



# SEATTLE CITY COUNCIL

## Legislative Summary

CB 119600

Record No.: CB 119600

Type: Ordinance (Ord)

Status: Passed

Version: 3

Ord. no: Ord 125964

In Control: City Clerk

File Created: 07/30/2019

Final Action: 10/18/2019

**Title:** AN ORDINANCE relating to environmental review; amending Sections 3.02.110, 25.05.035, 25.05.055, 25.05.070, 25.05.100, 25.05.440, 25.05.448, 25.05.545, 25.05.680, 25.05.800, 25.05.900, and 25.05.914 of the Seattle Municipal Code to clarify timelines and the content of administrative appeals, to authorize the development of Director's Rules to clarify the content of environmental documents, and to make corrections and technical amendments.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Pacheco,O'Brien

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Att 1 - Summary of Environmental Protections

Drafter: patrick.wigren@seattle.gov

Filing Requirements/Dept Action:

### History of Legislative File

Legal Notice Published:

Yes

No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Clerk	08/01/2019	sent for review	Council President's Office			
	<b>Action Text:</b> The Council Bill (CB) was sent for review. to the Council President's Office						
1	Council President's Office	08/01/2019	sent for review	Planning, Land Use, and Zoning Committee			
	<b>Action Text:</b> The Council Bill (CB) was sent for review. to the Planning, Land Use, and Zoning Committee						
1	City Council	08/05/2019	referred	Planning, Land Use, and Zoning Committee			
1	Planning, Land Use, and Zoning Committee	08/07/2019	discussed				
	<b>Action Text:</b> The Council Bill (CB) was discussed in Committee.						

- 1 Planning, Land Use, and Zoning Committee 09/04/2019 discussed  
**Action Text:** The Council Bill (CB) was discussed in Committee.
- 1 Planning, Land Use, and Zoning Committee 09/09/2019 discussed  
**Action Text:** The Council Bill (CB) was discussed in Committee.
- 1 Planning, Land Use, and Zoning Committee 09/11/2019 pass as amended Pass  
**Action Text:** The Committee recommends that City Council pass as amended the Council Bill (CB).  
In Favor: 2 Chair Pacheco, Vice Chair O'Brien  
Opposed: 0  
Abstain: 1 Member Herbold
- 2 City Council 10/07/2019 passed as amended Pass  
**Action Text:** The Motion carried, the Council Bill (CB) passed as amended by the following vote, and the President signed the Bill:  
**Notes:** ACTION 1:

Motion was made by Councilmember Pacheco, duly seconded and carried, to amend Council Bill 119600, by adding a new Section 14 and renumbering the remainder section number accordingly, as shown in the underlined and strike through language below:

Section 14. The Hearing Examiner is requested to include in its 2020 Annual Report a section identifying any opportunities to shorten, streamline or otherwise improve Hearing Examiner processes. The report should identify changes to processes or procedures, new code provisions or amendments to existing code sections, or any resources that could support the Examiner's work and improve equity in the process and outcomes for participants. The report should identify changes to the Hearing Examiner's rules that have already been made, or that are in the process of being made at the time of the report. In developing these recommendations, the Hearing Examiner shall convene a stakeholder committee consisting of members with experience going through the hearing process, expertise in environmental justice, and a representative of the City Council.

Section 4415. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

ACTION 2:

Motion was made by Councilmember Mosqueda, duly seconded and carried, to amend Council Bill 119600, by amending Section 10, as shown in Attachment 1 to the Minutes.

ACTION 3:

Motion was made by Councilmember Herbold, duly seconded and carried, to amend Council Bill 119600, Section 3, Seattle Municipal Code Section 25.05.035.B, as shown in Attachment 2 to the Minutes.

ACTION 4:

Motion was made by Councilmember Herbold and duly seconded, to amend Council Bill 119600, Section 11, Seattle Municipal Code Subsection 25.05.800.A.2.d, as shown in the underlined language below:

Seattle Municipal Code 25.05.800.A.2.d

\*\*\*

d. The construction of a parking lot designed for 40 or fewer automobiles, as well as the addition of spaces to existing lots up to a total of 40 spaces except that all projects that include more than 40 non-required parking spaces are subject to environmental review;

The Motion failed by the following vote:

In favor: 2 - Harrell, Herbold

Opposed: 6 - Bagshaw, Pacheco, Juarez, Mosqueda, O'Brien, Sawant

ACTION 5:

Motion was made and duly seconded to pass Council Bill 119600 as amended.

In Favor: 8 Councilmember Bagshaw, Council President Harrell, Councilmember Herbold, Councilmember Juarez, Councilmember Mosqueda, Councilmember O'Brien, Councilmember Pacheco, Councilmember Sawant

Opposed: 0

3	City Clerk	10/11/2019	submitted for Mayor's signature	Mayor
3	Mayor	10/18/2019	Signed	
	Action Text:		The Council Bill (CB) was Signed.	
3	Mayor	10/18/2019	returned	City Clerk
3	City Clerk	10/18/2019	attested by City Clerk	
	Action Text:		The Ordinance (Ord) was attested by City Clerk.	

---

**CITY OF SEATTLE**

**ORDINANCE**

125964

**COUNCIL BILL**

119600

AN ORDINANCE relating to environmental review; amending Sections 3.02.110, 25.05.035, 25.05.055, 25.05.070, 25.05.100, 25.05.440, 25.05.448, 25.05.545, 25.05.680, 25.05.800, 25.05.900, and 25.05.914 of the Seattle Municipal Code to clarify timelines and the content of administrative appeals, to authorize the development of Director's Rules to clarify the content of environmental documents, and to make corrections and technical amendments.

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. Findings

A. The Mayor and City Council find that the State authorizes categorical exemptions for infill development, which have been effective as a factor that encourages new development to locate within urban centers and urban villages consistent with the City's Comprehensive Plan. This pattern of growth favoring centers and villages is leading to greater efficiencies of residential living and activity patterns that encourage greater use of mass transit and enliven individual neighborhoods and the City. As such, the maximum categorical exemption level for infill development should be authorized to continue to support these positive trends. This kind of efficiency will be increasingly important as Seattle continues to accommodate new residents and employees and to encourage diversity of housing options located near mass transit systems and a variety of transportation choices.

B. The Mayor and City Council find that these efficiencies are due, in part, to increased certainty for developers about the timeline for development and project delivery. Increasing infill development categorical exemptions is a recommendation of the Housing Affordability and Livability Agenda Advisory Committee, and the Mayor and City Council find that the infill

1 development categorical exemption is an incentive and regulatory change pursuant to RCW  
2 36.70A.540 for the purposes of implementing the Mandatory Housing Affordability Program  
3 codified in Chapter 23.58C of the Seattle Municipal Code.

4 C. The Mayor and City Council find that State Environmental Policy Act (SEPA)  
5 environmental review should be maintained for the categories of development actions where  
6 significant levels of adverse environmental impacts are likely. In Seattle's context as the core  
7 and largest city of the metropolitan area, it is already highly urbanized, and it can support more  
8 growth, particularly in places where the City's planning policies prefer for growth to occur, such  
9 as near major transit system stations and hubs and denser mixed-use communities. In these  
10 settings, the overall potential for significant adverse impacts of development is generally likely  
11 only at higher levels of development than are represented by the City's current SEPA categorical  
12 exemption levels. Thus, the infill development categorical exemption levels should be re-set in  
13 those areas at appropriate threshold levels for environmental review, and to eliminate layers of  
14 development review where they will not be productive. In other areas of Seattle, SEPA  
15 environmental review categorical exemption levels should remain at their current levels.

