-9	D10	CM Ademasu	<i>Retain 35 percent of the significant trees on a given site.</i> Staff Response: <i>Staff do not recommend this amendment as the tree code will be revised in its entirety with review to begin in 2025.</i>	<p>“I move to amend SMC 20.50.350(B)(1) as shown in Amendment Reference No. AM-9 in Attachment C of tonight’s Staff Report.”</p> <p>1. Except for cottage housing developments, <u>At least 25 35</u> percent of the significant trees on a given site shall be retained, excluding critical areas, and critical area buffers; or</p>
AM-10	D10	CM Ademasu	<i>Apply a fee in addition to replacement for removal of trees 24” DBH or greater with allowances for reductions in the fee depending on the amount of affordable housing provided.</i> Staff Response: <i>Staff do not recommend this amendment as the tree code will be revised in its entirety with review to begin in 2025 and staff have equity and enforcement concerns about a code provision that assesses a \$9,000 per-tree fee on authorized tree removal in addition to required replacement trees without dedicated public engagement on this topic.</i>	<p>“I move to amend SMC 20.50.350(B)(6) as shown in Amendment Reference No. AM-10 in Attachment C of tonight’s Staff Report.”</p> <p>6. The following shall apply for cottage housing developments: a. At least 35 percent of significant trees on a given site shall be retained; b. If a significant tree 24 inches DBH or larger is approved for removal, a fee must be paid to the City tree fund as set forth in the fee schedule adopted pursuant to Chapter 3.01 SMC in addition to the tree replacement required per SMC 20.50.360. If a minimum of 25% of the units are affordable to households making at or below 60% AMI the City Manager may reduce the fee proportionate to the percentage of units affordable to households making at or below 60% AMI.</p>
AM-11	D10	Staff	<i>Eliminate SMC 20.50.350(B)(6) to comply with HB 1110 which states cities shall not have development standards for middle housing that are more restrictive than those for detached homes.</i> Staff Response: <i>Staff recommend this amendment to be consistent with HB 1110.</i>	<p>“I move to strike SMC 20.50.350(B)(6) from the SMC as shown in Amendment Reference No. AM-11 in Attachment C of tonight’s Staff Report.”</p> <p>6. The following shall apply for cottage housing developments: a. At least 35 percent of significant trees on a given site shall be retained; b. If a significant tree 24 inches DBH or larger is approved for removal, a fee must be paid to the City tree fund as set forth in the fee schedule adopted pursuant to Chapter 3.01 SMC in addition to the tree replacement required per SMC 20.50.360.</p>
SMC 20.50 Subchapter 6 Parking, Access and Circulation				
AM-12 WITHDRAWN	D24	CM Ademasu	City-wide - New residential buildings within ½ mile of major transit (non-Middle Housing): If 25% of units include 2- and 3-bedroom units, can waive parking minimum requirements on studio and 1-bedroom units.	<p>“I move to amend SMC 20.50.400 as shown in Amendment Reference No. AM-12 in Attachment C of tonight’s Staff Report.”</p> <p>G. Parking for studio and 1-bedroom units can be waived for multifamily developments within ½ mile of a major transit stop or a frequent transit stop if at least 25% of the units in the building are 2 or 3 bedroom units.</p>
AM-13	D24	CM Ademasu	City-wide - If on street parking is available adjacent to frontage area of lot, the parking	<p>“I move to amend SMC 20.50.400 as shown in Amendment Reference No. AM-13 in Attachment C of tonight’s Staff Report.”</p>

WITHDRAWN			<p><i>minimums can be adjusted 1 for 1 parking space, or whichever is greater.</i></p> <p>Staff Response: <i>Staff does not recommend this amendment as it presents several challenges in administering.</i></p>	<p>H. If on-street parking is available adjacent to a lot's frontage, the on-site parking requirements can be reduced equivalent to the number of parking stalls available on the street.</p>								
AM-14	D3	Mayor Roberts	<p><i>To have no minimum parking requirements throughout the city. With a requirement that all new development with less than 1 stall per unit or 1 stall per 1,000 sq feet for a business have a parking management plan filed with the city.</i></p> <p>Staff Response: Staff does not recommend this amendment. Removing parking requirements is beyond the scope of the plan and code updates and further study and public engagement should occur.</p>	<p>"I move to strike Tables 20.50.390A through E from the SMC and replace with the language shown in Amendment Reference No. AM-14 in Attachment C of tonight's Staff Report."</p> <p>A. Off-street parking areas shall contain at a minimum the number of parking spaces stipulated in Tables 20.50.390A through 20.50.390D. There is no minimum off-street parking requirement. New development with less than 1 stall per unit or 1 stall per 1,000 square feet for a business shall have a parking management plan filed with the city except as follows:</p> <ol style="list-style-type: none">1. <u>No off-street parking or parking management plan is required for single-family detached, or middle housing within ½ mile of a major transit stop or frequent transit stop. ½ mile of a transit stop will be measured in a straight line from the center of the transit stop to the edge of a property line.