



CITY OF SEATTLE

City Council

Agenda

Tuesday, May 6, 2025

2:00 PM

**Council Chamber, City Hall
600 4th Avenue
Seattle, WA 98104**

**Sara Nelson, Council President
Joy Hollingsworth, Member
Robert Kettle, Member
Cathy Moore, Member
Alexis Mercedes Rinck, Member
Maritza Rivera, Member
Rob Saka, Member
Mark Solomon, Member
Dan Strauss, Member**

Chair Info: 206-684-8809; Sara.Nelson@seattle.gov

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CITY OF SEATTLE

City Council Agenda

May 6, 2025 - 2:00 PM

Meeting Location:

Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

Committee Website:

<http://www.seattle.gov/council>

Members of the public may register for remote or in-person Public Comment to address the Council. Details on how to provide Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment period at

<https://www.seattle.gov/council/committees/public-comment>

Online registration to speak will begin one hour before the meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

In-Person Public Comment - Register to speak on the Public Comment sign-up sheet located inside Council Chambers at least 15 minutes prior to the meeting start time. Registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to all Councilmembers prior to 10 a.m. on the day of the meeting at Council@seattle.gov or at Seattle City Hall, Attn: Council Public Comment, 600 4th Ave., Floor 2, Seattle, WA 98104.

A. CALL TO ORDER

B. ROLL CALL

C. PRESENTATIONS

D. PUBLIC COMMENT

Members of the public may sign up to address the Council for up to 2 minutes on matters on this agenda; total time allotted to public comment at this meeting is 20 minutes.

E. ADOPTION OF INTRODUCTION AND REFERRAL CALENDAR:

Introduction and referral to Council committees of Council Bills (CB), Resolutions (Res), Appointments (Appt), and Clerk Files (CF) for committee recommendation.

[IRC 478](#)

May 6, 2025

Attachments: [Introduction and Referral Calendar](#)

F. APPROVAL OF THE AGENDA**G. APPROVAL OF CONSENT CALENDAR**

The Consent Calendar consists of routine items. A Councilmember may request that an item be removed from the Consent Calendar and placed on the regular agenda.

Journal:

1. [Min 518](#) April 29, 2025

Attachments: [Minutes](#)

Bills:

2. [CB 120976](#) AN ORDINANCE appropriating money to pay certain claims for the week of April 21, 2025, through April 25, 2025, and ordering the payment thereof; and ratifying and confirming certain prior acts.

Supporting Documents: [Summary and Fiscal Note](#)

Appointments:

**GOVERNANCE, ACCOUNTABILITY, AND ECONOMIC DEVELOPMENT
COMMITTEE:**

3. [Appt 03010](#) Appointment of Silvia Gonzalez as member, Labor Standards Advisory Commission, for a term to April 30, 2026.

The Committee recommends that City Council confirm the Appointment (Appt).

**In Favor: 4 - Nelson, Hollingsworth, Rivera, Solomon
Opposed: None**

Attachments: [Appointment Packet](#)

4. [Appt 03011](#) Appointment of Corina Yballa as member, Labor Standards Advisory Commission, for a term to April 30, 2026.

The Committee recommends that City Council confirm the Appointment (Appt).

**In Favor: 4 - Nelson, Hollingsworth, Rivera, Solomon
Opposed: None**

Attachments: [Appointment Packet](#)

PUBLIC SAFETY COMMITTEE:

5. [Appt 03129](#) Appointment of Ken Nsimbi as member, Community Police Commission, for a term to December 31, 2026.

The Committee recommends that City Council confirm the Appointment (Appt).

**In Favor: 5 - Kettle, Saka, Hollingsworth, Moore, Nelson
Opposed: None**

Attachments: [Appointment Packet](#)

H. COMMITTEE REPORTS

*Discussion and vote on Council Bills (CB), Resolutions (Res),
Appointments (Appt), and Clerk Files (CF).*

CITY COUNCIL:

1. [Appt 03144](#) Appointment of Patrice Tisdale as member, Labor Standards Advisory Commission, for a term to April 30, 2027.

Attachments: [Appointment Packet](#)

PUBLIC SAFETY COMMITTEE:

2. [Appt 03128](#) Appointment of Eci Ameh, as Executive Director of the Seattle Community Police Commission.

The Committee recommends that City Council confirm the Appointment (Appt).

In Favor: 5 - Kettle, Saka, Hollingsworth, Moore, Nelson

Opposed: None

Attachments: [Appointment Packet](#)

LAND USE COMMITTEE:

3. [CB 120949](#) AN ORDINANCE relating to land use and zoning; expanding housing options by easing barriers to the construction and use of accessory dwelling units as required by state legislation; amending Sections 22.205.010, 23.22.062, 23.24.045, 23.44.011, 23.44.014, 23.44.016, 23.44.017, 23.44.046, 23.45.512, 23.45.514, 23.45.545, 23.84A.008, 23.84A.032, 23.84A.038, 23.90.018, and 23.90.019 of the Seattle Municipal Code; repealing Sections 23.40.035 and 23.44.041 of the Seattle Municipal Code; and adding new Sections 23.42.022 and 23.53.003 to the Seattle Municipal Code.

The Committee recommends that City Council pass as amended the Council Bill (CB).

In Favor: 5 - Solomon, Strauss, Moore, Rinck, Rivera

Opposed: None

Attachments: [Full Text: CB 120949 v2](#)

Supporting

Documents:

[Summary and Fiscal Note](#)

[Summary Att A - ADU Determination of Non-Significance](#)

[Director's Report](#)

I. ITEMS REMOVED FROM CONSENT CALENDAR

J. ADOPTION OF OTHER RESOLUTIONS

K. OTHER BUSINESS

L. ADJOURNMENT



Legislation Text

File #: IRC 478, **Version:** 1

May 6, 2025



Introduction and Referral Calendar

List of proposed Council Bills (CB), Resolutions (Res), Appointments (Appt) and Clerk Files (CF) to be introduced and referred to a City Council committee

Record No.	Title	Committee Referral
<u>By: Strauss</u>		
1. CB 120976	AN ORDINANCE appropriating money to pay certain claims for the week of April 21, 2025, through April 25, 2025, and ordering the payment thereof; and ratifying and confirming certain prior acts.	City Council
<u>By: Strauss</u>		
2. CB 120979	AN ORDINANCE amending Ordinance 126955, which adopted the 2024 Budget, including the 2024-2029 Capital Improvement Program (CIP); changing appropriations to various departments and budget control levels; and ratifying and confirming certain prior acts; all by a 3/4 vote of the City Council.	Finance, Native Communities, and Tribal Governments Committee
<u>By: Moore</u>		
3. CB 120978	AN ORDINANCE relating to the Code of Ethics; defining "elected official"; requiring elected officials to disclose any financial interest or conflict of interest prior to participating in legislative matters; and amending Sections 4.16.030 and 4.16.070 of the Seattle Municipal Code.	Governance, Accountability, and Economic Development Committee
<u>By: Nelson</u>		
4. Res 32170	A RESOLUTION granting conceptual approval to the Downtown Seattle Association to install, maintain, and operate interactive media kiosks in public places located in the Metropolitan Improvement District and in participating Business Improvement Areas.	Governance, Accountability, and Economic Development Committee
<u>By: Kettle</u>		
5. CB 120977	AN ORDINANCE relating to oversight of the police; revising the process for investigating complaints naming the Chief of Police; adding new Sections 3.29.515 and 3.29.590 to the Seattle Municipal Code; and amending Sections 3.29.510, 3.29.520, 3.29.530, 3.29.560, and 3.29.570 of the Seattle Municipal Code.	Public Safety Committee

By: Rivera

6. [CB 120981](#) AN ORDINANCE relating to regular property taxes; requesting that a special election be held concurrent with the November 4, 2025 general election for submission to the qualified electors of the City, a proposition to lift the limit on regular property taxes under chapter 84.55 RCW and to authorize the City to levy additional taxes for up to six years for the purpose of providing education support services designed to improve access to early learning, including childcare and preschool; academic, health, and safety supports for K-12 students; and college and career pathways for Seattle students; applying the exemption for low income seniors, disabled veterans, and others authorized by RCW 84.36.381; authorizing a creation of a designated fund; directing the application of levy proceeds; establishing eligibility requirements for partners; establishing accountability and reporting structures; requiring a forthcoming Implementation and Evaluation Plan; proposing a ballot title; authorizing the implementation of agreements for this levy lid lift which will be commonly known as the Families, Education, Preschool, and Promise Levy; and ratifying and confirming certain prior acts.
- Select Committee on Families, Education, Preschool, and Promise Levy

By: Saka

7. [Appt 03149](#) Appointment of Leonard Harrison Jerome as member, Transportation Levy Oversight Committee, for a term to August 31, 2025.
- Transportation Committee

By: Saka

8. [Appt 03150](#) Appointment of Jack Brand as member, Transportation Levy Oversight Committee, for a term to December 31, 2028.
- Transportation Committee

By: Saka

9. [Appt 03151](#) Appointment of Alex Hudson as member, Transportation Levy Oversight Committee, for a term to December 31, 2028.
- Transportation Committee

By: Saka

10. [Appt 03152](#) Appointment of Chase Kitchen as member, Transportation Levy Oversight Committee, for a term to December 31, 2028.
- Transportation Committee

By: Saka

11. [Appt 03153](#) Appointment of Steven C. Pumphrey as member, Transportation Levy Oversight Committee, for a term to December 31, 2028.
- Transportation Committee

By: Saka

12. [Appt 03154](#) Appointment of Kaid Ni Ray-Tipton as member, Transportation Levy Oversight Committee, for a term to December 31, 2028.
- Transportation Committee

By: Saka

- | | | |
|--------------------------------|---|--------------------------|
| 13. Appt 03155 | Appointment of Nafiso D. Samatar as member, Transportation Levy Oversight Committee, for a term to December 31, 2028. | Transportation Committee |
|--------------------------------|---|--------------------------|

By: Saka

- | | | |
|--------------------------------|--|--------------------------|
| 14. Appt 03156 | Appointment of Tyler J. Vasquez as member, Transportation Levy Oversight Committee, for a term to December 31, 2028. | Transportation Committee |
|--------------------------------|--|--------------------------|

By: Saka

- | | | |
|--------------------------------|--|--------------------------|
| 15. Appt 03157 | Appointment of Jack Edson Whisner as member, Transportation Levy Oversight Committee, for a term to December 31, 2028. | Transportation Committee |
|--------------------------------|--|--------------------------|



Legislation Text

File #: Min 518, **Version:** 1

April 29, 2025

SEATTLE CITY COUNCIL

600 Fourth Ave. 2nd Floor
Seattle, WA 98104



Journal of the Proceedings of the Seattle City Council

Tuesday, April 29, 2025

2:00 PM

Council Chamber, City Hall

600 4th Avenue

Seattle, WA 98104

City Council

Sara Nelson, Council President

Joy Hollingsworth, Member

Robert Kettle, Member

Cathy Moore, Member

Alexis Mercedes Rinck, Member

Maritza Rivera, Member

Rob Saka, Member

Mark Solomon, Member

Dan Strauss, Member

Chair Info: 206-684-8809; Sara.Nelson@seattle.gov

A. CALL TO ORDER

The City Council of The City of Seattle met in the Council Chamber in City Hall in Seattle, Washington, on April 29, 2025, pursuant to the provisions of the City Charter. The meeting was called to order at 2:01 p.m., with Council President Nelson presiding.