16 D. The Mayor and City Council find that the City's codes have evolved in recent decades  
17 such that there is generally less need to employ SEPA, because other City codes and  
18 requirements effectively mitigate environmental impacts. Relevant City policies and codes  
19 include environmental critical areas; shoreline, grading and drainage, and stormwater  
20 regulations; design review; land use code; noise code; transportation mitigation programs;  
21 energy code; building code, and historic and cultural preservation policies and practices. These  
22 codes and processes are periodically updated, generally moving in the direction of greater  
23 protections. As one example, Seattle's shoreline master program regulations – Chapter 23.60A of

1 the Seattle Municipal Code – were recently updated with greater protections that comply with  
2 State requirements. The Seattle Department of Construction and Inspections (SDCI) has prepared  
3 a summary of environmental protections contained in existing codes and rules that correspond to  
4 elements of the environment to be evaluated pursuant to SEPA, which is located in Attachment 1  
5 to this ordinance. Therefore, it is reasonable to conclude that development impacts in the affected  
6 areas will continue to be adequately addressed by the development regulations and other  
7 applicable requirements of City codes, policies, or plans, and other local, state, or federal rules or  
8 laws.

9 Section 2. Section 3.02.110 of the Seattle Municipal Code, last amended by Ordinance  
10 124567, is amended as follows:

11 **3.02.110 Office of Hearing Examiner((=))**

12 \* \* \*

13 E. The Hearing Examiner is authorized from time to time to appoint Hearing Examiners  
14 Pro Tempore to serve on a day-to-day basis during the absence, unavailability, incapacity, or  
15 disqualification of the Hearing Examiner or to enable the Hearing Examiner to meet statutory  
16 deadlines. All regulations and rules that apply to the Hearing Examiner and Deputy Hearing  
17 Examiner, including those related to disqualification or recusal, shall also apply to any Hearing  
18 Examiners Pro Tempore.

19 \* \* \*

20 Section 3. Section 25.05.035 of the Seattle Municipal Code, last amended by Ordinance  
21 114057, is amended as follows:

22 **25.05.035 Rules and departmental procedures((=))**

1           A. The Mayor is authorized to promulgate rules pursuant to ~~((the Administrative Code~~  
2 ~~)Chapter 3.02((~~))~~), consistent with this ~~((chapter))~~ Chapter 25.05, to facilitate the application of  
3 this ~~((chapter))~~ Chapter 25.05 to City departments and operations.~~

4           B. The Director of the Seattle Department of Construction and Inspections (SDCI) is  
5 authorized to promulgate rules pursuant to Chapter 3.02 to provide uniform standards for the  
6 analysis of the elements of the environment contained in Section 25.05.444. For elements of the  
7 environment where another city department or departments have subject matter expertise, SDCI  
8 shall consult with the relevant department and the Director shall issue a joint Director’s Rule  
9 with the Director of such department, as appropriate. The Department shall convene a committee  
10 composed of members of the public with experience with environmental review and expertise in  
11 environmental justice to advise in the development of Director’s Rules under this section  
12 25.05.035.B. All City departments and any applicants seeking City approval shall follow such  
13 rules to analyze environmental impacts of project and nonproject actions. The rules may have  
14 different standards for nonproject and project actions and for environmental checklists and  
15 environmental impact statements. All such rules shall be consistent with this Chapter 25.05,  
16 WAC 197-11, and SEPA and shall be kept on file at the SEPA Public Information Center. In  
17 addition to the notice provisions of Chapter 3.02, notice of the proposed adoption of a rule shall  
18 be placed in the Land Use Information Bulletin and shall be sent to all City Councilmembers at  
19 least 14 days before the effective date of the proposed rules.

20           C. All departments subject to the provisions of this ~~((chapter))~~ Chapter 25.05 are  
21 authorized and directed to develop and promulgate such supplementary procedures as they deem  
22 appropriate for implementing the provisions of this ~~((chapter))~~ Chapter 25.05 within each  
23 department. All such supplemental procedures shall be consistent with this ~~((chapter))~~ Chapter

1 25.05, WAC 197-11, and ~~((the State Environmental Policy Act,))~~ SEPA and shall be kept on file  
2 at the SEPA Public Information Center.

3 Section 4. Section 25.05.055 of the Seattle Municipal Code, which section was last  
4 amended by Ordinance 119096, is amended as follows:

5 **25.05.055 Timing of the SEPA process((-))**

6 \* \* \*

7 D. Applicant ~~((Review at Conceptual Stage.))~~ review at conceptual stage. In general,  
8 procedures contemplate environmental review and preparation of EIS's on private proposals at  
9 the conceptual stage rather than the final detailed design stage.

10 1. If an agency's only action is a decision on a building permit or other license that  
11 requires detailed project plans and specifications, agencies shall provide applicants with the  
12 opportunity for environmental review under SEPA prior to requiring applicants to submit such  
13 detailed project plans and specifications.

14 2. Agencies may specify the amount of detail needed from applicants for such  
15 early environmental review, consistent with Sections 25.05.035, 25.05.100, and 25.05.335, in  
16 their SEPA or permit procedures. For master use permits, see Section 23.76.010.

17 3. This subsection 25.05.055.D does not preclude agencies or applicants from  
18 preliminary discussions or exploration of ideas and options prior to commencing formal  
19 environmental review.

20 \* \* \*

21 Section 5. Section 25.05.070 of the Seattle Municipal Code, last amended by Ordinance  
22 124919, is amended as follows:

23 **25.05.070 Limitations on actions during SEPA process((-))**



1           A. Until the responsible official issues a final determination of nonsignificance or final  
2 environmental impact statement, no action concerning the proposal shall be taken by a  
3 governmental agency that would:

- 4                   1. Have an adverse environmental impact; or
- 5                   2. Limit the choice of reasonable alternatives.

6           B. In addition, certain DNS's require a 14-day period prior to agency action (subsection  
7 25.05.340.B), and FEIS's require a seven day period prior to agency action (subsection  
8 25.05.460.E).

9           C. In preparing environmental documents, there may be a need to conduct studies that  
10 may cause nonsignificant environmental impacts. If such activity is not exempt under ~~((Section))~~  
11 subsection 25.05.800.R (information collection and research), the activity may nonetheless  
12 proceed if a checklist is prepared and appropriate mitigation measures taken.

13           D. This ~~((section))~~ Section 25.05.070 does not preclude developing plans or designs,  
14 issuing requests for proposals (RFPs), securing options, or performing other work necessary to  
15 develop an application for a proposal, as long as such activities are consistent with subsection  
16 25.05.070.A.

