

Other Land Use Actions

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

The Department of Planning and Development (DPD) is proposing three ordinances intended to improve the department's ability to enforce codes and gain compliance when property owners violate City codes, such as by turning backyards into junkyards, refusing to repair dilapidated buildings, letting bushes and weeds overgrow sidewalks and street signs, or refusing to repair dilapidated homes. The ordinances would amend the Land Use, Housing and Building Maintenance (HBMC), and Weeds and Vegetation Codes to:

- Expedite Notices of Violation (NOVs) by using first class mail rather than certified mail;
- Rely on recent information technology to provide information on violations to members of the public including potential purchasers of property, and make optional the recording of Notices of Violation (NOVs) with the King County Recorder's Office;
- Restore the NOV process for Minimum Fire and Security Standards;
- Add options for fines for violations of the HBMC by increasing the cumulative civil penalty from \$15 per unit a day to an upward limit of \$500 per unit a day and toughening the alternative criminal provision;
- Add options for fines for violations of the Land Use Code by increasing the cumulative civil penalty from \$75 a day to an upward limit of \$500 a day and toughening the alternative criminal provision;
- Simplify weeds and vegetation enforcement by creating a citation process for violations of rules against vegetation encroaching on streets, with a fine of \$150 for the first violation and \$500 for the second violation;
- Create a summary abatement procedure for uncorrected weeds and vegetation violations in the public right-of-way; and
- Make other minor changes.

PUBLIC HEARING

The City Council's Urban Development and Planning Committee will hold a public hearing to take comments on the proposal on Wednesday, May 9, 2007 at 2:00 p.m. in the Council's Chamber, 2nd floor, Seattle City Hall, 600 Fourth Avenue. The entrance to City Hall is located on Fifth 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 public hearing. Questions concerning the public hearing may be directed to Neil Powers in Councilmember Steinbrueck's office, by calling 684-8804 or via email at: neil.powers@seattle.gov.

The City Council Chamber is accessible. Print and communications access is provided on prior request. Please contact Neil Powers at 684-8804 as soon as possible to request accommodations for a disability.

Written Comments

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

**Councilmember Peter Steinbrueck
Legislative Department
600 Fourth Avenue Floor 2
PO Box 34025
Seattle, WA 98124-4025
Or by email to peter.steinbrueck@seattle.gov**

Written comments should be received by noon on Tuesday, May 8, 2007.

(More)

INFORMATION AVAILABLE

Copies of the proposal 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 7:30 a.m. to 5:30 p.m. on Monday, Wednesday, and Friday, and 10:30 a.m. to 5:30 p.m. on Tuesday and Thursday.

Questions regarding the proposal may be directed to Darby N. DuComb, DPD Code Compliance Manager, at (206) 684-3781 or via email at darby.ducomb@seattle.gov, or to Bob Morgan, City Council Central Staff, (206) 684-8150, or via email to bob.morgan@seattle.gov.