B. ROLL CALL

Present: 6 - Kettle, Moore, Nelson, Saka, Solomon, Strauss

Late Arrival: 3 - Hollingsworth, Rinck, Rivera

Councilmembers Hollingsworth, Rinck, and Rivera entered the Council Chamber at 2:02 p.m.

C. PRESENTATIONS

There were none.

D. PUBLIC COMMENT

The following individuals addressed the Council:

Joe Cox
Matt Payne
Alex Tsimerman
Howard Gale
Bennett Haselton
Joe Kunzler
David Haines

E. ADOPTION OF INTRODUCTION AND REFERRAL CALENDAR:

[IRC 477](#)

April 29, 2025

By unanimous consent, the Introduction & Referral Calendar (IRC) was adopted.

In Favor: 9 - Hollingsworth, Kettle, Moore, Nelson, Rinck, Rivera, Saka, Solomon, Strauss

Opposed: None

F. APPROVAL OF THE AGENDA

By unanimous consent, the Agenda was adopted.

G. APPROVAL OF CONSENT CALENDAR

Motion was made by Council President Nelson, duly seconded and carried, to adopt the Consent Calendar.

Journal:**1. [Min 517](#) April 22, 2025**

The Minutes (Min) was adopted on the Consent Calendar by the following vote, and the President signed the Minutes (Min):

In Favor: 9 - Hollingsworth, Kettle, Moore, Nelson, Rinck, Rivera, Saka, Solomon, Strauss

Opposed: None

Bills:**2. [CB 120974](#) AN ORDINANCE appropriating money to pay certain claims for the week of April 14, 2025, through April 18, 2025, and ordering the payment thereof; and ratifying and confirming certain prior acts.**

The Council Bill (CB) was passed on the Consent Calendar by the following vote, and the President signed the Council Bill (CB):

In Favor: 9 - Hollingsworth, Kettle, Moore, Nelson, Rinck, Rivera, Saka, Solomon, Strauss

Opposed: None

Appointments:**HOUSING AND HUMAN SERVICES COMMITTEE:**

3. [Appt 03134](#) **Appointment of Kate Faoro Wright as member, Seattle Women's Commission, for a term to July 1, 2025.**

The Committee recommends that City Council confirm the Appointment (Appt).

In Favor: 4 - Moore, Nelson, Rinck, Solomon

Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 9 - Hollingsworth, Kettle, Moore, Nelson, Rinck, Rivera, Saka, Solomon, Strauss

Opposed: None

4. [Appt 03135](#) **Appointment of Amanda DeFisher as member, Seattle Women's Commission, for a term to July 1, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).

In Favor: 4 - Moore, Nelson, Rinck, Solomon

Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 9 - Hollingsworth, Kettle, Moore, Nelson, Rinck, Rivera, Saka, Solomon, Strauss

Opposed: None

5. [Appt 03136](#) **Reappointment of Krystal Guerrero as member, Seattle Women's Commission, for a term to July 1, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).

In Favor: 4 - Moore, Nelson, Rinck, Solomon

Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 9 - Hollingsworth, Kettle, Moore, Nelson, Rinck, Rivera, Saka, Solomon, Strauss

Opposed: None

6. [Appt 03137](#) Reappointment of Vinati Mamidala as member, Seattle Women's Commission, for a term to July 1, 2026.

The Committee recommends that City Council confirm the Appointment (Appt).

In Favor: 4 - Moore, Nelson, Rinck, Solomon

Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 9 - Hollingsworth, Kettle, Moore, Nelson, Rinck, Rivera, Saka, Solomon, Strauss

Opposed: None

7. [Appt 03138](#) Reappointment of Whitney Nakamura as member, Seattle Women's Commission, for a term to July 1, 2026.

The Committee recommends that City Council confirm the Appointment (Appt).

In Favor: 4 - Moore, Nelson, Rinck, Solomon

Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 9 - Hollingsworth, Kettle, Moore, Nelson, Rinck, Rivera, Saka, Solomon, Strauss

Opposed: None

8. [Appt 03139](#) Reappointment of Doris W. Koo as member, Pacific Hospital Preservation and Development Authority Governing Council, for a term to December 31, 2027.

The Committee recommends that City Council confirm the Appointment (Appt).

In Favor: 4 - Moore, Nelson, Rinck, Solomon

Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 9 - Hollingsworth, Kettle, Moore, Nelson, Rinck, Rivera, Saka, Solomon, Strauss

Opposed: None

9. [Appt 03140](#) **Reappointment of Paul Feldman as member, Pacific Hospital Preservation and Development Authority Governing Council, for a term to December 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).

In Favor: 4 - Moore, Nelson, Rinck, Solomon

Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 9 - Hollingsworth, Kettle, Moore, Nelson, Rinck, Rivera, Saka, Solomon, Strauss

Opposed: None

10. [Appt 03142](#) **Appointment of Drew Weber as member, Community Roots Housing Public Development Authority Governing Council, for a term to March 31, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).

In Favor: 4 - Moore, Nelson, Rinck, Solomon

Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 9 - Hollingsworth, Kettle, Moore, Nelson, Rinck, Rivera, Saka, Solomon, Strauss

Opposed: None

H. COMMITTEE REPORTS

SUSTAINABILITY, CITY LIGHT, ARTS AND CULTURE COMMITTEE:

1. [CB 120952](#) **AN ORDINANCE relating to the City Light Department; authorizing the Department to establish eligibility requirements for customers participating in the Renewable Plus Program and charging a rate for the delivery of dedicated renewable energy and its associated Renewable Energy Credits supplied by the Department under the Renewable Plus Program; and amending Section 21.49.089 of the Seattle Municipal Code.**

The Committee recommends that City Council pass the Council Bill (CB).

In Favor: 5 - Rinck, Moore, Saka, Solomon, Strauss

Opposed: None

The Council Bill (CB) was passed by the following vote, and the President signed the Council Bill (CB):

In Favor: 9 - Hollingsworth, Kettle, Moore, Nelson, Rinck, Rivera, Saka, Solomon, Strauss

Opposed: None

2. [CB 120953](#) **AN ORDINANCE relating to the City Light Department; accepting the following easements for electrical distribution rights in King County, Washington; placing said easements under the jurisdiction of the City Light Department; and ratifying and confirming certain prior acts.**

The Committee recommends that City Council pass the Council Bill (CB).

In Favor: 5 - Rinck, Moore, Saka, Solomon, Strauss

Opposed: None

The Council Bill (CB) was passed by the following vote, and the President signed the Council Bill (CB):

In Favor: 9 - Hollingsworth, Kettle, Moore, Nelson, Rinck, Rivera, Saka, Solomon, Strauss

Opposed: None

3. [CB 120954](#) **AN ORDINANCE relating to the City Light Department; accepting the following easements for electrical distribution in King County, Washington; placing said easements under the jurisdiction of the City Light Department; and ratifying and confirming certain prior acts.**

The Committee recommends that City Council pass the Council Bill (CB).

In Favor: 5 - Rinck, Moore, Saka, Solomon, Strauss

Opposed: None

The Council Bill (CB) was passed by the following vote, and the President signed the Council Bill (CB):

In Favor: 9 - Hollingsworth, Kettle, Moore, Nelson, Rinck, Rivera, Saka, Solomon, Strauss

Opposed: None

I. ITEMS REMOVED FROM CONSENT CALENDAR

There were none.

J. ADOPTION OF OTHER RESOLUTIONS

There were none.

K. OTHER BUSINESS

By unanimous consent, Councilmember Solomon was excused from the May 13, 2025, City Council meeting.

L. ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 2:30 p.m.

Jodee Schwinn, Deputy City Clerk

Signed by me in Open Session, upon approval of the Council, on May 6, 2025.

Sara Nelson, Council President of the City Council



Legislation Text

File #: CB 120976, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE appropriating money to pay certain claims for the week of April 21, 2025, through April 25, 2025, and ordering the payment thereof; and ratifying and confirming certain prior acts.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Payment of the sum of \$17,809,570.07 on PeopleSoft 9.2 mechanical warrants numbered 4100917151 - 4100918835 plus manual or cancellation issues for claims, e-payables of \$127,739.08 on PeopleSoft 9.2 9100015306 - 9100015325, and electronic financial transactions (EFT) in the amount of \$69,334,774.13 are presented to the City Council under RCW 42.24.180 and approved consistent with remaining appropriations in the current Budget as amended.

Section 2. Payment of the sum of \$66,574,630.67 on City General Salary Fund mechanical warrants numbered 10402297 - 10402592 plus manual warrants, agencies warrants, and direct deposits numbered 0000001 - 1007343 representing Gross Payrolls for payroll ending date April 22, 2025, as detailed in the Payroll Summary Report for claims against the City that were reported to the City Council May 1, 2025, is approved consistent with remaining appropriations in the current budget as amended.

Section 3. RCW 35.32A.090(1) states, “There shall be no orders, authorizations, allowances, contracts or payments made or attempted to be made in excess of the expenditure allowances authorized in the final budget as adopted or modified as provided in this chapter, and any such attempted excess expenditure shall be void and shall never be the foundation of a claim against the city.”

Section 4. Any act consistent with the authority of this ordinance taken prior to its effective date is

ratified and confirmed.

Section 5. This ordinance shall take effect as provided by Seattle Municipal Code Sections 1.04.020 and 1.04.070.

Passed by the City Council the 6th of May, 2025, and signed by me in open session in authentication of its passage this 6th of May, 2025.

President _____ of the City Council

Approved / returned unsigned / vetoed this ____ day of _____, 2025.

Bruce A. Harrell, Mayor

Filed by me this ____ day of _____, 2025.

Scheereen Dedman, City Clerk

(Seal)

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
Office of City Finance	Julie Johnson	Lorine Cheung

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE appropriating money to pay certain claims for the week of April 21, 2025, through April 25, 2025, and ordering the payment thereof; and ratifying and confirming certain prior acts. Claims include all financial payment obligations for bills and payroll paid out of PeopleSoft for the covered.

Summary and Background of the Legislation:

RCW 42.24.180 requires that payment of certain claims be authorized by the City Council. This bill, prepared each week by the City Treasury, authorizes the payments of funds that were previously appropriated by the City Council, so the passage of this bill does not have a direct result on the City's budget.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ☐ Yes ☒ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation have financial impacts to the City? ☐ Yes ☒ No

This bill authorizes the payments of funds that were previously appropriated by the City Council, so the passage of this bill does not have a direct result on the City's budget.