17           ~~((E. No final authorization of any permit shall be granted until expiration of the time  
18 period for filing an appeal in accordance with Section 25.05.680, or if an appeal is filed, until the  
19 fifth day following termination of the appeal. If, on or before the fifth day following termination  
20 of an appeal, a party of record files with the Director of the Seattle Department of Construction  
21 and Inspections, a written notice of intent to seek judicial review of the City's action, no direct  
22 modification of the physical environment shall begin or be authorized until the thirty first day  
23 following termination of the appeal or until a court has disposed of any requests for preliminary~~

1 ~~injunctive relief, whichever occurs first. Where substantial injury to a party would result from a~~  
2 ~~delay of construction, demolition, grading, or other direct modification of the physical~~  
3 ~~environment, the official or body hearing the appeal shall grant an expedited hearing, in which~~  
4 ~~case shorter notice less than 20 days prior to the hearing may be given as permitted by subsection~~  
5 ~~3.02.090.A.)~~)

6 Section 6. Section 25.05.100 of the Seattle Municipal Code, last amended by Ordinance  
7 114057, is amended as follows:

8 **25.05.100 Information required of applicants((~~§~~))**

9 \* \* \*

10 C. Environmental Impact Statements. The responsible official may require an applicant to  
11 provide relevant information that is not in the possession of the lead agency. Although an agency  
12 may include additional analysis not required under SEPA in an EIS (~~((Sections))~~) subsections  
13 25.05.440.H (~~((G))~~), 25.05.448.D, and 25.05.640), the agency shall not require the applicant to  
14 furnish such information, under these rules. An applicant shall not be required to provide  
15 information requested of a consulted agency until the agency has responded or the time allowed  
16 for the consulted agency's response has elapsed, whichever is earlier. Preparation of an EIS by  
17 the applicant is in Section 25.05.420.

18 Section 7. Section 25.05.440 of the Seattle Municipal Code, last amended by Ordinance  
19 114057, is amended as follows:

20 **25.05.440 EIS contents(~~§~~))**

21 An EIS shall contain the following, in the style and format prescribed in (~~(the preceding~~  
22 ~~sections))~~) Sections 25.05.425 and 25.05.430.

23 \* \* \*

1 E. Affected (~~(Environment, Significant Impacts, and Mitigation Measures.)~~)

2 environment, significant impacts, and mitigation measures

3 1. This section of the EIS shall describe the existing environment that will be  
4 affected by the proposal, analyze significant impacts of alternatives including the proposed  
5 action, and discuss reasonable mitigation measures that would significantly mitigate these  
6 impacts. Elements of the environment that are not significantly affected need not be discussed.  
7 Separate sections are not required for each subject (see (~~(Section)~~) subsection 25.05.430.C).

8 2. General requirements for this section of the EIS(~~(-)~~)

9 a. This section shall be written in a nontechnical manner (~~(which is)~~)  
10 easily understandable to lay persons whenever possible, with the discussion commensurate with  
11 the importance of the impacts. Only significant impacts must be discussed; other impacts may be  
12 discussed.

13 b. Although the lead agency should discuss the affected environment,  
14 environmental impacts, and other mitigation measures together for each element of the  
15 environment where there is a significant impact, the responsible official shall have the flexibility  
16 to organize this section in any manner useful to decisionmakers and the public (see (~~(Section)~~)  
17 subsection 25.05.430 C).

18 c. This subsection is not intended to duplicate the analysis in subsection  
19 (~~(E)~~) 25.05.440.D and shall avoid doing so to the fullest extent possible.

20 3. This section of the EIS shall:

21 a. Succinctly describe the principal features of the environment that would  
22 be affected, or created, by the alternatives including the proposal under consideration.

1 Inventories of species should be avoided, although rare, threatened, or endangered species should  
2 be indicated;

3                   b. Describe and discuss significant impacts that will narrow the range or  
4 degree of beneficial uses of the environment or pose long-term risks to human health or the  
5 environment, such as storage, handling, or disposal of toxic or hazardous material;

6                   c. Clearly indicate those mitigation measures (not described in the  
7 previous section as part of the proposal or alternatives), if any, that could be implemented or  
8 might be required, as well as those, if any, that agencies or applicants are committed to  
9 implement;

10                   d. Indicate what the intended environmental benefits of mitigation  
11 measures are for significant impacts, and may discuss their technical feasibility and economic  
12 practicability, if there is concern about whether a mitigation measure is capable of being  
13 accomplished. The EIS need not analyze mitigation measures in detail unless they involve  
14 substantial changes to the proposal causing significant adverse impacts, or new information  
15 regarding significant impacts, and those measures will not be subsequently analyzed under SEPA  
16 (see ~~((Section))~~ subsection 25.05.660.B). An EIS may briefly mention nonsignificant impacts or  
17 mitigation measures to satisfy other environmental review laws or requirements covered in the  
18 same document (~~(((Section)))~~ subsection 25.05.402.H and Section 25.05.640);

19                   e. Summarize significant adverse impacts that cannot or will not be  
20 mitigated.

21                   4. This section shall incorporate, when appropriate:

1 a. A summary of existing plans (for example: land use and shoreline  
2 plans) and zoning regulations applicable to the proposal, and how the proposal is consistent and  
3 inconsistent with them;

4 b. Energy requirements and conservation potential of various alternatives  
5 and mitigation measures, including more efficient use of energy, such as insulating, as well as  
6 the use of alternate and renewable energy resources;

7 c. Natural or depletable resource requirements and conservation potential  
8 of various alternatives and mitigation measures;

9 d. Urban quality, historic and cultural resources, and the design of the built  
10 environment, including the reuse and conservation potential of various alternatives and  
11 mitigation measures.

12 5. Significant impacts on both the natural environment and the built environment  
13 must be analyzed, if relevant (Section 25.05.444). This involves impacts upon and the quality of  
14 the physical surroundings, whether they are in wild, rural, or urban areas. Discussion of  
15 significant impacts shall include the cost of and effects on public services, such as utilities, roads,  
16 fire, and police protection, that may result from a proposal. EIS's shall also discuss significant  
17 environmental impacts upon land and shoreline use, which includes housing, physical blight, and  
18 significant impacts of projected population on environmental resources, as specified by RCW  
19 43.21C.110(1)(d) and (f), and as listed in Section 25.05.444.

20 ~~((6. Analysis))~~ F. Additional non-environmental analysis of economic issues. Additional  
21 analysis of the following non-environmental social, cultural, and economic issues shall be  
22 included in every EIS, pursuant to WAC 197-11-440(8) and subsection 25.05.440.H, unless  
23 eliminated by the scoping process (Section 25.05.408):

1                   ((a-)) 1. Economic factors, including but not limited to employment, public  
2 investment, and taxation where appropriate, provided that this ((section)) subsection  
3 25.05.440.F.1 shall not authorize the City to require disclosure of financial information relating  
4 to the private applicant or the private applicant's proposal;

5                   ((b-)) 2. Regional, City, and neighborhood goals, objectives, and policies adopted  
6 or recognized by the appropriate local governmental authority prior to the time the proposal is  
7 initiated;

8                   ((c-)) 3. The level of detail used in discussing these additional elements should be  
9 proportionate to the impacts the proposal may have if approved. Analysis of the potential  
10 economic impacts related to individual businesses is not required.

11                   ((F)) G. Appendices. Comment letters and responses shall be circulated with the FEIS as  
12 specified by Section 25.05.560. Technical reports and supporting documents need not be  
13 circulated with an EIS ((Sections)) subsections 25.05.425.D and 25.05.440.A.11), but shall be  
14 readily available to agencies and the public during the comment period.

15                   ((G)) H. Additional ((Analysis)) analysis. The lead agency may at its option include, in  
16 an EIS or appendix, the analysis of any impact relevant to the agency's decision, whether or not  
17 environmental. The inclusion of such analysis may be based upon comments received during the  
18 scoping process. The provision for combining documents may be used (Section 25.05.640). The  
19 EIS shall comply with the format requirements of this ((subchapter)) Subchapter IV. The  
20 decision whether to include such information and the adequacy of any such additional analysis,  
21 including the additional analysis required by subsection 25.05.550.F, shall not be used in  
22 determining whether an EIS meets the requirements of SEPA and is not subject to appeal.