</u>2. <u>Where off-street parking is provided, the following Electrical Vehicle Changing Standards Shall Apply:</u> <table><tr><th>RESIDENTIAL USE</th><th>MINIMUM EV SPACES REQUIRED</th></tr><tr><td>Single-family detached/single-family attached/cottage housing development <u>Middle Housing</u>:</td><td>An EV-ready space for each private garage or private parking area provided for a dwelling unit</td></tr><tr><td>Multifamily dwelling/cottage housing development:</td><td>A minimum of 20 25 percent of EV-ready spaces in shared parking garages or shared parking spaces</td></tr><tr><td>Nonresidential:</td><td>A minimum of 10 percent EV-ready spaces of the required parking spaces</td></tr></table>	RESIDENTIAL USE	MINIMUM EV SPACES REQUIRED	Single-family detached/ single-family attached/cottage housing development <u>Middle Housing</u> :	An EV-ready space for each private garage or private parking area provided for a dwelling unit	Multifamily dwelling/ cottage housing development :	A minimum of 20 25 percent of EV-ready spaces in shared parking garages or shared parking spaces	Nonresidential:	A minimum of 10 percent EV-ready spaces of the required parking spaces
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SMC 20.70.320 Frontage Improvements												
AM-15	D8	Mayor Roberts	<p><i>To change the required frontage improvement from 50% of the structure to 50% of the lot. Also, consider a specific requirement that a property not assessed by the assessor must add frontage when the development exceeds a certain dollar value or when new structures are added.</i></p> <p>Staff Response: <i>Staff support this amendment.</i></p>	<p>"I move to amend 20.70.320(C)(1) and (2) as shown in Amendment Reference No. AM-15 in Attachment C of tonight's Staff Report."</p> <ol style="list-style-type: none">1. When building construction valuation for a permit exceeds 50 percent of the current County assessed or an appraised valuation of all existing <u>land and</u> structure(s) on the parcel (except for detached single-family homes). This shall include all structures on other parcels if the building under permit review extends into other parcels;								

				2. When aggregate building construction valuations for issued permits, within any five-year period after March 30, 2013, exceed 50 percent of the County assessed or an appraised value of the existing <u>land and</u> structure(s) at the time of the first issued permit
Zoning Map				
AM-16 WITHDRAWN		Staff	Ensure Zoning Map is Consistent with any Council initiated changes to the land use map Staff Response: Staff support this amendment if any amendments were made to the land use map.	"I move to amend the zoning map to be consistent with the land use changes adopted under Ordinance No. 1026"
AM-18 Updated		Staff	Ensure Zoning Map is Consistent with AM-LUM-1 as adopted by Council in Ordinance 1026.	"I move to amend the proposed zoning map as described in Amendment Reference No. AM-18 in Attachment C of tonight's Staff Report" Provide for the zoning designation of Neighborhood Residential 1 on all parcels along NE 145th Street that are proposed for the Neighborhood Residential 2 land use designation between 17th Ave NE and 22nd Ave NE, and between 23rd Ave NE to 28th Ave NE.
AM-19 Updated		Staff	Ensure Zoning Map is Consistent with AM-LUM-8 as adopted by Council in Ordinance 1026.	"I move to amend the proposed zoning map as described in Amendment Reference No. AM-19 in Attachment C of tonight's Staff Report" Change the zoning designation of NR3 for those parcels West of 25 th Ave NE and South of NE 150 th St to NR2.
AM-20 Updated		Staff	Ensure Zoning Map is Consistent with AM-LUM-10 as adopted by Council in Ordinance 1026.	"I move to amend the proposed zoning map as described in Amendment Reference No. AM-20 in Attachment C of tonight's Staff Report" Change the zoning designation for parcels South of N 203rd St, West of Greenwood Ave N, North of NW 201st St and East of 3rd Ave NW from NR2 to NR3.
AM-21 Updated		Staff	Ensure Zoning Map is Consistent with AM-LUM-9 as adopted by Council in Ordinance 1026.	"I move to amend the proposed zoning map as described in Amendment Reference No. AM-21 in Attachment C of tonight's Staff Report" Designate all parcels North of NE 195th St, West of 12th Ave NE, South of NE 198th St and East of I-5 as NR3.
AM-22 Updated		Staff	Ensure Zoning Map is Consistent with AM-LUM-3 as adopted by Council in Ordinance 1026.	"I move to amend the proposed zoning map as described in Amendment Reference No. AM-22 in Attachment C of tonight's Staff Report" Designate all parcels on the east side of 15th Ave NE from NE 195th Street to Forest Park Drive NE, as Neighborhood Residential 1.