If the legislation has costs, but they can be absorbed within existing operations, please describe how those costs can be absorbed. The description should clearly describe if the absorbed costs are achievable because the department had excess resources within their existing budget or if by absorbing these costs the department is deprioritizing other work that would have used these resources.

Please describe any financial costs or other impacts of *not* implementing the legislation.
The legislation authorizes the payment of valid claims. If the City does not pay its legal obligations it could face greater legal and financial liability.

4. OTHER IMPLICATIONS

- a. **Please describe how this legislation may affect any departments besides the originating department.**

This type of legislation authorizes payment of bill and payroll expenses for all City departments.

- b. **Does this legislation affect a piece of property? If yes, please attach a map and explain any impacts on the property. Please attach any Environmental Impact Statements, Determinations of Non-Significance, or other reports generated for this property.**

No.

- c. **Please describe any perceived implication for the principles of the Race and Social Justice Initiative.**

- i. **How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.**

N/A

- ii. **Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation.**

N/A

- iii. **What is the Language Access Plan for any communications to the public?**

N/A

- d. **Climate Change Implications**

- i. **Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.**

N/A

- ii. **Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

N/A

- e. **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)? What mechanisms will be used to measure progress towards meeting those goals?**

N/A

5. CHECKLIST

- ☐ Is a public hearing required?
- ☐ Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required?
- ☐ If this legislation changes spending and/or revenues for a fund, have you reviewed the relevant fund policies and determined that this legislation complies?
- ☐ Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?

6. ATTACHMENTS

Summary Attachments: None.



Legislation Text


File #: Appt 03010, **Version:** 1

Appointment of Silvia Gonzalez as member, Labor Standards Advisory Commission, for a term to April 30, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Silvia Gonzalez</i>		
Board/Commission Name: <i>Labor Standards Advisory Commission</i>		Position Title: <i>Member, Position 4</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other:		Term of Position: * 5/1/2024 to 4/30/2026 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Renton</i>	Zip Code: <i>98055</i>	Contact Phone No.: [REDACTED]
Background: Silvia González is a mother and has been an immigrant domestic worker for about 15 years. Silvia has combined house cleaning work with her work as a Casa Latina staff member for the past five years. This helps her to see the real needs of her fellow domestic workers and to make sure that her voices can be heard and that change can be achieved in this sector of work. Silvia was part of the Board of Directors of the National Domestic Workers Alliance (NDWA) for 5 years, having an active participation in the presentation of the Bill of Rights of domestic workers at the national level and the launch of Alia (portable benefits for workers who clean houses). Silvia was very active in the campaign to pass the bill of rights locally in Seattle as an organizer for domestic workers at Casa Latina. Currently, Silvia is one of the co-chairs of the Domestic Workers Standards Board bringing the voices of domestic workers, she is also part of the Washington State Labor Council Executive Board.		
Authorizing Signature (original signature):  Date Signed (appointed): 08/20/2024		Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>

*Term begin and end date is fixed and tied to the position and not the appointment date.

Community Organizing Experience

Women Without Borders Program Coordinator II
Casa Latina

2019 - present
Seattle, WA

- Oversee programming for Women Without Borders.
 - Coordinate Women Without Borders' groups' logistics (Outreach, location).
 - Coordinate presentations with Women Without Borders facilitators or external presenters responding to each group's needs.
 - Promote the Women Without Borders Program with internal and external opportunities.
 - Supervise and train facilitators and organizer.
 - Recruit, train and assist facilitators and organizer in 'Women Without Borders' meetings.
 - Organize leadership development activities for facilitators and organizer.
- Implement and oversee policy campaigns.
 - Motivate and mobilize workers for the campaign.
 - Identify, recruit and develop domestic workers to leaders.
 - Support and prepare workers to share their stories with the press and/or legislators.
 - Represent Casa Latina in coalition with other domestic workers' organizations.
 - Coordinate informative and organizational meetings with domestic workers and immigrant community.
 - Coordinate large events for organization and community partners.
 - Lead and support drafting legislation on different Boards of Directors supporting Casa Latina's mission, both locally and nationally.
- Manage and fulfill contracts.
 - Ensure that all necessary data for reports are entered.
 - Achieve contract goals as assigned.
 - Report on contract goals as assigned.

Women Without Borders Facilitator/ Household Helper Organizer
Casa Latina

2015 - 2019
Seattle, WA

Other Work Experience:

- | | |
|--|-------------------|
| ◦ Workforce Development Trainer <i>Casa Latina</i> – Seattle, WA | 2013 - 2015 |
| ◦ Domestic Worker Member <i>Casa Latina (group HHH)</i> – Seattle, WA | 11/2011 - 04/2013 |
| ◦ Customer Service <i>Quiznos Restaurant</i> – Factoria, Wa | 12/2005 - 04/2013 |
| ◦ Housekeeping <i>KBS</i> – Bellevue, WA | 10/2002 - 09/2006 |

Board Experience

Vice-President
WSLC Executive Board

05/2023 - present
Seattle, WA

- Represent the real needs of day laborers and explain how Casa Latina empowers low-income Latino immigrants to move from economic insecurity to economic prosperity and raise their voices to take action on public policy issues facing them.

Co-chair <i>Domestic Workers Standards Board</i>	02/2019 - present Seattle, WA
<ul style="list-style-type: none"> ◦ Suggest ways to improve the working conditions of domestic workers. ◦ Prepare the agenda and facilitate the monthly standard board meetings. ◦ Create surveys to identify the most urgent labor rights of domestic workers. 	
Domestic Worker Leader <i>Domestic Workers Workgroup (LNI)</i>	07/2021 - 07/2022 Seattle, WA
<ul style="list-style-type: none"> ◦ Raise the voice of domestic workers, taking their stories to recognize the urgent need to be included in the protections of Labor & Industries. Sending to the office of Governor Jay Inslee the final report of the work assigned to the task force for domestic workers. 	
Committee Member <i>State Fund Steering Committee</i>	10/2020 - 12/2020 Seattle, WA
<ul style="list-style-type: none"> ◦ Review and approval of applications for the first economic relief of COVID-19 for the immigrant community in the different counties of the state of WA. Making sure that the funds reached the hands of those who needed it most. 	
Domestic Worker Leader <i>National Domestic Worker Alliance Board of Directors</i>	01/2016 - 02/2020 Seattle, WA
<ul style="list-style-type: none"> ◦ Raise the voice of domestic workers and help create strategies for organizing at the national level. ◦ Lobbying DC for the National Bill of Rights for Domestic Workers in 2019. ◦ Investigation of the process of online platforms for domestic workers like handy and care.com. 	

Education

Certificate OSHA <i>Training Institute Education Center</i>	2021 DeKalb, Illinois
ESL Diploma <i>Bellevue College</i>	2015 Bellevue, WA
Administration Diploma <i>Colegio Nacional de Educación Profesional (CONALEP)</i>	1986 Mexico

Skills

- Managing classroom for diverse populations
- Experience with instructional design
- ESL- English as Second Language
- Positive learning environment
- Positive reinforcement
- Computer proficient
- Report development
- Project planning
- Meeting minutes
- Business correspondence
- Public speaking
- Student motivation

Labor Standards Advisory Commission

15 Members: Pursuant to *Ord. 124643*, all members subject to City Council confirmation, 2-year terms:

- 7 City Council-appointed
- 7 Mayor-appointed
- 1 Other Appointing Authority-appointed (specify): Commission-appointed

Roster:

*D	**G	RD	Position No.	Position Title	Name	Member Representation	Term Begin Date	Term End Date	Term #	Appointed By
6	F	1	1.	Commissioner	Marissa Baker	Community; Researcher	5/1/23	4/30/25	1	Mayor
6	F	N/A	2.	Commissioner	Alexis Rodich	Worker Organization	5/1/22	4/30/24	2	Mayor
			3.	Commissioner	Vacant		5/1/23	4/30/25	1	Mayor
			4.	Commissioner	Silvia Gonzalez	Worker Organization	5/1/24	4/30/26	1	Mayor
3	M	1	5.	Commissioner	Greg Ramirez	Worker Organization	5/1/23	4/30/25	1	Mayor
			6.	Commissioner	Corina Yballa	Worker Organization	5/1/24	4/30/26	1	Mayor
			7.	Commissioner	Vacant		5/1/23	4/30/25	1	Mayor
9	F	2	8.	Commissioner	Danielle Alvarado	Worker Organization	5/1/24	4/30/26	2	City Council
6	F	6	9.	Commissioner	Amanda Powter	Business Owner	5/1/23	4/30/25	1	City Council
			10.	Commissioner	Tom Lambro	Worker Organization	5/1/24	4/30/26	2	City Council
			11.	Commissioner	Samuel Hilbert	Business Owner	5/1/23	4/30/25	1	City Council
6	F	NA	12.	Commissioner	Ilona Lohrey	Business Association or Chamber	5/1/22	4/30/24	2	City Council
6	M	NA	13.	Commissioner	Billy Hetherington	Worker Organization	5/1/23	4/30/25	2	City Council
1	F	3	14.	Commissioner	Jeanie Chunn	Business Association or Chamber	5/1/22	4/30/24	2	City Council
1	M	2	15.	Commissioner	Joel Shapiro	Business Owner	5/1/23	4/30/25	1	Commission

SELF-IDENTIFIED DIVERSITY CHART

					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	1	2					1			2			
Council	1	4			1					3			1
Other	1				1								
Total	3	6			2		1			5			1

Key:

*D List the corresponding *Diversity Chart* number (1 through 9)



Legislation Text


File #: Appt 03011, **Version:** 1

Appointment of Corina Yballa as member, Labor Standards Advisory Commission, for a term to April 30, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Corina Yballa</i>		
Board/Commission Name: <i>Labor Standards Advisory Commission</i>		Position Title: <i>Member, Position 6</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other:		Term of Position: * 5/1/2024 to 4/30/2026 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Burien</i>	Zip Code: <i>98166</i>	Contact Phone No.: [REDACTED]
Background: Corina Yballa proudly serves over a hundred Seattle labor unions as the Political Director of MLK Labor Council. In her role, she coordinates with local unions to elect pro-worker candidates to office and helps advocate for policies that benefit working people in the City of Seattle and beyond. They also support multiple projects at MLK Labor, including the President's Organizing Initiative's UnionHiringHall.org and young worker leadership development. Corina is an Executive Board Member of their union OPEIU Local 8 and has a background in anti-poverty legislative advocacy (she helped pass the Working Families Tax Credit in Olympia), national student labor organizing, and international garment labor organizing. Corina is a graduate of the Harry Bridges Center for Labor Studies at the University of Washington.		
Authorizing Signature (original signature):  Date Signed (appointed): 08/20/2024		Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>

*Term begin and end date is fixed and tied to the position and not the appointment date.