1 Section 8. Section 25.05.448 of the Seattle Municipal Code, last amended by Ordinance  
2 114057, is amended as follows:

3 **25.05.448 Relationship of EIS to other considerations((-))**

4 A. SEPA contemplates that the general welfare, social, economic, and other requirements  
5 and essential considerations of state policy will be taken into account in weighing and balancing  
6 alternatives and in making final decisions. However, the environmental impact statement is not  
7 required to evaluate and document all of the possible effects and considerations of a decision or  
8 to contain the balancing judgments that must ultimately be made by the decisionmakers. Rather,  
9 an environmental impact statement analyzes environmental impacts and must be used by  
10 agency decisionmakers, along with other relevant considerations or documents, in making final  
11 decisions on a proposal. The EIS provides a basis upon which the responsible agency and  
12 officials can make the balancing judgment mandated by SEPA, because it provides information  
13 on the environmental costs and impacts. SEPA does not require that an EIS be an agency's  
14 only decisionmaking document.

15 B. The term "socioeconomic" is not used in ~~((the statute))~~ SEPA or in these  
16 ~~((rules))~~ regulations because the term does not have a uniform meaning and has caused a great  
17 deal of uncertainty. Areas of urban environmental concern ~~((which))~~ that must be considered are  
18 specified in RCW 43.21C.110(1)(f), the environmental checklist (Section 25.05.960), and  
19 Sections 25.05.440 and 25.05.444. ~~((See Section 25.05.440 E6.))~~

20 C. Examples of information that are not required to be discussed in an EIS are:  
21 ~~((Methods))~~ methods of financing proposals, economic competition, profits and personal income  
22 and wages, and social policy analysis such as fiscal and welfare policies and nonconstruction

1 aspects of education and communications. EIS's may include whether housing is low, middle, or  
2 high income.

3 D. Agencies have the option to combine EIS's with other documents or to include  
4 additional analyses in EIS's, that will assist in making decisions (~~((Sections))~~)  
5 subsection 25.05.440.H (~~((G))~~) and Section 25.05.640). Agencies may use the scoping process to  
6 help identify issues of public concern (~~((to citizens))~~).

7 Section 9. Section 25.05.545 of the Seattle Municipal Code, last amended by Ordinance  
8 114057, is amended as follows:

9 **25.05.545 Effect of no comment**(~~((r))~~)

10 \* \* \*

11 B. Other (~~((Agencies and the Public))~~) agencies and the public. Lack of comment by other  
12 agencies or members of the public on environmental documents, within the time periods  
13 specified by these rules, shall be construed as lack of objection to the environmental analysis, if  
14 the requirements of Section 25.05.510 (public notice) are met. Other agencies and the public  
15 shall comment in the manner specified in Section 25.05.550. Each commenting citizen need not  
16 raise all possible issues independently. Appeals to the Hearing Examiner are considered de novo;  
17 the only limitation is that the issues on appeal shall be limited to those cited in the notice of  
18 appeal in accordance with subsection 25.06.680.B.5. (~~((See Section 25.05.680 B3.))~~)

19 Section 10. Section 25.05.680 of the Seattle Municipal Code, last amended by Ordinance  
20 124919, is amended as follows:

21 **25.05.680 Appeals**

22 Appeal provisions in SEPA are found in RCW 43.21C.060, 43.21C.075, 43.21C.080,  
23 43.21C.420, 43.21C.495, 43.21C.500, and WAC 197-11-680. The following provisions attempt



1 to construe and interpret the statutory and administrative rule provisions. In the event a court  
2 determines that code provisions are inconsistent with statutory provisions or administrative rule,  
3 or with the framework and policy of SEPA, the statute or rule will control. Persons considering  
4 either administrative or judicial appeal of any decision that involves SEPA are advised to read  
5 the statutory and rule sections cited above.

6 A. Master Use Permits and Council (~~Land Use Decisions~~) land use decisions

7 1. For proposals requiring a Master Use Permit under Chapter 23.76(~~Procedures~~  
8 ~~for Master Use Permits and Council Land Use Decisions~~), for which the Seattle Department of  
9 Construction and Inspections or a non-City agency is the lead agency, SEPA appeal procedures  
10 shall be as provided in Chapter 23.76, except as described in subsection 25.05.680.A.3.

11 2. For proposals requiring Master Use Permits or Council (~~Land Use Decisions~~)  
12 land use decisions for which a City department other than the Seattle Department of Construction  
13 and Inspections is lead agency and is a project proponent or is funding a project and where the  
14 City department chooses to conduct SEPA review prior to submitting an application for the  
15 Master Use Permit or Council (~~Land Use Decision~~) land use decision:

16 a. The following agency environmental determinations shall be subject to  
17 appeal to the Hearing Examiner by any interested person as provided in this subsection

18 25.05.680.A.2:

- 19 1) Determination of Nonsignificance (DNS);  
20 2) Adequacy of the Final EIS as filed in the SEPA Public  
21 Information Center.

22 b. An appeal shall be commenced by filing of a notice of appeal with the  
23 Office of the Hearing Examiner no later than 5 p.m. the fourteenth day following the filing of the

1 decision in the SEPA Public Information Center or publication of the decision in the City official  
2 newspaper, whichever is later; provided that when a 14 day DNS comment period is required  
3 pursuant to this Chapter 25.05, appeals may be filed no later than the twenty-first day following  
4 such filing or publication. The appeal notice shall set forth in a clear and concise manner the  
5 alleged errors in the decision. Upon timely notice of appeal the Hearing Examiner shall set a date  
6 for hearing and send notice to the parties. Filing fees for appeals to the Hearing Examiner are  
7 established in Section 3.02.125.

8 3. For all appeals associated with Master Use Permits that do not require a  
9 Council land use decision, the Hearing Examiner shall complete the appeal process, including a  
10 determination on the merits within 90 days of the date the appeal was filed. For all appeals  
11 associated with a Council land use decision, the Hearing Examiner shall complete the appeal  
12 process, including a determination on the merits within 120 days of the date the appeal was filed.  
13 The Hearing Examiner may extend the deadline by 30 days upon written notice and explanation  
14 of the need to extend the deadline to the parties. The Hearing Examiner may further extend the  
15 deadline only upon the consent of all parties.

16 4. Failure to complete the hearing process within the times stated in this Section  
17 25.05.680 shall not terminate the jurisdiction of the Hearing Examiner nor create any basis for  
18 damages.

19 B. Decisions (~~(Not Related))~~ not related to Master Use Permits or Council (~~(Land Use~~  
20 ~~Decisions))~~ land use decisions

21 1. The following agency decisions on proposals not requiring a Master Use Permit  
22 shall be subject to appeal to the Hearing Examiner by any interested person as provided in this  
23 subsection 25.05.680.B:

1 a. Determination of Nonsignificance((:)) ;

2 b. Adequacy of the final EIS as filed in the SEPA Public Information

3 Center.

4 Notice of all decisions described in this subsection 25.05.680.B.1 shall be filed promptly by the  
5 responsible official in the City's SEPA Public Information Center.

6 2. An appeal shall be commenced by the filing of a notice of appeal with the  
7 office of the Hearing Examiner no later than the fifteenth day following the filing of the decision  
8 in the SEPA Public Information Center or publication of the decision in the City official  
9 newspaper, whichever is later; provided that when a 14 day DNS comment period is required  
10 pursuant to this Chapter 25.05, appeals may be filed no later than the twenty-first day following  
11 such filing or publication. The appeal notice shall set forth in a clear and concise manner the  
12 alleged errors in the decision.

