

Amendment 1: Single Family areas and risk of displacement

Councilmember Herbold

Section 25.05.680 F would waive SEPA appeals for certain categories of nonproject actions under a new State law adopted this year. This provision expires on April 1, 2021. Among the possible actions the City could consider that would not be appealable would be:

(c) Authorize at least one duplex, triplex, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure of [sic] physical constraint that would make this requirement unfeasible for a particular parcel. ([Engrossed Second Substitute House Bill 1923](#), Section 1)

This amendment would limit this provision to areas where there is a low risk of displacement and high access to opportunity. These areas were identified under the [Seattle 2035 Growth and Equity](#) report.

If the City proposed to change single-family zoning to allow duplexes, triplexes, or courtyard apartments in areas with high displacement risk, low access to opportunity, or both, any environmental review could be appealed. It should be noted that the City is not currently studying any changes to single family zones.

Amend Section 25.05.680 F, to clarify conditions where

F. RCW 36.70A.____ and 43.21C.____ exempt certain Council land use actions from administrative or judicial appeals if the Council land use action is adopted by April 1, 2021. Environmental documents and Council land use actions intended to be exempt from SEPA appeals pursuant to RCW 43.21C.____ should so state. [For proposals that would authorize at least one duplex, triplex or courtyard apartment on each parcel in single-family zoning districts, this section shall only apply to single family zones that are located in areas that have been determined to have a low risk of displacement and high access to opportunity, as identified on the maps at Attachment B to the Seattle 2035 Growth and Equity Report.](#)