Corina Yballa (she/her, they/them)



EXPERIENCE

MLK Labor <i>September 2022 - Present</i> Political Director, Frmr Political & Community Organizer	Coordinates electoral and policy work for over a hundred affiliated local labor unions representing 150,000 members. Supports POI work, young worker development, board and delegate functions, and more.
OPEIU Local 8 <i>April 2022 - Present</i> Executive Board Member, Shop Steward	Represents the interests of nearly 10,000 members in various employment sectors by engaging in discussion and voting on matters of the union's budget, endorsements, member development opportunities, financial contributions, processes, etc.
Statewide Poverty Action Network, Solid Ground <i>March 2020 – October 2022</i> Digital Organizer; Frmr Community Organizer	Organized a statewide network of community advocates and partner organizations, facilitated legislator-constituent engagement, and led two coalition field campaigns. Performed education, outreach, and turnout for elections and the U.S. Census.
Shaun Scott for Seattle City Council District 4 <i>January 2019 – November 2019</i> Field Director	Managed field logistics and data, organized 300+ volunteers to knock 63,000 doors, and developed our campaign's field strategy. Effectively communicated our campaign's climate, gender, housing, and racial justice platform to the residents of District 4.
United Students Against Sweatshops Local 99 <i>October 2015 – December 2018</i> Local Co-Chair, National WRC Board Representative	Collaborated and formed relationships with international, national, and local organizations and unions to advance global labor conditions and engage communities in intersectional organizing. Worked closely in supporting WFSE Local 1495 members at UW.
Worker Rights Consortium <i>August 2017 – June 2018</i> Governing Board Member	Represented the interests of the Worker Rights Consortium by overseeing finances, factory inspection reporting trends, and university and apparel brand relations to advance garment industry labor standards worldwide.

EDUCATION

Bachelor's Degree, Program on the Environment, Minor in Labor Studies from the Harry Bridges Center for Labor Studies, University of Washington – Seattle, WA – *Graduated December 2018*

Labor Standards Advisory Commission

15 Members: Pursuant to *Ord. 124643*, all members subject to City Council confirmation, 2-year terms:

- 7 City Council-appointed
- 7 Mayor-appointed
- 1 Other Appointing Authority-appointed (specify): Commission-appointed

Roster:

*D	**G	RD	Position No.	Position Title	Name	Member Representation	Term Begin Date	Term End Date	Term #	Appointed By
6	F	1	1.	Commissioner	Marissa Baker	Community; Researcher	5/1/23	4/30/25	1	Mayor
6	F	N/A	2.	Commissioner	Alexis Rodich	Worker Organization	5/1/22	4/30/24	2	Mayor
			3.	Commissioner	Vacant		5/1/23	4/30/25	1	Mayor
			4.	Commissioner	Silvia Gonzalez	Worker Organization	5/1/24	4/30/26	1	Mayor
3	M	1	5.	Commissioner	Greg Ramirez	Worker Organization	5/1/23	4/30/25	1	Mayor
			6.	Commissioner	Corina Yballa	Worker Organization	5/1/24	4/30/26	1	Mayor
			7.	Commissioner	Vacant		5/1/23	4/30/25	1	Mayor
9	F	2	8.	Commissioner	Danielle Alvarado	Worker Organization	5/1/24	4/30/26	2	City Council
6	F	6	9.	Commissioner	Amanda Powter	Business Owner	5/1/23	4/30/25	1	City Council
			10.	Commissioner	Tom Lambro	Worker Organization	5/1/24	4/30/26	2	City Council
			11.	Commissioner	Samuel Hilbert	Business Owner	5/1/23	4/30/25	1	City Council
6	F	NA	12.	Commissioner	Ilona Lohrey	Business Association or Chamber	5/1/22	4/30/24	2	City Council
6	M	NA	13.	Commissioner	Billy Hetherington	Worker Organization	5/1/23	4/30/25	2	City Council
1	F	3	14.	Commissioner	Jeanie Chunn	Business Association or Chamber	5/1/22	4/30/24	2	City Council
1	M	2	15.	Commissioner	Joel Shapiro	Business Owner	5/1/23	4/30/25	1	Commission

SELF-IDENTIFIED DIVERSITY CHART

	(1)				(2)		(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	1	2					1			2			
Council	1	4			1					3			1
Other	1				1								
Total	3	6			2		1			5			1

Key:

*D List the corresponding *Diversity Chart* number (1 through 9)



Legislation Text

File #: Appt 03129, **Version:** 1

Appointment of Ken Nsimbi as member, Community Police Commission, for a term to December 31, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Ken Nsimbi</i>		
Board/Commission Name: <i>Community Police Commission</i>		Position Title: <i>Member</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>		Term of Position: * 1/1/2024 to 12/31/2026 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Beacon Hill</i>	Zip Code: <i>98168</i>	Contact Phone No.: [REDACTED]
Background: <i>I bring over 25 years of experience and a robust national network working deeply in our communities. I advocated for those who have lived experience of homelessness, and mass incarceration. Based in Seattle, I have contributed to county and community organizations and currently serve as a Special Programs Manager with the Care and Closure team under the Office of the King County Executive. My prior roles include leadership and management positions with Best Starts for Kids—focused on dismantling the School-to-Prison Pipeline—Youth Programs Manager with the King County Housing Authority, where I supported over 3,000 young people in accessing quality afterschool programs.</i> <i>My personal trauma in my interactions with the police and perspective as a first-generation immigrant fuel my advocacy for historically marginalized populations. I am deeply committed to advancing equity, promoting social justice, and ensuring the fair redistribution of power and resources. I am a champion of racial equity and excel at fostering partnerships with community and the police to drive meaningful change.</i>		
Authorizing Signature (original signature): <i>Robert E Kettle</i> Date Signed (appointed): <i>4/4/2025</i>		Appointing Signatory: <i>Robert E. Kettle</i> <i>Public Safety Chair, Seattle City Council</i>

*Term begin and end date is fixed and tied to the position and not the appointment date.

Ken Nsimbi

Professional Summary

Dedicated Youth Advocate with 20 years of successful experience and a strong commitment to social justice, cultural competency, and work with diverse low-income youth, refugee populations and immigrants. Fluent in spoken and written English, Swahili and Luganda. Dynamic public speaker that is experienced in leading multiple projects and with the ability to plan, prioritize, and organize. Recognized consistently for performance excellence, positive energy and contributions to the success on any team.

Work History

King County Executive Office – Care & Closure Special Project Manager
Seattle, WA

05/2024 – Current

- Lead the implementation planning process and implementation plan for Care & Closure Recommendations while strengthening community infrastructure for youth impacted by the youth legal system.
- Keep up to date with emerging local and national trends and insights and provide advice with regards to identifying promising community-based alternatives.
- Manage briefings and presentations, translating challenging and complex concepts, data, and information for diverse audiences, both orally and in writing.
- Manage communications on a regular and timely basis, ensuring that all project participants are informed of project status, problems, and required actions.
- Develop and cultivate relationships with local, state, and national community, academic, and systems partners in the youth legal system. Develop and cultivate relationships with youth and families impacted by the child welfare, foster care, and youth services fields.
- Exercise excellent collaborative and communication skills to act as a liaison with various committees as well as public and political officials, including, county, state and federal agencies.

Skills

- Fundraising
- Relationship-Building
- Planning and Coordination
- Analytical skills
- Critical thinking
- Organization and Time management
- Detail-oriented
- Training & Development
- Self-motivated professional
- Computer proficiency
- Conflict resolution
- Leadership

Education

04/2012

University Of Phoenix

Seattle, WA

Bachelor of Science: Human Services -
Special Populations

Course emphasis: Cultural diversity and
special populations.

Certifications

- Government Alliance on Racial Equity Training: Nora Liu & Shanna Crutchfield; June 2019 – February 2020, 9 Months
- Dialectical Behavioral Therapy Training Behavioral Research &

King County – Stopping the School to Prison Pipeline (SSPP) Manager
PPMIII Seattle, WA

01/2021 – 05/2024

- Lead the SSPP Team which includes the Evaluation Lead, Business and Finance Officer, SSPP Contract Monitor, and other key County staff related to the SSPP investment area, including the SSPP Policy Lead. This includes supervision of the SSPP Contract Monitor position.
- Closely monitor SSPP's budget and allocation for SSPP strategies.
- Work with key stakeholders to promote pathways of success and prevent deeper involvement into the criminal legal system for young people by offering an immediate connection to a relationship, guidance, and resources including mentoring, job training/employment services, and/or services requested by the young person and their family.
- Ensure that agencies receiving County funding are providing high quality, outcome-based services to young people and have the support needed to meet County contracting requirements.
- Execute service contracts including award, contract negotiation with service level, collect and review reports and client level data when applicable, approve invoices, impose sanctions as needed.
- Work with King County Superior Court to track BSK outcomes related to this strategy including outcomes by race and gender.

King County Housing Authority - Youth Programs Contract Manager
Seattle, WA

01/2016 – 12/2021

- Manage a contract budget of 2.4 million dollars through day-to-day supervision and monitoring of 7 youth provider partners and alignment initiatives across 15 King County Housing Sites.
- Develop and create programs that serve over 5000 K-12 grade and monitor effectiveness against individual participant needs.
- Recruit, interview and hire staff members offering exceptional talent, great skills and quality programming to our residents.
- Partner with residents, school districts, service providers, property and facility managers, and other community stakeholders to implement programs, resources, and services that are needed by our growing communities.
- Oversee staff development through in-depth trainings, workshops, seminars and other learning and professional development opportunities.
- Provide funding and act as liaison between local governmental agencies, community councils, schools and service providers through the negotiating of social service contracts for our residents.

King County Housing Authority - Racial Equity Co-Chair
Tukwila, WA

01/2019 - Current

- Educate and shape organizational culture, practices, and systems through an equity lens within the agency and the communities we serve.

Therapy Clinic, University of Phoenix;
May 2010, 4 hours

- Secondary Trauma Training: Laura van Dernoote Lipskey, MSW; November 2010, 8 hours
- Motivational Interviewing Training: Ron Jackson, MSW, LICSW; February 2011, 8 hours
- Mental Health First Aid Training Larry Clum, PhD, Union Gospel Mission; June 2013, 8 hours

- Support the developing of a sustainable infrastructure to support ongoing racial equity work; living our values in alignment with the REDI mission.
- Engaging agency wide training and policies to eliminate racial disparities.

New Horizon Ministries - Drop-In/Outreach Manager

Seattle, WA

01/2010 - 01/2016

- Directed and supervised a team of 12 staff and over 200 volunteers quarterly trainings and street outreach
- Developed mentorship programs for homeless youth with the purpose of equipping them to exit street life.
- Directed the Drop-in program that provided meals, showers, housing, treatment referrals, and case management services to over 80-100 youth a day.
- Advocate for homeless, underserved, immigrant and at-risk youth within medical, judicial, educational, and social service systems.
- Organized and led City wide outreach efforts, partnering with community members and businesses downtown Seattle streets to disengaged youth.