13 3. Upon timely notice of appeal the Hearing Examiner shall set a date for hearing  
14 and send notice to the parties. For project actions, the Hearing Examiner shall complete the  
15 appeal process, including a determination on the merits of the appeal within 90 days of the date  
16 the appeal was filed. For nonproject actions, the Hearing Examiner shall complete the appeal  
17 process, including a determination on the merits of the appeal within 120 days of the date the  
18 appeal was filed. The Hearing Examiner may extend the deadline by 30 days upon written notice  
19 and explanation of the need to extend the deadline to the parties. The Hearing Examiner may  
20 further extend the deadline only upon the consent of all parties. Failure to complete the hearing  
21 process within the times stated in this section shall not terminate the jurisdiction of the Hearing  
22 Examiner.

1                    4. Filing fees for appeals to the Hearing Examiner are established in Section  
2 3.02.125.

3                    ~~((3-))~~ 5. Appeals shall be considered de novo and limited to the issues cited in the  
4 notice of appeal. Appeals must be based on the procedures of this Chapter 25.05 and the specific  
5 environmental policies in Section 25.05.675. The determination appealed from shall be accorded  
6 substantial weight and the burden of establishing the contrary shall be upon the appealing party.  
7 The Hearing Examiner shall have authority to affirm or reverse the administrative decisions  
8 below, to remand cases to the appropriate department with directions for further proceedings,  
9 and to grant other appropriate relief in the circumstances. ~~((Within 15 days after the hearing, the~~  
10 ~~Hearing Examiner shall file and transmit to the parties written findings of fact, conclusions of~~  
11 ~~law, and a decision.))~~

12                    ~~((4-))~~ 6. The Hearing Examiner is authorized to promulgate rules and procedures  
13 to implement the provisions of this Section 25.05. The rules shall be promulgated pursuant to  
14 Chapter 3.02.

15                    ~~((5-))~~ 7. If the agency has made a decision on a proposed action, the Hearing  
16 Examiner shall consolidate any allowed appeals of procedural and substantive determinations  
17 under SEPA with any hearing or appeal on the underlying City action. For example, an appeal of  
18 the adequacy of an EIS must be consolidated with a hearing or appeal on the agency's decision or  
19 recommendation on the proposed action, if both proceedings are allowed by ordinance.

20                    C. Judicial ~~((Appeals))~~ appeals

21                    1. SEPA authorizes judicial appeals of both procedural and substantive  
22 compliance with SEPA.

1                   2. When SEPA applies to a decision, any judicial appeal of that decision  
2 potentially involves both those issues pertaining to SEPA (SEPA issues) and those (~~which~~) that  
3 do not (non-SEPA issues). If there is a time limit established by statute or ordinance for  
4 appealing the underlying governmental action, then appeals (or portions thereof) raising SEPA  
5 issues must be filed within such time period. If there is no time period for appealing the  
6 underlying governmental action, and a notice of action under RCW 43.21C.080 is used, appeals  
7 must be commenced within the time period specified by RCW 43.21C.080.

8                   3. If the proposal requires more than one governmental decision that will be  
9 supported by the same SEPA documents, then RCW 43.21C.080 still only allows one judicial  
10 appeal of procedural compliance with SEPA, which must be commenced within the applicable  
11 time to appeal the first governmental decision.

12                   4. If there is no time limit established by statute or ordinance for appeal, and the  
13 notice of action provisions are not used, then SEPA provides no time limit for judicial appeals.  
14 Appeal times may still be limited, however, by general statutes of limitation or the common law.

15                   5. For the purposes of this subsection 25.05.680.C, "a time limit established by  
16 statute or ordinance" does not include time limits established by the general statutes of limitation  
17 in chapter 4.16 RCW.

18                   D. RCW 43.21C.420 bars certain SEPA appeals if the City has elected to adopt optional  
19 elements of the City's Comprehensive Plan or development regulations pursuant to RCW  
20 43.21C.420. Unless an ordinance enacting or amending the Comprehensive Plan or development  
21 regulations expressly recites that it is being adopted pursuant to the authority of RCW  
22 43.21C.420, RCW 43.21C.420 does not affect the availability of appeals. If RCW 43.21C.420  
23 applies to a non-project EIS as described in RCW 43.21C.420, then unless the City Council by

1 ordinance establishes a different time frame for submitting a complete application for purposes  
2 of RCW 43.21C.420 (5) with respect to that EIS, the time frame is 24 hours following the date of  
3 issuance of the final EIS.

4 E. Official (~~(Notice of the Date and Place for Commencing a Judicial Appeal)~~) notice of  
5 the date and place for commencing a judicial appeal

6 1. Official notice of the date and place for commencing an appeal must be given if  
7 there is a time limit established by statute or ordinance for commencing an appeal of the  
8 underlying governmental action. The notice shall include the time limit for commencing an  
9 appeal, the statute or ordinance establishing the time limit, and where an appeal may be filed.

10 2. Notice is given by:

11 a. Delivery of written notice to the applicant, all parties to any  
12 administrative appeal, and all persons who have requested notice of decisions with respect to the  
13 particular proposal in question; and

14 b. Following the agency's normal methods of notice for the type of  
15 governmental action taken.

16 3. Written notice containing the information required by subsection 25.05.680.E.1  
17 may be appended to the permit, decision documents, or SEPA compliance documents or may be  
18 printed separately.

19 4. Official notices required by this (~~(subparagraph)~~) subsection 25.05.680.E shall  
20 not be given prior to final agency action.

21 F. RCW 36.70A.600 and 43.21C.495 exempt certain Council land use actions from  
22 administrative or judicial appeals if the Council land use action is adopted by April 1, 2021.

1 except as provided in Section 25.05.680.G. Environmental documents and Council land use  
2 actions intended to be exempt from SEPA appeals pursuant to RCW 43.21C.495 should so state.

3 G. Actions that would allow development of residential development within industrial  
4 areas in an area served by commuter rail, light rail, or scheduled bus service of at least four times  
5 per hour for twelve or more hours per day, are not exempt from administrative or judicial appeals  
6 under Section 25.05.680.F., unless they have been studied as part of the Mayor’s Industrial and  
7 Maritime Strategy.

8 H. RCW 43.21C.500 exempts residential and mixed-use development from SEPA  
9 appeals on the basis of the evaluation of or impacts to transportation elements of the  
10 environment, so long as the project does not present significant adverse impacts to the state-  
11 owned transportation system as determined by the Washington State Department of  
12 Transportation and the project is:

13 1. Consistent with:

14 a. A locally adopted transportation plan; or

15 b. The transportation element of the Comprehensive Plan; and

16 2. A project for which:

17 a. Traffic or parking impact fees are imposed pursuant to RCW 82.02.050  
18 through 82.02.090; or

19 b. Traffic or parking impacts are expressly mitigated by an ordinance, or  
20 ordinances, of general application.

21 3. For purposes of this subsection 25.05.680.G, “impacts to transportation  
22 elements of the environment” include: impacts to transportation systems; vehicular traffic;

1 waterborne, rail, and air traffic; parking; movement or circulation of people or goods; and traffic  
2 hazards.

3 I. Appeals are limited to procedural and substantive compliance with SEPA. Appeals of  
4 substantive compliance shall be limited to the specific environmental policies contained in  
5 Section 25.05.675.

