

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	Executive Contact/Phone:
LEG	Freeman / 48178	NA

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

a. Legislation Title:

AN ORDINANCE relating to land use and zoning; adopting a moratorium on the filing, acceptance, or processing of applications for the establishment, expansion, or change of use for certain uses on parcels with a Commercial 1, Commercial 2, or Neighborhood Commercial 3 zoning designation within the Aurora-Licton Urban Village; declaring an emergency and establishing an immediate effective date; all by a 3/4 vote of the City Council.

b. Summary and background of the Legislation:

The proposed legislation would establish a temporary moratorium on establishing, expanding, or changing a land use to uses that are inconsistent with the goals and policies of the Aurora-Licton Residential Urban Village neighborhood plan, which are adopted into the Comprehensive Plan. Those goals and policies emphasize a pedestrian oriented mixed-use neighborhood with appropriate transitions between commercially and residentially designated areas. The legislation prohibits establishing new, expanding, or converting existing land uses to the following uses:

- Drive-in businesses;
- Dry boat storage;
- General manufacturing;
- Heavy commercial services, except laundry facilities existing as of April 1, 2001;
- Sales and rental of large boats;
- Vessel repair (major or minor);
- Mini-warehouse;
- Principal use, nonresidential long-term parking;
- Outdoor storage;
- Heavy commercial sales;
- Sales and rental of motorized vehicles, except within an enclosed structure;
- Solid waste management;
- Recycling uses;
- Towing services;
- Principal use vehicle repair (major or minor);
- Wholesale showroom; and
- Warehouse.

The proposed legislation also makes findings-of-fact establishing an emergency and sets out a work plan to implement permanent regulations within a year. Analyses supporting those findings are set out in Attachment A. The temporary moratorium would apply

prospectively and would not affect projects for which an application has already been made.

2. CAPITAL IMPROVEMENT PROGRAM

- a. Does this legislation create, fund, or amend a CIP Project? ___ Yes X No

3. SUMMARY OF FINANCIAL IMPLICATIONS

- a. Does this legislation amend the Adopted Budget? ___ Yes X No

- b. Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

No.

- c. Is there financial cost or other impacts of *not* implementing the legislation?

No.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?

The legislation affects the Seattle Department of Construction and Inspections, which administers the City's Land Use Code and other codes that regulate development of the built and natural environment.

- b. Is a public hearing required for this legislation?

Yes, a public hearing is required within 60 days of passage of the legislation, if the legislation is approved.

- c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

No.

- d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Yes, publication of the hearing notice is required in the *Daily Journal of Commerce*.

e. Does this legislation affect a piece of property?

Yes, the legislation affects property located in the Aurora-Licton Residential Urban Village with a Commercial 1, Commercial 2, or Neighborhood Commercial 3 zone designation. See Attachment A.

f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?

The legislation will make it more likely that future development in the Aurora-Licton Residential Village will include residential uses, which may contribute to slowed increases in residential rents. Communities-of-color are disproportionately cost-burdened by residential rents.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).

NA

h. Other Issues:

List attachments/exhibits below:

Attachment A: Central Staff Memorandum, September 25, 2017