Urban Impact - Donor Relations Manager

Seattle, WA

01/2008 - 01/2011

- Responsible for raising \$450,000 at fundraising events with up to 500 people in attendance.
- Built sustainable relationships with schools, small business and community leaders.
- Cultivated relationships for the betterment of organizational objectives.

Alaska Airlines - Customer Service Agent/Recruitment Manager

SeaTac, WA

01/2006 - 01/2008

- Evaluated and facilitated hiring process for the company.
- Provided information to customers regarding products and services.
- Resolved/dealt with customer complaints.

Ballard Boys and Girls Club - Head Counselor

Seattle, WA

01/2003 - 01/2006

- Prepared lesson plans and coordinated programs and activities that focused on improving academic outcomes.
- Fostered emotional and educational growth in children.
- Developed and managed successful after school and summer youth programs.
- Identified needs of individual students and worked to help each child develop potential.
- Developed successful partnerships with schools and school districts.

Volunteer Experience

- Board of Directors – New Horizons Homeless Youth Shelter, Seattle WA, 2017- 2024
- Board of Directors - Bellevue Boys and Girls Club, Bellevue WA, 2021- Current
- Board of Directors – World Relief Seattle, Seattle WA, 2018 - 2021
- Youth Director – Rainier Beach Presbyterian Church, Seattle WA, 2016 - Current
- Commissioner – Seattle Human Rights Commission, Seattle WA, 2014- 2016
- Urban Community Development Leader – Antioch House, Seattle WA, 2004-2006

Awards

- Outstanding Team Contribution - Government Alliance on Racial Equity, 2020
- Outstanding Community Support Award - Center for Human Services, 2019
- Recycler of the Year Award – Washington State Recycling Association, 2018
- Community Partner Award - YearUp, 2017 Lillian Wald Award - Seattle Pacific University, 2013-2014 & 2014-2015
- Integrity Award - Alaska Airlines, 2008

Community Police Commission

15 Members: Pursuant to Ordinance 125315, all members subject to City Council confirmation, 3-year terms however, for initial terms should be as follows:

- 5 City Council-appointed
- 5 Mayor-appointed
- 5 Other Appointing Authority-appointed (specify): Commission

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	M		1.	Member	Lars Erickson	1/1/23	12/31/25	1	Mayor
			2.	Member		1/1/24	12/31/26		Mayor
			3.	Member	Raven Nicole Tyler	1/1/22	12/31/24	1	Mayor
2	F		4.	Member	Arlecier L.N. West	1/1/24	12/31/26	1	Mayor
6	M		5.	SPMA Rep	Anthony Gaedcke	1/1/23	12/31/25	1	Mayor
6	M		6.	Member	Joel C. Merkel	1/1/25	12/31/27	2	Council
			7.	Member	Le'Jayah Washington	1/1/22	12/31/24	2	Council
			8.	Member	Tascha Johnson	1/1/23	12/31/25	2	Council
			9.	Member	David Benchlouch	1/1/25	12/31/27	1	Council
	M		10.	Member	Ken Nsimbi	1/1/24	12/31/26	1	Council
2	F		11.	Member	Erica Newman	1/1/23	12/31/25	2	CPC
			12.	Member	Joseph Seia	1/1/23	12/31/25	1	CPC
			13.	Public Defense		1/1/24	12/31/26		CPC
			14.	Civil Liberties		1/1/24	12/31/26		CPC
2	M		15.	SPOG Rep	Mark Mullens	1/1/23	12/31/25	3	CPC

SELF-IDENTIFIED DIVERSITY CHART

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	1				1				2			
Council	1									1			
Other	1	1				2							
Total	4	2				3				3			

Key:

*D List the corresponding *Diversity Chart* number (1 through 9)

**G List *gender*, M= Male, F= Female, T= Transgender, NB= Non-Binary O= Other U= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

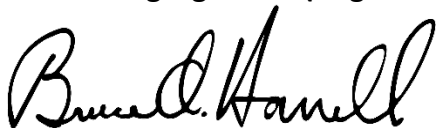
File #: Appt 03144, **Version:** 1

Appointment of Patrice Tisdale as member, Labor Standards Advisory Commission, for a term to April 30, 2027.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Patrice Tisdale		
Board/Commission Name: Labor Standards Advisory Commission		Position Title: Commissioner, Position 3
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other:		Term of Position: * 5/1/2025 to 4/30/2027 <input type="checkbox"/> Serving remaining term of a vacant position
Residential Neighborhood: n/a	Zip Code: 98052	Contact Phone No.: [REDACTED]
Background: <p>As General Counsel for one of the nation's most forward-thinking unions, Patrice has led groundbreaking efforts to secure rights for gig workers, including just cause termination protections, industry-leading pay, and paid sick leave. Her expertise lies in empowering organizations to embrace employee-centric strategies that drive innovation and foster collective advancement. Starting her legal career with the National Labor Relations Board (NLRB), Patrice prosecuted cases of retaliation and unlawful termination, gaining invaluable experience in protecting workers' rights. Her work combines deep legal knowledge with a hands-on, practical approach to crafting solutions that align organizational goals with ethical leadership.</p> <p>Beyond her legal practice, Patrice is an accomplished real estate investor and entrepreneur, with a passion for building frameworks that support growth and stability. Whether mentoring visionary leaders or advocating for equitable workplaces, she remains steadfast in her mission to create transformative change that uplifts employees and organizations alike.</p>		
Authorizing Signature (original signature):  Date Signed (appointed): April 23 rd , 2025		Appointing Signatory: Bruce A Harrell Mayor of Seattle

*Term begin and end date is fixed and tied to the position and not the appointment date.

PATRICE TISDALE

EDUCATION

UNIVERSITY OF CINCINNATI COLLEGE OF LAW, Cincinnati, OH

May 2014

Juris Doctorate

- Honor Council, Chair; Black Law Student Association, President
- Human Rights Quarterly, Senior Articles Editor; Potter Stewart Inn of Court, Member

WILFRID LAURIER UNIVERSITY, Waterloo, Ontario

Nov 2002

Bachelor of Arts, Honors Sociology

- Black Student Association, President; Phi Beta Delta Honor Society for International Scholars, Member

PROFESSIONAL EXPERIENCE

DRIVERS UNION (DU)

Sept. 2021 – Present

General Counsel

DU is an organization of various app-based drivers that is responsible for successfully organizing for the passage of the first of its kind Ordinance providing workers' protections for Lyft and Uber drivers. As an active member of the senior management team, I advise DU's President in all major decisions including strategy to effectively grow the organization, strategically negotiate statewide legislation and contract, draft and revise internal personnel process and procedures, and oversee all legal issues including governance, litigation, and employment matters. I also lead the legal department that has successfully advocated reactivation for 1000+ drivers via settlements and judgments.

TISDALE LEGAL GROUP, PLLC

Nov. 2020 – Present

Owner, Managing Attorney

Strategize with clients regarding their desired outcomes in business management, employee relations, real estate, and successfully defend against government investigations. Advise clients in contract negotiations and entity formation.

CURTIN & HEEFNER LLP, Doylestown, PA

Jan. 2020 – Oct. 2020

Attorney

Advised business clients of their rights under various acts within labor and employment, and municipal law practice areas. Researched and provided strategic advice to clients on how best to achieve their desired outcomes and advise on best litigation strategy.

NATIONAL LABOR RELATIONS BOARD (NLRB), Philadelphia, PA

Oct 2014 – Jan. 2020

Senior Field Attorney

Served as lead counsel litigating violations of the NLRA, provide practical and strategic recommendation to Regional management regarding alleged violations of the NLRA including the impact of, and interaction with, other legislation. Conducted legal research and factual investigations on a wide range of labor topics.

- Prepared witnesses, subpoenas, and evidence for trials; presided as hearing officer in contested representation/organizing matters; conducted elections to determine employee's representation preferences.
- Served on Regional Office's Training Committee and as Immigration Coordinator. Was responsible for keeping abreast of the General Counsel's guidance regarding immigration matters. Provided training to regional staff regarding the implementation of immigration guidance during investigations and served as a liaison between the Region and headquarters.
- Successfully enforced petitions in District Court.
- Kept abreast of changing Board law and interpretations, and its applicability to current caseloads.

COMMUNITY INVOLVEMENT

NAACP, BUCKS COUNTY BRANCH JUN 2017 – PRESENT

EXECUTIVE MEMBER & FORMER THIRD VICE PRESIDENT

As Third Vice President I serve on the Branch’s Executive Board. I also serve as Co-Chair of the Branch’s Criminal Justice and Education Committee which has the mission of developing and implementing strategies that will address racism in Bucks County in the areas of policing, legislation, public education, as well as increasing public awareness of racism via its three subcommittees: Reimagining Public Safety, Education and Legislation.

NEW AMERICAN ADVISORY COMMISSION, Bucks County, PA SEP 2020 – JAN 2024

EXECUTIVE MEMBER

Part of executive board tasked with advising county Commissioners on matters that face new American that reside, work, and play in Bucks County. The mission of the Commission is to build bridges between the various immigrant communities while guiding them on the path to their success.

WARRINGTON TOWNSHIP PARK AND RECREATION BOARD DEC 2018 – DEC 2021

MEMBER

Serve on the Township’s advisory board responsible for focusing on the needs of the community and advise the Township’s Board of Supervisor on matters pertinent to the growth and expansion Township’s parks and recreational facilities.

BAR ADMISSIONS

WASHINGTON STATE BAR	APR. 2024
STATE BAR OF COMMONWEALTH OF PENNSYLVANIA	FEB. 2020
STATE BAR OF NEW JERSEY	NOV. 2017
UNITED STATES DISTRICT COURT SOUTHERN DISTRICT OF OHIO	Jul 2015
STATE BAR OF OHIO (INACTIVE)	Oct 2014

Labor Standards Advisory Commission

15 Members: Pursuant to *Ord. 124643*, all members subject to City Council confirmation, 2-year terms:

- 7 City Council-appointed
- 7 Mayor-appointed
- 1 Other Appointing Authority-appointed (specify): Commission-appointed

Roster:

*D	**G	RD	Position No.	Position Title	Name	Member Representation	Term Begin Date	Term End Date	Term #	Appointed By
6	F	1	1.	Commissioner	Marissa Baker	Community; Researcher	5/1/23	4/30/25	1	Mayor
6	F	N/A	2.	Commissioner	Alexis Rodich	Worker Organization	5/1/22	4/30/24	2	Mayor
			3.	Commissioner	Patrice Tisdale	Worker Organization	5/1/25	4/30/27	1	Mayor
			4.	Commissioner	Silvia Gonzalez	Worker Organization	5/1/24	4/30/26	1	Mayor
3	M	1	5.	Commissioner	Greg Ramirez	Worker Organization	5/1/23	4/30/25	1	Mayor
			6.	Commissioner	Corina Yballa	Worker Organization	5/1/24	4/30/26	1	Mayor
			7.	Commissioner	Vacant					Mayor
9	F	2	8.	Commissioner	Danielle Alvarado	Worker Organization	5/1/24	4/30/26	2	City Council
6	F	6	9.	Commissioner	Amanda Powter	Business Owner	5/1/23	4/30/25	1	City Council
			10.	Commissioner	Tom Lambro	Worker Organization	5/1/24	4/30/26	2	City Council
			11.	Commissioner	Samuel Hilbert	Business Owner	5/1/23	4/30/25	1	City Council
6	F	NA	12.	Commissioner	Ilona Lohrey	Business Association or Chamber	5/1/22	4/30/24	2	City Council
6	M	NA	13.	Commissioner	Billy Hetherington	Worker Organization	5/1/23	4/30/25	2	City Council
1	F	3	14.	Commissioner	Jeanie Chunn	Business Association or Chamber	5/1/22	4/30/24	2	City Council
			15.	Commissioner	Vacant					Commission

SELF-IDENTIFIED DIVERSITY CHART

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	1	2					1			2			
Council	1	4			1					3			1
Other													
Total	2	6			1		1			5			1

Key:

*D List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M**= Male, **F**= Female, **T**= Transgender, **NB**= Non-Binary **O**= Other **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 03128, **Version:** 1

Appointment of Eci Ameh, as Executive Director of the Seattle Community Police Commission.
The Appointment Packet is provided as an attachment.