6 Section 11. Section 25.05.800 of the Seattle Municipal Code, last amended by Ordinance  
7 125792, is amended as follows:

8 **25.05.800 Categorical exemptions**

9 The proposed actions contained in this Section 25.05.800 are categorically exempt from  
10 threshold determination and environmental impact statement requirements, subject to the rules  
11 and limitations on categorical exemptions contained in Section 25.05.305.

12 A. Minor new construction; flexible thresholds

13 1. The exemptions in this subsection 25.05.800.A apply to all licenses required to  
14 undertake the construction in question. To be exempt under this Section 25.05.800, the project  
15 shall be equal to or smaller than the exempt level. For a specific proposal, the exempt level in  
16 subsection 25.05.800.A.2 shall control. If the proposal is located in more than one city or county,  
17 the lower of the agencies' adopted levels shall control, regardless of which agency is the lead  
18 agency. The exemptions in this subsection 25.05.800.A apply except when the project:

19 a. Is undertaken wholly or partly on lands covered by water;  
20 b. Requires a license governing discharges to water that is not exempt  
21 under RCW 43.21C.0383;

22 c. Requires a license governing emissions to air that is not exempt under  
23 RCW 43.21C.0381 or WAC 197-11-800 (7) or 197-11-800 (8); or



1 d. Requires a land use decision that is not exempt under subsection

2 25.05.800.F.

3 2. The following types of construction are exempt, except when undertaken  
 4 wholly or partly on lands covered by water:

5 a. The construction or location of residential or mixed-use development  
 6 containing no more than the number of dwelling units identified in Table A for 25.05.800 below:

<b>Table A for 25.05.800</b>			
<b>Exemptions for residential uses</b>			
<b>Zone</b>	<b>Residential uses</b>		
	<b>Number of exempt dwelling units</b>		
	<b>Outside ((ef)) urban centers and urban villages</b>	<b>Within urban centers and urban villages where growth estimates have not been exceeded</b>	<b>Within urban centers and urban villages where growth estimates have been exceeded</b>
SF and RSL	4	4	4
LR1	4	200 <sup>1</sup>	20
LR2	6	200 <sup>1</sup>	20
LR3	8	200 <sup>1</sup>	20
NC1, NC2, NC3, C1, and C2	4	200 <sup>1</sup>	20
MR, HR, and Seattle Mixed zones	20	200 <sup>1</sup>	20
MPC-YT	NA	30 <sup>1</sup>	20
Downtown zones	NA	250 <sup>1</sup>	20
Industrial zones	4	4	4

Footnotes to Table A for 25.05.800

NA = not applicable

Urban centers and urban villages are identified in the Seattle Comprehensive Plan

<sup>1</sup> Pursuant to RCW 43.21C.229, new residential development or the residential portion of new mixed-use development located in an urban center or in an urban village is categorically exempt from the State Environmental Policy Act, unless the Department has determined that residential growth within the urban center or village has exceeded exemption limits for the center that the Department has established pursuant to subsection 25.05.800.A.2.i.

7

1                                    b. The construction of a barn, loafing shed, farm equipment storage  
 2 building, produce storage or packing structure, or similar agricultural structure, covering 10,000  
 3 square feet or less, and to be used only by the property owner or the property owner's agent in  
 4 the conduct of farming the property. This exemption does not apply to feed lots;

5                                    c. The construction of office, school, commercial, recreational, service, or  
 6 storage buildings, containing no more than the gross floor area listed in Table B for 25.05.800  
 7 below:

<b>Table B for 25.05.800</b>			
<b>Exemptions for non-residential uses</b>			
<b>Zone</b>	<b>Non-residential uses</b>		
	<b>Exempt area of use (square feet of gross floor area)</b>		
	<b>Outside ((ef) urban centers and hub urban villages)</b>	<b>Within urban centers and hub urban villages where growth estimates have not been exceeded</b>	<b>Within urban centers and hub urban villages where growth estimates have been exceeded</b>
SF, RSL <sub>2</sub> , and LR1	4,000	4,000	4,000
LR2 and LR3	4,000	12,000 <sup>1</sup> or 30,000 <sup>2</sup>	12,000
MR, HR, NC1, NC2, and NC3	4,000	12,000 <sup>1</sup> or 30,000 <sup>2</sup>	12,000
C1, C2, and Seattle Mixed zones	12,000	12,000 <sup>1</sup> or 30,000 <sup>2</sup>	12,000
Industrial zones	12,000	12,000	12,000
MPC-YT	NA	12,000	12,000
Downtown zones	NA	12,000 <sup>1</sup> or 30,000 <sup>2</sup>	12,000

Footnotes to Table B for 25.05.800

NA = not applicable

Urban centers and urban villages are identified in the Seattle Comprehensive Plan

<sup>1</sup> New non-residential development that is not part of a mixed-use development and that does not exceed 12,000 square feet in size is categorically exempt from the State Environmental Policy Act (SEPA).

<sup>2</sup> Pursuant to RCW 43.21C.229, new non-residential development that does not exceed 30,000 square feet and that is part of a mixed-use development located in an urban center or in a hub urban village is categorically exempt from SEPA, unless the Department has determined that employment growth within the urban center or village has exceeded exemption limits for the center that the Department has established pursuant to subsection 25.05.800.A.2.i.

1

2 d. The construction of a parking lot designed for 40 or fewer automobiles,  
3 as well as the addition of spaces to existing lots up to a total of 40 spaces;

4 e. Any fill or excavation of 500 cubic yards or less throughout the total  
5 lifetime of the fill or excavation; and any excavation, fill or grading necessary for an exempt  
6 project in subsections 25.05.800.A.2.a, 25.05.800.A.2.b, 25.05.800.A.2.c, or 25.05.800.A.2.d  
7 shall be exempt;

8 f. Mixed-use construction, including but not limited to projects combining  
9 residential and commercial uses, is exempt if each use, if considered separately, is exempt under  
10 the criteria of subsections 25.05.800.A.2.a through 25.05.800.A.2.d, unless the uses in  
11 combination may have a probable significant adverse environmental impact in the judgment of  
12 an agency with jurisdiction (see subsection 25.05.305.A.2.b);

13 g. In zones not specifically identified in this subsection 25.05.800.A, the  
14 standards for the most similar zone addressed by this subsection 25.05.800.A apply;

15 h. For the purposes of this subsection 25.05.800.A, "mixed-use  
16 development" means development having two or more principal uses, one of which is a  
17 residential use comprising 50 percent or more of the gross floor area;

1 i. To implement the requirements of Table A for 25.05.800 and Table B  
2 for 25.05.800, the Director shall establish implementation guidance by rule for how growth is  
3 measured against exemption limits and how changes to thresholds will occur if exemption limits  
4 are reached. The exemption limits shall consist of the growth estimates established in the  
5 Comprehensive Plan for a given area, minus a "cushion" of ten percent to assure that  
6 development does not exceed growth estimates without SEPA review; and

7 j. The Director shall monitor residential and employment growth and  
8 periodically publish a determination of growth for each urban center and urban village.  
9 Residential growth shall include, but need not be limited to, net new units that have been built  
10 and net new units in projects that have received a building permit but have not received a  
11 certificate of occupancy. Per implementation guidance established by rule, if the Director  
12 determines that exemption limits have been reached for an urban center or urban village  
13 subsequent development will be subject to the lower thresholds as set forth in Table A for  
14 25.05.800 and Table B for 25.05.800.

