



SEATTLE CITY COUNCIL
CENTRAL STAFF

Proposed Mobile Home Park Overlay District – Council Bill (CB) 120206

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LAND USE AND NEIGHBORHOODS COMMITTEE

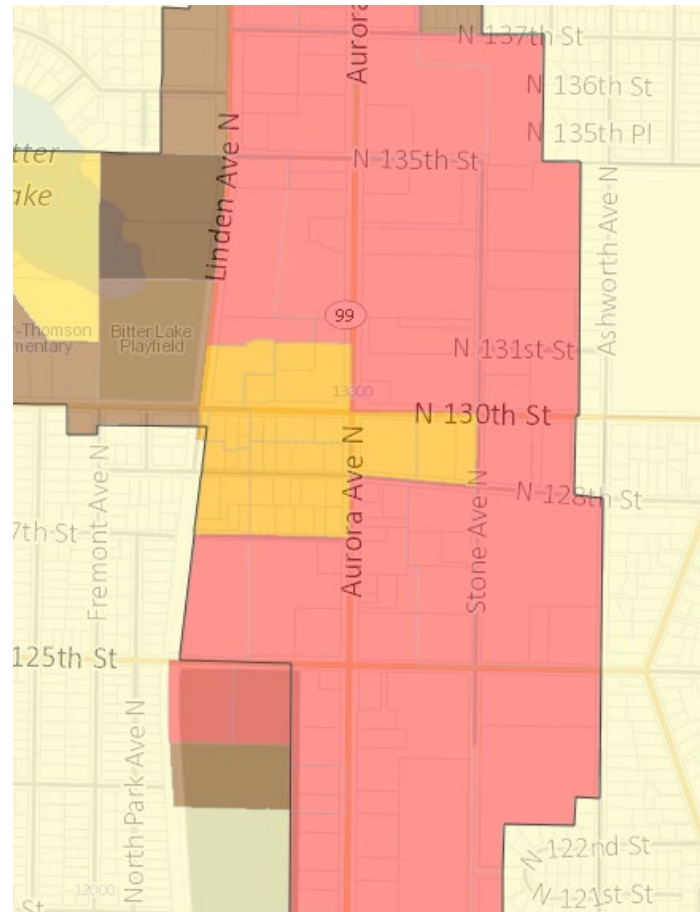
DECEMBER 3, 2021

Legislative History

- January 2019 - Council passes Ordinance 125764, one-year moratorium on redevelopment of mobile home parks
 - Intended to reduce development pressure on remaining two mobile home parks in the city
- Temporary moratorium extended for four additional six-month periods through Ordinances 126006, 126090, 126241, 126362
- May 2021 - Council introduces Council Bill (CB) 120079 creating a MHPOD, SEPA threshold determination appealed by Bella-Bee
- September and October 2021 – Settlement Agreement and Introduction of CB 120206

Background and Regulatory Context

- Two remaining parks:
(1) Bella-Bee and (2)
Halcyon
- Located in the Bitter
Lake Residential Urban
Village
- Bella-Bee – 3.8 Acres,
65 Homes
- Halcyon – 7.6 acres, 76
homes
- Zoned Commercial



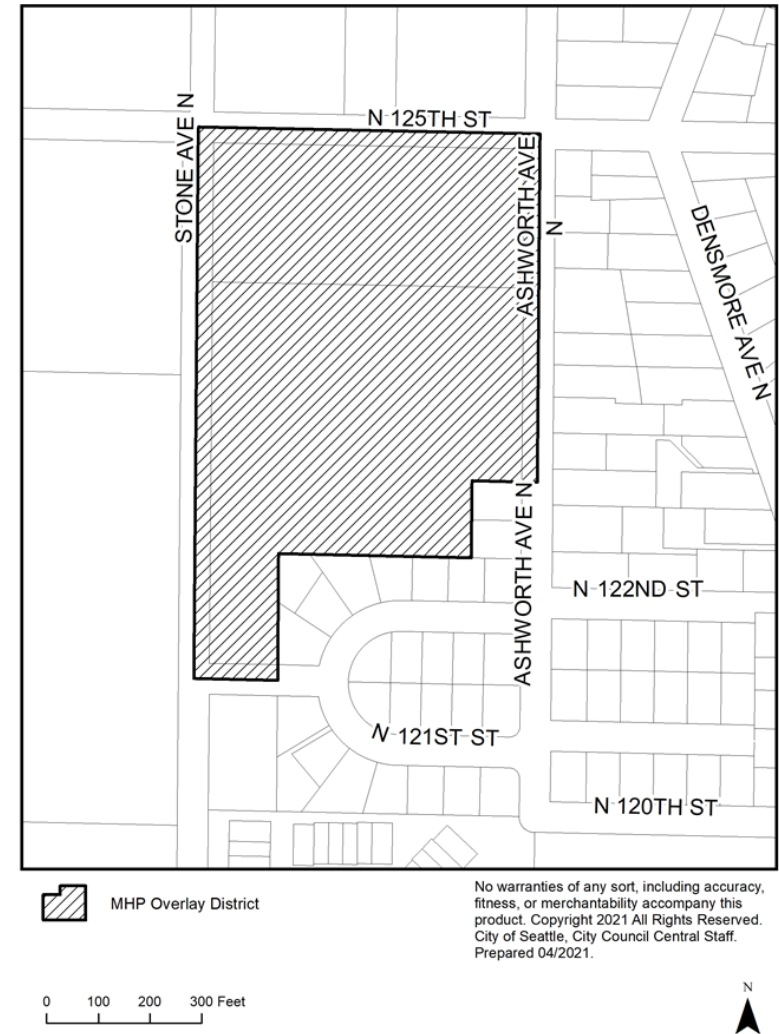
How Other Jurisdictions Preserve Mobile Home Parks

- Tumwater – Mobile home park zone created in 2008, applies to six of Tumwater's 10 mobile home parks
- Bothell – Mobile home park overlay created in 1996 to promote retention of parks with rental lots
- Kenmore – Phased zoning with a 10-year horizon for certain mobile home parks, longer term protection two mobile home parks, passed in 2019

Proposed Overlay District

- Limit residential uses to mobile homes, mobile home parks, and low-income housing on sites owned by a government, non-profit, or religious organization;
- Require relocation assistance, right of first offer, and rent limitations specific to current residents when low-income housing is developed;
- Allow some commercial uses but limit the size of those uses;
- Remove setback, density limits, and amenity area requirements in prior proposal;
- Affirm current C1 55 (M) zoning;
- Establish City intent to periodically revisit the overlay designation; and
- Provide for the expiration of the overlay by January 1, 2051.

Mobile Home Park Overlay District



Next Steps

- Public Hearing and Council consideration of CB 120213, which would extend the current moratorium to the earlier of the effective date of CB 120206 or six months
- Public hearing and possible committee recommendation on CB 120206 – December 8
- Possible Full Council vote on CB 120206 – December 13

Questions?