City of Seattle



**Executive Director
Seattle Community Police
Commission**

**Confirmation Packet
April 2, 2025**

Eci Ameh

April 2, 2025

The Honorable Robert Kettle
Chair, Public Safety Committee
Seattle City Hall, 2nd Floor
Seattle, WA 98104

Dear Councilmember Kettle:

It is my pleasure to transmit to the City Council, on behalf of the Seattle Community Police Commission (CPC), the following confirmation packet for the CPC's nomination of Eci Ameh to serve as the Executive Director of the Seattle Community Police Commission. The materials in this packet are divided into two sections:

A. Eci Ameh

This section contains Ms Ameh's appointment, oath of office form, and resume.

B. Background Check

This section contains the report on Ms Ameh's background check.

The co-chairs' and commissioners' work with Ms. Ameh has confirmed that she is well qualified to serve as the Executive Director. After reviewing the merit-based criteria set forth in Section 3.29.320 of the 2017 Police Accountability Ordinance it is clear that she meets all required qualifications and characteristics of the Executive Director. The Commission voted unanimously to appoint Ms Ameh our Executive Director at our public meeting held on March 5, 2025.

Eci Ameh was selected as the CPC Deputy Director through a competitive recruitment process in the summer of 2024 in which she was clearly the most talented and qualified candidate. Ms Ameh has served as the Acting Executive Director of the Community Policy Commission (CPC) since September 2024, and the Interim Executive Director since January 2025. Ms Ameh holds a Juris Doctor from the University of San Francisco School of Law, and a bachelor's degree in Crime Control and Justice from the University of Washington. She has demonstrated a commitment to advancing pro-equity and anti-racist strategies throughout her career in public service within government structures. Her legal background includes public defense and teaching college-level courses on the criminal and juvenile justice system. She is an experienced people leader and has provided executive leadership at the city, county and state level.

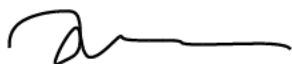
Ms. Ameh possesses extensive experience in advancing police accountability, as well as expertise in policy and legislative analysis. She is experienced in working in politically sensitive environments, advancing police accountability while centering equity and justice. Ms. Ameh's experience in criminal justice reform and police accountability reflects a commitment to centering community voices with a particular focus on those communities furthest from justice.

Since joining the CPC, Ms. Ameh has supported the CPC and guided the team through a time of transition. Over the past six months she has re-established purpose within CPC staff through thoughtful engagement and recruitment of new team members and commissioners. Ms. Ameh has rebuilt and strengthened relationships with communities as well as partners throughout the city. Additionally, through her leadership she has increased the efficiency and influence of the CPC, demonstrated by her work in integrating the CPC's feedback in the Council's recent legislation regarding the Seattle Police Department's crowd management policies.

If you have any questions about the attached materials or need additional information, please contact Pam Inch, Senior Executive Recruiter with the Seattle Human Resources Department, who will work with us to expediate your request.

We appreciate your consideration.

Sincerely,



Joel Merkel (Apr 3, 2025 16:09 PDT)

Joel Merkel

Co-Chair

Community Police Commission

SECTION

A

March 6, 2025

Dear Eci,

On behalf of the Seattle Community Police Commission (CPC), I am pleased to confirm your appointment as the **Executive Director, Seattle Community Police Commission**, effective **Wednesday, March 5, 2025**. Your appointment is contingent upon a criminal background review and confirmation by the Seattle City Council. Once confirmed you will serve an initial six-year term.

The following conditions apply to your appointment:

TERMS OF ASSIGNMENT: The **Executive Director** position is classified as an Executive 3 in the City payroll system and is exempt from the Civil Service System. As an exempt employee, you are at will and serve at the discretion of the Community Police Commission. Your work will be supervised by the CPC Co-Chairs.

SALARY: Your salary will be \$229,826.16 (\$110.07/hour based on 2088 hours). You will be paid on a bi-weekly basis. Pay days occur every other Friday. Your first pay date reflective of your new position will be **Friday, March 21, 2025**. Your position is exempt from the provisions of the Fair Labor Standards Act, which means that you do not receive overtime compensation. However, as a salaried employee you are not required to use accrued vacation leave or sick leave for occasional absences of four hours or less during any workday.

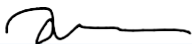
This position is not eligible for Executive Leave. Your existing Executive Leave balance does not carry over to this position.

EMPLOYMENT BENEFITS: As a reminder, the City of Seattle offers a comprehensive benefits package for you and your eligible dependents. Your City benefits will remain largely unchanged. However, as a department head, you will now receive 30 days of vacation each calendar year during which you serve. These 30 days will be available to you on your first day in this new position. These days do not carry over into succeeding years. Your existing vacation leave balance will be cashed out and will not carry over to this position.

Your sick leave accrual will remain the same and your sick leave balance will be transferred to your new position. You are eligible to use your sick leave immediately.

Eci, congratulations on your appointment as the **Executive Director, Seattle Community Police Commission!** If you have questions about your employment with the City, please contact Trina DeBiase, Sr. HR Business Partner, at 206-775-5154.

Sincerely,




Joel Merkel (Mar 6, 2025 14:10 PST)

Joel Merkel
CPC Co-Chair

cc: Personnel File
Pam Inch, Senior Executive Recruiter

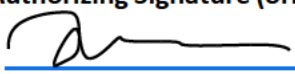
Acceptance of Offer:

Please indicate your acceptance of this out of class assignment offer by signing and dating below. The system will generate a copy for your files.

Signature:  _____ Date: 03/06/2025
Eci Ameh



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Eci Ameh		
Board/Commission Name: Seattle Community Police Commission		Position Title: Executive Director
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: Seattle Community Police Commission	Date Appointed: 3/5/2025	Term of Position: * City Council Confirmation to Six years from the date of Council Confirmation <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Legislated Authority: Ordinance 125315 Section 35 (Uncodified SMC 3.29.320)		
Background: <p>Eci Ameh has served as the Acting Executive Director of the Community Policy Commission (CPC) since September 2024, and the Interim Executive Director since January 2025, after serving as the commission's Deputy Director. She holds a Juris Doctor from the University of San Francisco School of Law, a bachelor's degree in Crime Control and Justice from the University of Washington and has demonstrated a commitment to advancing pro-equity and anti-racist strategies throughout her career in public service within government structures. Her legal background includes public defense and teaching college-level courses on the criminal and juvenile justice system. She is an experienced people leader and has provided executive leadership at the city, county and state level.</p> <p>Ms. Ameh possesses extensive experience in advancing police accountability, as well as expertise in policy and legislative analysis. She is experienced in working in politically sensitive environments, advancing police accountability while centering equity and justice. Ms. Ameh's experience in criminal justice reform and police accountability reflects a commitment to centering community voices with a particular focus on those communities furthest from justice.</p> <p>The co-chairs' and commissioners' work with Ms. Ameh has confirmed that she is well qualified to serve as the Executive Director. After reviewing the merit-based criteria set forth in Section 3.29.320 of the 2017 Police Accountability Ordinance it is clear that she meets all required qualifications and characteristics of the Executive Director. The Commission voted unanimously to appoint Ms Ameh the Seattel Community Police Commission Executive Director.</p>		
Authorizing Signature (original signature):  Joel Merkel (Apr 3, 2025 16:09 PDT)		On Behalf of the Appointing Authority: Joel Merkel, Co-Chair Seattle Community Police Commission



CITY OF SEATTLE ▪ STATE OF WASHINGTON

OATH OF OFFICE

State of Washington

County of King

I, Eci Ameh, swear or affirm that I possess all the qualifications prescribed in the Seattle City Charter and the Seattle Municipal Code for the position of Executive Director Seattle Community Police Commission; that I will support the Constitution of the United States, the Constitution of the State of Washington, and the Charter and Ordinances of the City of Seattle; and that I will faithfully conduct myself as Executive Director Community Police Commission.

Eci Ameh

Subscribed and sworn to before me

(Seal)

this _____ day of _____, 2025

Scheereen Dedman, City Clerk

ECI AMEH

PROFESSIONAL LICENSE

Washington State Bar Association No. 44504

EDUCATION

University of San Francisco School of Law
Juris Doctor
Chancellor's Scholar
Intensive Advocacy Program

University of Washington
Bachelor of Arts
Major: Law, Societies, and Justice
Focus: Crime Control and Justice

PROFESSIONAL EXPERIENCE

Office of the Community Police Commission, Seattle, WA 8/2024 – Present

Acting/Interim Executive Director (9/2024 – Present)

Deputy Director (8/2024 – 9/2024)

Direct the functions of the Office of the CPC to advance the mission of the Office and Commission. Provide strategic leadership, direction, and support across CPC functions, including policy, community engagement, and communications. Hire, supervise, manage, and evaluate employee performance consistent with the City's Performance Management System. Manage the preparation of the CPC's proposed budget, authorize necessary expenditures, and execute contracts for professional and other services in accordance with the adopted budget. Represent the CPC in providing testimony and expertise to City departments and offices, commissions, and other organizations pertaining to issues of constitutional policing.

Office of Equity, Racial, and Social Justice, King County, WA 1/2022 – 8/2024

Deputy Director

Support the department director by leading business operations and project delivery to ensure efficient, effective, and accountable service delivery. Collaborate with the Director and senior staff to develop and manage the OERSJ budget, ensuring effective allocation of resources in a budget-constrained environment. Provide strategic leadership, direction, and support across OERSJ functions, including policy, communications, language equity, immigrant and refugee affairs, disability justice, civil rights, and community engagement, while collaborating with key partners and County departments. Serve as primary liaison to the King County Sheriff's Office (KCSO) and Prosecuting Attorney's Office. Represent OERSJ on the King County Sheriff's Office Transition Task Force to advise KCSO on implementing anti-racist and pro-equity strategies. Serve as department liaison for key Executive priorities and initiatives, high-risk, and politically sensitive projects.