15 \* \* \*

16 U. ~~((Reserved))~~ The following nonproject actions are exempt:

17 1. Amendments to development regulations that are required to ensure  
18 consistency with the City's Comprehensive Plan if the Comprehensive Plan was previously  
19 subjected to environmental review pursuant to this Chapter 25.05 and the impacts associated  
20 with the proposed regulation were specifically addressed in the environmental review for the  
21 Comprehensive Plan;

22 2. Amendments to development regulations that are required to ensure  
23 consistency with the shoreline master program, Chapter 23.60A, where the shoreline master

1 program was previously subjected to environmental review pursuant to this chapter and the  
2 impacts associated with the proposed regulation were specifically addressed in the prior  
3 environmental review;

4 3. Amendments to development regulations that, upon implementation of a  
5 project action, will provide increased environmental protection, limited to the following:

6 a. Increased protections for critical areas, such as enhanced buffers or  
7 setbacks;

8 b. Increased vegetation retention or decreased impervious surface areas in  
9 shoreline jurisdiction; and

10 c. Increased vegetation retention or decreased impervious surface areas in  
11 critical areas;

12 4. Amendments to the technical codes contained in Title 22 to ensure consistency  
13 with minimum standards contained in state law.

14 \* \* \*

15 Section 12. Section 25.05.910 of the Seattle Municipal Code, which section was last  
16 amended by Ordinance 119096, is amended as follows:

17 **25.05.910 Designation of responsible department and responsible official where City is lead**  
18 **agency((-))**

19 ~~(((See WAC 197-11-910.)))~~

20 A. For each proposal where the City is the lead agency, the responsible department shall  
21 be designated prior to designation of the responsible official.

22 B. In designating the responsible department:

1                   1. The first department receiving or initiating a proposal (~~(which)~~) that involves a  
2 major action, and for which the City is the lead agency, shall determine the responsible  
3 department for that proposal(~~(;)~~) .

4                   2. If that department determines that another department is the responsible  
5 department, it shall immediately notify such department of its determination(~~(;)~~) .

6                   3. When a department determines that it is the responsible department, it shall  
7 immediately notify all other departments with jurisdiction over the proposal(~~(;)~~) .

8                   4. Except for the Legislative Department, the responsible department for all  
9 proposals initiated by a department shall be the department making the proposal. In the event that  
10 two (~~((2))~~) or more departments share in the initiation of a proposal, the departments shall by  
11 agreement determine which department will assume the status of responsible department(~~(;)~~) .

12                   5. When the proposal will involve both private and public construction activity, it  
13 shall be characterized as either a private or a public project for the purposes of responsible  
14 department designation, depending upon whether the primary sponsor or initiator of the project is  
15 a department or from the private sector. Any project in which department and private interests  
16 are too intertwined to make this characterization shall be considered a public project.

17                   6. For proposals for private projects which require licenses from more than one  
18 (~~((1))~~) department, the responsible department shall be the department with responsibility for  
19 making the final recommendation or report on the first major action of the proposal or the first  
20 action (~~(which)~~) that would result in irreversible commitment to the proposal; or in the event  
21 these conditions do not apply, the responsible department shall be the department whose action,  
22 license, or licenses will have the greatest effect on the environment(~~(;)~~) .



1                   1. For a threshold determination which requires information in addition to that  
2 contained in or accompanying the environmental checklist, a fee in an amount equal to the actual  
3 costs and expenses incurred by the City in conducting any studies or investigations necessary to  
4 provide such information; provided that the fee shall not be less than \$20 nor more than \$500;

5                   2. For all private projects requiring an EIS for which the City is the lead agency  
6 and for which the responsible official determines that the EIS shall be prepared by employees of  
7 the City, or that the City will contract directly with a consultant or consultants for the preparation  
8 of an EIS, a fee in an amount equal to the actual costs and expenses incurred by the City in  
9 preparing the EIS. Such fee shall also apply when the applicant prepares the EIS, and the  
10 responsible official determines that substantial rewriting or reassessing of impacts must be  
11 performed by employees of the City to insure compliance with the provisions of the SEPA  
12 ~~((Guidelines))~~ Rules and this ~~((subchapter))~~ Subchapter X.

13                   3. When the responsible official is the Director of ~~((Planning and Development))~~  
14 the Seattle Department of Construction and Inspections, fees shall be paid as described in ~~((the~~  
15 Permit Fee Ordinance (SMC Chapter 22.900))) Chapter 22.900C.

16                   Section 14. The Hearing Examiner is requested to include in its 2020 Annual Report a  
17 section identifying any opportunities to shorten, streamline or otherwise improve Hearing  
18 Examiner processes. The report should identify changes to processes or procedures, new code  
19 provisions or amendments to existing code sections, or any resources that could support the  
20 Examiner's work and improve equity in the process and outcomes for participants. The report  
21 should identify changes to the Hearing Examiner's rules that have already been made, or that are  
22 in the process of being made at the time of the report. In developing these recommendations, the  
23 Hearing Examiner shall convene a stakeholder committee consisting of members with



1 experience going through the hearing process, expertise in environmental justice, and a  
2 representative of the City Council.

3

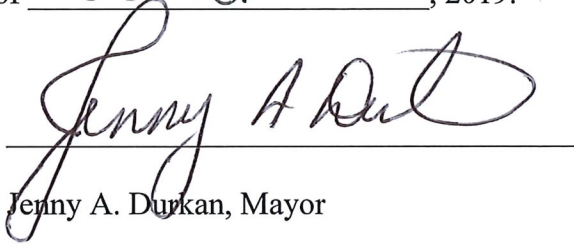
1 Section 15. This ordinance shall take effect and be in force 30 days after its approval by  
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 7<sup>th</sup> day of October, 2019,  
5 and signed by me in open session in authentication of its passage this 7<sup>th</sup> day of  
6 October, 2019.

7 

8 President \_\_\_\_\_ of the City Council

9 Approved by me this 18<sup>th</sup> day of October, 2019.

10 

11 Jenny A. Durkan, Mayor

12 Filed by me this 18<sup>th</sup> day of OCTOBER, 2019.

13 

14 Monica Martinez Simmons, City Clerk

15 (Seal)

16 Attachments:

17 Attachment 1 – Summary of environmental protections in other codes/rules compared to a full  
18 list of topics addressed by environmental review pursuant to the SEPA  
19

**Summary of environmental protections in other codes/rules compared to a full list of topics addressed by environmental review pursuant to the SEPA**

<b>SEPA Authority by Element of the Environment (from 25.05.675)</b>	<b>How Addressed by Other Codes/Rules*</b>
<b>Air Quality</b>	<ul style="list-style-type: none"> <li>• Regional air quality oversight addresses policies and rules on air quality attainment status on a neighborhood or sub-area basis. Additional authority provided by Puget Sound Clean Air Agency (PSCAA), Environmental Protection Agency, Clean Air Act, and the state Department of Ecology.</li> </ul>
<b>Construction Impacts - Air Quality</b>	<ul style="list-style-type: none"> <li>• Building code contains provisions for the removal of hazardous and combustible materials (Section 3303).</li> <li>• PSCAA rules and best practices apply to mitigate impacts from fugitive dust and other potentially hazardous demolition waste materials, such as lead.</li> <li>• PSCAA permit required for asbestos removal and includes survey and mitigation measures for dust control techniques and use of toxic air control technologies.</li> </ul>
<b>Construction Impacts – Noise</b>	<ul style="list-style-type: none"> <li>• Noise Code sets a limit of 7 PM on noisy work in most zones in or near residential areas (25.08.425), includes LR, MR, HR, NC, RC zones.</li> <li>• Noise Code includes daytime/nighttime noise level limits (25.08.410-425)</li> <li>• Major Public Project Construction Noise Variance (25.08.655)</li> </ul>
<b>Construction Impacts – Parking/Traffic/Streets/ Pedestrian Safety</b>	<ul style="list-style-type: none"> <li>• Street Use and Traffic Codes (Titles 15 &amp; 11) contain authority to regulate:               <ul style="list-style-type: none"> <li>○ Pedestrian safety measures,</li> <li>○ Street and sidewalk closures,</li> <li>○ Truck traffic timing and haul routes,</li> <li>○ Any planned use of the street for construction purposes (material, equipment storage).</li> </ul> </li> <li>• Land Use Code (23.42.044) includes authority to manage construction-related parking.</li> </ul>
<b>Earth/Environmentally Critical Areas /Water Quality/Drainage/Plants and Animals</b>	<ul style="list-style-type: none"> <li>• Environmentally Critical Area Code includes mitigation for landslide hazards, steep slopes, unstable soils, wetlands, flood prone and fish/wildlife habitat areas (25.09). Consistent with RCW Ch. 36.70A and WAC Ch. 365-190</li> </ul>

SEPA Authority by Element of the Environment (from 25.05.675)	How Addressed by Other Codes/Rules*
	<p>guidance (also ref: Wash. Dept. of Commerce 2018 Critical Areas Handbook).</p> <ul style="list-style-type: none"> <li>• In addition, the Stormwater, Grading &amp; Drainage ordinances and Shoreline regulations (Chapter 23.60A) include environmental &amp; water quality protections, to meet applicable State guidance that includes: the 2019 Stormwater Management Manual for Western Washington, and State Shoreline Master Program guidelines (WAC 173-26).</li> </ul>
<b>Energy</b>	<ul style="list-style-type: none"> <li>• Energy Codes required by the City and the State mandate high levels of energy efficiency.</li> <li>• City Light utility system improvements, if any, are required to provide service to new development. This can include local improvements and at distances from sites if the needs warrant such improvements.</li> <li>• Various City policies, programs and rules address energy conservation and efficient building designs (LEED; Energy Star).</li> </ul>
<b>Environmental Health</b>	<ul style="list-style-type: none"> <li>• Federal, state and regional regulations are the primary means of mitigating risks associated with hazardous and toxic materials.</li> <li>• Regulations for telecommunications facilities in the Land Use Code also apply within this category.</li> </ul>
<p><b>Housing</b></p> <p><i>SEPA authority is narrowly defined: “Compliance with legally valid City ordinance provisions relating to housing relocation, demolition and conversion shall constitute compliance with this [SEPA] housing policy.” SMC 25.05.675.1.2.c.</i></p>	<ul style="list-style-type: none"> <li>• Land Use, housing and building maintenance, and other codes include provisions to encourage housing preservation, especially for low-income persons; as well as tenant relocation assistance, and incentives for affordable housing.</li> <li>• Low-income housing preservation is a high priority for City public projects and programs, per SEPA policy (25.05.675.1.1.b.4).</li> <li>• “Mandatory Housing Affordability” affordable housing impact mitigation programs for commercial and residential development (Chapters 23.58B and 23.58C)</li> </ul>
<b>Historic Preservation/Archaeological Sites</b>	<ul style="list-style-type: none"> <li>• Landmarks Preservation Ordinance remains in place for landmark preservation (Chapter 25.12)</li> <li>• Existing policy/practices are in place for SDCI to refer permit applicants to the Historic</li> </ul>

SEPA Authority by Element of the Environment (from 25.05.675)	How Addressed by Other Codes/Rules*
	<p>Preservation Office for potential survey and landmark nomination.</p> <ul style="list-style-type: none"> <li>• SDCI Director’s Rule 2-98: Clarification of State Environmental Policy Act (SEPA) Historic Preservation Policy for potential archaeologically significant sites and requirements for archeological assessments</li> <li>• Federal and state regulations address protection of cultural/archaeological resources (including RCW Chapters 27.34, 27.53, 27.44, 79.01 and 79.90 RCW; and WAC Chapter 25.48).</li> </ul>
<p><b>Land Use/Height, Bulk &amp; Scale/Shadows on Open Spaces</b></p>	<p>Design Review process applies at various thresholds and provide the venue for addressing these topics (Chapter 23.41). With recent adjustments, Design Review now applies to a greater range of locations and developments, which may depend on surrounding property context.</p> <ul style="list-style-type: none"> <li>• Land Use Code development standards address the scale of development and other aspects related to compatibility.</li> </ul>
<p><b>Light and Glare</b></p>	<ul style="list-style-type: none"> <li>• Land Use Code screening and landscaping, lighting directional/shielding standards provide mitigation.</li> <li>• Design Review can address this topic as well.</li> </ul>
<p><b>Noise</b></p>	<ul style="list-style-type: none"> <li>• Noise Control Code provides for daytime and nighttime noise limits, and authority to mitigate impacts related to exceeding noise level limits and specific noise generating activities.</li> </ul>
<p><b>Parking</b></p> <p><i>The policies apply only to areas outside of urban centers, the station area overlay district, and portions of urban villages within 1,320 feet walking distance of frequent transit service.</i></p>	<p>Inside the areas mentioned no parking is required and in addition:</p> <ul style="list-style-type: none"> <li>• City policy promotes transit, bike, pedestrian, car-share, bicycle-share and other mobility-choice options, as impact mitigation;</li> <li>• The City and region fund transit service;</li> <li>• The State Commute trip reduction requires transportation management plans for major employers;</li> <li>• Flexible-use parking rules encourage greater efficiency in the use of existing parking resources, and more shared parking among multiple users.</li> </ul>

SEPA Authority by Element of the Environment (from 25.05.675)	How Addressed by Other Codes/Rules*
<p><b>Public Services and Facilities</b></p>	<ul style="list-style-type: none"> <li>• Authority for requiring utility improvements is identified in rules, codes and policies and are applied during permitting reviews. This includes water, sewer, storm drain and electrical system improvements.</li> <li>• Permit applications are referred for other departments for input, if facilities or services might be affected, such as police or fire protection.</li> <li>• Public service and utility impact analyses to address growth impacts are addressed through area planning initiatives in conjunction with supporting area wide SEPA reviews, as is done for subarea rezones.</li> </ul>
<p><b>Public View Protection</b></p> <p><i>Applies to public views from designated public viewpoints, parks, scenic routes and view corridors to features such as mountains, skyline &amp; water. Does not apply to views from private property.</i></p>	<ul style="list-style-type: none"> <li>• Design Review can address individual development view impact consideration and mitigation.</li> <li>• View considerations, such as along specific streets, are commonly addressed during area planning and rezoning efforts. Commonly used approaches include height limits and upper-level setbacks incorporated into new zoning.</li> </ul>
<p><b>Traffic and Transportation</b></p>	<ul style="list-style-type: none"> <li>• Land Use Code requires transportation study &amp; mitigation (Chapter 23.52) for certain sized projects no longer subject to SEPA.</li> <li>• Per Section 23.52.004 citywide level-of-service standards, new development of certain size in certain locations must include action to help achieve single-occupant-vehicle reduction target, by geographic sector.</li> <li>• Street use permitting (15.04, 11.16) &amp; Right of Way Improvements Manual include mitigation authority for: access point control, street/ intersection configuration, bike parking and signage.</li> </ul>

\*All citations are from the Seattle Municipal Code, unless otherwise indicated. RCW = Revised Code of Washington. WAC= Washington Administrative Code.