Department of Executive Services, King County, WA 8/2020 – 1/2022

Deputy Director, Facilities Management Division

Direct the Finance section, Planning and Administrative Services, Real Estate Services, and Director's Office administration. Serve as liaison for the Facilities Management Division (FMD) on high visibility, complex, and politically sensitive projects and programs, including the Civic Campus Initiative, King County Customer Service Center, and Future of Work Steering Committee. Address personnel issues as they arise and ensure transparent communication both internally and externally. Represent FMD on various committees and work groups that include representatives from other County agencies, federal, state, and local governments, separately elected officials, special interest groups, and the public. Manage the development of the division budget with a focus on aligning strategic priorities with current resources.

ECI AMEH

Implement the Department of Executive Services and FMD Equity and Social Justice Strategic Plan and action items. Serve as Division Director in the absence of the director.

Office for Civil Rights, Seattle, WA

3/2020 – 8/2020

Deputy Director

Support the department director by leading business operations and project delivery to ensure efficient, effective, and accountable service delivery. Direct administrative and operational functions, strategic planning, budgeting and fiscal management, program and project planning, community engagement, and performance management. Serve as primary liaison to the City Attorney's Office. Represent the department in union contract negotiations. Support the executive team in the creation of a results-oriented roadmap for improving the effectiveness and scaling of equity and social justice strategies. Perform final case review and signing of all civil rights investigations. Serve as department liaison for key Mayoral priorities and initiatives, high-risk, and politically sensitive projects. Ensure effective and timely reporting of office outcomes. Report program accomplishments to the Director and Mayor's Office, City Council, and public.

Department of Enterprise Services, Olympia, WA

6/2018 – 3/2020

Director, Contracts and Legal Services Division

Serve as appointing authority, WA Chief Procurement Officer, and director of an operating division of 80 full-time employees. Provide effective budgeting and fiscal management for divisional budget. Design and direct strategies to advance equity and inclusion in public contracting by implementing data-based recommendations from the statewide disparity study. Serve as liaison to the Governor's Policy Office to ensure collaboration in achieving key gubernatorial priorities. Serve as DES representative to the Governor's Subcabinet on Business Diversity. Prepare and testify in legislative proceedings on behalf of the Department. Provide clear and reliable counsel and advice to the DES Director on the agency's legal risk landscape. Act with DES Director's full delegated authority to execute master contracts and other legal agreements. Provide direct supervision oversight to senior-level managers within the division. Direct the recruitment, hire, coaching, and performance management of agency employees.

Department of Commerce, Olympia, WA

4/2016 – 6/2018

Chief Legal Officer

Direct public contracting and procurement activities for a state agency that administers 2,500 contracts per biennium with an annual value of \$1.2 billion. Provide clear and reliable advice to executive management on contracts, procurement, procurement equity, ethics, and legal and policy matters. Develop sole source procurements, agency risk assessment activities, and issues of delegated contracting authority with Department of Enterprise Services. Review, draft, revise, and negotiate loans, grants, and other contracts. Serve as client representative to the Attorney General's Office, to include collaboration on formulation of legal strategies and leading internal operations with respect to litigation involving the Department. Spearhead Commerce's Diverse Spend Project, designed to collect data on the agency's pass-through spend with minority-, women-, and veteran-owned businesses. Serve as agency ethics advisor, including providing consultation and advice to agency staff on compliance with the Ethics in Public Service Act (RCW 42.52). Partner with Human Resources on ethics-related investigations and serve as agency liaison to the Executive Ethics Board. Resolve bidding protests on behalf of the agency.

DSHS Economic Services Administration, Olympia, WA

8/2014 – 4/2016

Communications Director

Direct and implement expert-level communication strategies that impact statewide implementation of policy, field operations, and service delivery at 58 Community Services Offices and a statewide customer service contact center. Develop and implement plan for expansion of Communications Office, including

ECI AMEH

establishment of a team of communications professionals, including communications strategy managers and support staff. Evaluate proposals for competitive solicitations. Determine staff training needs and provide communications training and other technical assistance to a team of 2,700 staff. Serve as division representative to state and local agencies, legislators, and community partners. Respond to requests for information and public disclosure requests. Plan and direct media relations and press activities for the division. Direct the development of internal communication. Provide oversight for the division intranet and agency internet sites.

DSHS Children's Administration, Olympia, WA

10/2011 – 8/2014

Statewide Racial Disproportionality Manager

Serve as principal advisor on racial disproportionality elimination efforts with Department of Social and Health Services. Develop and implement strategic plan and design tools to measure performance. Lead effective community outreach and engagement. Develop and review agency policy related to racial disproportionality, disparity, and cultural competence. Provide regular project updates on remediation plan to state legislators on behalf of DSHS. Design related staff education programs, including creating and executing training contracts. Foster strong partnerships and implement initiatives developed collaboratively with community partners from the Washington State Racial Disproportionality Advisory Committee, whose membership includes representatives from WA Native American tribes, foster parents and former foster youth, university educators, and members of the judiciary. Lead interdivisional team on racial disproportionality within state systems.

University of Washington, Tacoma, WA

1/2012 – 3/2014

Criminal Justice Program

Adjunct Faculty

Develop curricula and provide academic instruction in Racial Disproportionality Across Systems, Fundamentals of Criminal Law, and Juvenile Justice (300- and 400-level courses). Research relevant nationwide practice and current trends in criminal justice, public policy, and racial disparities in education, immigration, health, and economics. Provide expertise in applying diverse adult learning principles. Partner with administrators and faculty to recruit a diverse student body. Create methods of evaluation to improve course content and assigned materials.

OTHER EXPERIENCE

William L. Dwyer Inn of Court, Seattle, WA

9/2013 - Present

Master Member

Participate in an association of lawyers, judges, and other legal professionals from all levels and backgrounds who share a passion for professional excellence. Through regular meetings, members build and strengthen professional relationships; discuss fundamental concerns about professionalism and pressing legal issues of the day; share experiences and advice; exhort the utmost passion and dedication for the law; provide mentoring opportunities; and advance the highest levels of integrity, ethics, and civility.

Rainier Health and Fitness, Seattle, WA

3/2017 – 12/2023

Volunteer

Serve as a volunteer for a non-profit health organization creating a meaningful difference in the South Seattle community by making exercise fun, accessible, and affordable. RHF's mission is to encourage healthy lifestyles, strong bodies, and authentic community through an accessible, high-quality fitness center.

SECTION

B



City of Seattle

Seattle Human Resources

Kimberly Loving, Director

March 10, 2025

TO: Pam Inch – Senior Executive Recruiter - SHR

FROM: Annie Nguyen – Citywide Employment Compliance Advisor - SHR

SUBJECT: Background check for **Enuwa Ameh**

The Seattle Human Resources has received a copy of Enuwa Ameh's background check provided by Global Screening Solutions. There were no findings that would impact their employment eligibility.

Cc: Personnel File

Seattle Department of Human Resources

Seattle Municipal Tower, 700 5th Avenue Suite 5500, PO Box 34028, Seattle, WA 98124-4028
(206) 684-7999 • TTY: 7-1-1 Fax: (206) 684-4157 • Employment Website: www.seattle.gov/jobs

An equal employment opportunity employer. Accommodations for people with disabilities provided upon request.





Legislation Text

File #: CB 120949, **Version:** 2

AN ORDINANCE relating to land use and zoning; expanding housing options by easing barriers to the construction and use of accessory dwelling units as required by state legislation; amending Sections 22.205.010, 23.22.062, 23.24.045, 23.44.011, 23.44.014, 23.44.016, 23.44.017, 23.44.046, 23.45.512, 23.45.514, 23.45.545, 23.84A.008, 23.84A.032, 23.84A.038, 23.90.018, and 23.90.019 of the Seattle Municipal Code; repealing Sections 23.40.035 and 23.44.041 of the Seattle Municipal Code; and adding new Sections 23.42.022 and 23.53.003 to the Seattle Municipal Code.

The full text of this legislation is attached to the file.

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

..title

AN ORDINANCE relating to land use and zoning; expanding housing options by easing barriers to the construction and use of accessory dwelling units as required by state legislation; amending Sections 22.205.010, 23.22.062, 23.24.045, 23.44.011, 23.44.014, 23.44.016, 23.44.017, 23.44.046, 23.45.512, 23.45.514, 23.45.545, 23.84A.008, 23.84A.032, 23.84A.038, 23.90.018, and 23.90.019 of the Seattle Municipal Code; repealing Sections 23.40.035 and 23.44.041 of the Seattle Municipal Code; and adding new Sections 23.42.022 and 23.53.003 to the Seattle Municipal Code.

..body

WHEREAS, in 2023 the State legislature passed House Bill 1337, containing new sections codified as RCW 36.70A.680 and 36.70A.681, imposing certain requirements upon cities and counties planning under the Growth Management Act with respect to accessory dwelling units within urban growth areas; and

WHEREAS, The City of Seattle is subject to certain obligations under said House Bill 1337, including the obligation to revise and amend certain provisions of its land use code that pertain to the construction and development of accessory dwelling units; and

WHEREAS, this proposed action would address housing capacity, housing affordability, and mitigate displacement; and

WHEREAS, the City intends to promote and encourage the creation of accessory dwelling units as a means to address the need for varying housing options throughout the City; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 22.205.010 of the Seattle Municipal Code, last amended by Ordinance 126075, is amended as follows:

22.205.010 Reasons for termination of tenancy

Pursuant to provisions of the Washington State Residential Landlord-Tenant Act (RCW 59.18.290), an owner may not evict a residential tenant without a court order, which can be issued by a court only after the tenant has an opportunity in a show cause hearing to contest the eviction (RCW 59.18.380). An owner of a housing unit shall not evict or attempt to evict any tenant, or otherwise terminate or attempt to terminate the tenancy of any tenant, unless the owner can prove in court that just cause exists. Regardless of whether just cause for eviction may exist, an owner may not evict a residential tenant from a rental housing unit if: the unit is not registered with the Seattle Department of Construction and Inspections if required by Section 22.214.040; the landlord has failed to comply with subsection 7.24.030.J as required and the reason for terminating the tenancy is that the tenancy ended at the expiration of a specified term or period; or if Sections 22.205.080, 22.205.090, or 22.205.110 provide the tenant a defense to the eviction. An owner is in compliance with the registration requirement if the rental housing unit is registered with the Seattle Department of Construction and Inspections before issuing a notice to terminate tenancy. The reasons for termination of tenancy listed below, and no others, shall constitute just cause under this Chapter 22.205:

* * *

M. The owner seeks to discontinue use of ~~((an))~~ a legally established accessory dwelling unit for which a permit has been obtained pursuant to ~~((Sections 23.44.041 and 23.45.545))~~ Title 23 after receipt of a notice of violation of the development standards provided in those sections. The owner is required to pay relocation assistance to the tenant household residing in such a unit at least two weeks prior to the date set for termination of the tenancy, at the rate of:

1. \$2,000 for a tenant household with an income during the past 12 months at or below 50 percent of the county median income, or

2. Two months' rent for a tenant household with an income during the past 12 months above 50 percent of the county median income;

* * *

O. The owner seeks to discontinue sharing with a tenant of the owner's own housing unit, i.e., the unit in which the owner resides, seeks to terminate the tenancy of a tenant of an accessory dwelling unit authorized pursuant to ~~((Sections 23.44.041 and 23.45.545))~~ Title 23 that is accessory to the housing unit in which the owner resides, or seeks to terminate the tenancy of a tenant in a single-family dwelling unit and the owner resides in an accessory dwelling unit on the same lot. This subsection 22.205.010.O does not apply if the owner has received a notice of violation of the development standards of ~~((Section 23.44.041))~~ Title 23. If the owner has received such a notice of violation, subsection 22.205.010.M applies;

* * *

Section 2. Section 23.22.062 of the Seattle Municipal Code, last amended by Ordinance 126157, is amended as follows:

23.22.062 Unit lot subdivisions

* * *

B. ~~((Except for any site for which a permit has been issued pursuant to Sections 23.44.041 or 23.45.545 for a detached accessory dwelling unit, lots))~~ Lots developed or proposed to be developed with uses described in subsection 23.22.062.A may be subdivided into individual unit lots. The development as a whole shall meet development standards applicable at the time the permit application is vested. As a result of the subdivision, development on individual unit lots may be nonconforming as to some or all of the development standards based on analysis of the individual unit lot, except that any private usable open space or private

amenity area for each dwelling unit shall be provided on the same unit lot as the dwelling unit it serves.

* * *

G. Unit lot subdivision shall not result in an accessory dwelling unit that is located on a different unit lot than the unit lot of the associated principal dwelling unit.

Section 3. Section 23.24.045 of the Seattle Municipal Code, last amended by Ordinance 126157, is amended as follows:

23.24.045 Unit lot subdivisions

* * *

B. ~~((Except for any lot for which a permit has been issued pursuant to Sections 23.44.041 or 23.45.545 for a detached accessory dwelling unit, lots))~~ Lots developed or proposed to be developed with uses described in subsection 23.24.045.A may be subdivided into individual unit lots. The development as a whole shall meet development standards applicable at the time the permit application is vested. As a result of the subdivision, development on individual unit lots may be nonconforming as to some or all of the development standards based on analysis of the individual unit lot, except that any private, usable open space or private amenity area for each dwelling unit shall be provided on the same unit lot as the dwelling unit it serves.

* * *

G. Unit lot subdivision shall not result in an accessory dwelling unit that is located on a different unit lot than the unit lot of the associated principal dwelling unit.

Section 4. Section 23.40.035 of the Seattle Municipal Code, enacted by Ordinance 123939, is repealed:

~~((23.40.035 Location of accessory dwelling units on through lots~~

1 ~~On a through lot, when yards cannot be determined pursuant to Section 23.40.030, the Director~~
2 ~~shall designate a rear yard for the purpose of allowing a detached accessory dwelling. In~~
3 ~~designating a rear yard, the Director shall consider factors including but not limited to the~~
4 ~~location of existing structures, vehicular and pedestrian access, platting patterns in the vicinity~~
5 ~~and topography.))~~

6 Section 5. A new Section 23.42.022 is added to the Seattle Municipal Code as follows:

7 **23.42.022 Accessory dwelling units**

8 A. Attached and detached accessory dwelling units are permitted in all zones where
9 single-family dwelling units are permitted. In the Shoreline District, accessory dwelling units
10 shall comply with Chapter 23.60A.

11 B. A maximum of two accessory dwelling units may be located on the same lot as a
12 principal dwelling unit. Either or both accessory dwelling units may be attached or detached.
13 Two detached accessory dwelling units may be located in one structure.

14 C. Floor area limit in all zones and floor area ratio in Neighborhood Residential zones

15 1. The gross floor area of an accessory dwelling unit may not exceed 1,000 square
16 feet.

17 2. The following are not included in the gross floor area limit:

- 18 a. Up to 250 square feet of gross floor area in an attached garage;
19 b. Exterior-only accessed storage areas;
20 c. All stories, or portions of stories, that are underground; and
21 d. Up to 35 square feet of gross floor area dedicated to long-term bicycle
22 parking.

3. In NR1, NR2, and NR3 zones, gross floor area in an accessory dwelling unit is exempt from FAR limits.

D. Permitted height

1. Neighborhood Residential zones. The maximum permitted height for accessory dwelling units is the permitted height for a principal dwelling unit.

2. Lowrise zones. The maximum permitted height for accessory dwelling units is the permitted height for rowhouse and townhouse development in the applicable zone.

3. All zones other than Neighborhood Residential or Lowrise. For zones with height limits of 40 feet or less, accessory dwelling units are subject to the permitted height of the zone for principal dwelling units. For zones with height limits greater than 40 feet, accessory dwelling units are subject to the permitted height for rowhouse and townhouse development in the LR3 zone, whichever height limit is applicable.

4. In all zones, accessory dwelling units associated with cottage developments are subject to the permitted height for cottage housing developments for the applicable zone.

5. In all zones, allowances above the maximum height limit for pitched roofs, including shed and butterfly roofs, and exemptions for rooftop features are permitted per the applicable zone.

E. In all zones, accessory dwelling units and appurtenant architectural elements including architectural details, bay windows, and other projections, such as covered porches, patios, decks, and steps, are subject to the yard and setback provisions for principal dwelling units in the underlying zone, except as follows:

1. In all zones detached accessory dwelling units have no required setback from any lot line that abuts an alley.

2. Neighborhood Residential zones

a. A detached accessory dwelling unit and appurtenant architectural elements may be located in the rear yard so long as the structure is no closer than 5 feet to any lot line that does not abut an alley. When a detached accessory dwelling unit is located within a rear yard, the following features may also be located within 5 feet of any lot line:

1) External architectural details with no living area, such as chimneys, eaves, cornices, and columns, may be located no closer than 3 feet from a property line.

2) Bay windows no more than 8 feet in width may be located no closer than 3 feet from a property line.

3) Other projections that include interior space, such as garden windows, may be located no closer than 3.5 feet from a property line starting a minimum of 30 inches above furnished floor, and with maximum dimensions of 6 feet in height and 8 feet in width.

b. On a through lot, when yards or setbacks cannot be determined, the Director shall designate a rear yard or rear setback for the purpose of allowing an accessory dwelling. In designating a rear yard or rear setback, the Director shall consider factors including but not limited to the location of the yards and setbacks for adjacent structures on the same block face, vehicular and pedestrian access, platting patterns in the vicinity, and topography.

3. Lowrise zones. Detached accessory dwelling units are excluded from setback averaging provisions and are subject to the minimum setback provision for a principal dwelling unit.

1 F. Rooftop decks that are portions of an accessory dwelling unit are allowed up to the
2 applicable height limit, including additions allowed to a detached accessory dwelling unit under
3 subsection 23.44.014.C.4.

4 G. Conversions of existing structures

5 1. For purposes of this subsection 23.42.022.G, the term "conversion" means
6 keeping an existing structure intact, adding to or altering an existing structure, or removing and
7 rebuilding an existing structure, provided that any expansion or relocation of the structure
8 complies with the development standards for accessory dwelling units in this Section 23.42.022
9 and the provisions of the applicable zone, unless otherwise allowed by this subsection
10 23.42.022.G.

11 2. For the purposes of this subsection 23.42.022.G, the term "existing accessory
12 structure" means an accessory structure existing prior to July 23, 2023 or an accessory structure
13 existing prior to July 23, 2023 that was subsequently replaced to the same configuration.

14 3. Existing accessory structures. An existing accessory structure may be converted
15 into a detached accessory dwelling unit if it meets the following:

16 a. To facilitate the conversion of and additions to an existing accessory
17 structure, the Director may allow waivers and modifications as a Type I decision to the
18 provisions for accessory dwelling units in this Section 23.42.022 and the development standards
19 of the applicable zone.

20 b. Conversion of an existing accessory structure to a detached accessory
21 dwelling unit is permitted notwithstanding applicable lot coverage or yard or setback provisions
22 in this Section 23.42.022 or the applicable zone. The converted accessory structure shall comply
23 with the minimum standards set forth in Sections 22.206.020 through 22.206.140.

4. Existing principal structures. The gross floor area of an attached accessory dwelling unit may exceed 1,000 square feet if the portion of the structure in which the attached accessory dwelling unit is located existed as of July 23, 2023.

H. Building separation

1. Neighborhood Residential zones. A detached accessory dwelling unit shall be separated from its principal dwelling unit by a minimum of 5 feet measured from eave to eave. To be considered attached, an accessory dwelling unit must be connected to the principal dwelling unit by an enclosed space that is at least 3 feet wide, 3 feet tall, and 3 feet long.

2. All other zones. A detached accessory dwelling unit shall be separated from its principal dwelling unit by a minimum of 3 feet measured from eave to eave. To be considered attached, an accessory dwelling unit must be connected to a principal dwelling unit by an enclosed space that is at least 3 feet wide, 3 feet tall, and 3 feet long.

I. No off-street motor vehicle parking is required for an accessory dwelling unit.

J. Title 23 shall not be interpreted or applied to prohibit the sale or other conveyance of a condominium unit on the grounds that the condominium unit was originally built as an accessory dwelling unit.

K. Unless provided otherwise in this Section 23.42.022, the provisions of the applicable zone and overlay district apply. In the event of conflict with provisions elsewhere in Title 23 other than Chapter 23.60A, this Section 23.42.022 shall prevail.

Section 6. Section 23.44.011 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended to read as follows:

23.44.011 Floor area in neighborhood residential zones

* * *

C. The following floor area is exempt from FAR limits:

1. All stories, or portions of stories, that are underground.

2. All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access.

3. In NR1, NR2, and NR3 zones:

a. Any floor area contained in an accessory dwelling unit;

b. Either up to 500 additional square feet of floor area in any accessory structure that is not a detached accessory dwelling unit, or up to 250 square feet of floor area in an attached garage.

4. In RSL zones, 50 percent of the chargeable floor area contained in structures built prior to January 1, 1982, as single-family dwelling units that will remain in residential use, regardless of the number of dwelling units within the existing structure, provided the exemption is limited to the gross square footage in the single-family dwelling unit as of January 1, 1982.

* * *

Section 7. Section 23.44.014 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended to read as follows:

23.44.014 Yards

* * *

C. Exceptions from standard yard requirements. No structure shall be placed in a required yard except as follows:

1. Garages. Attached and detached garages may be located in a required yard subject to the standards of Section 23.44.016.

2. Certain accessory structures in side and rear yards

1 a. Except for detached accessory dwelling units, any accessory structure
2 that complies with the requirements of Section 23.44.040 may be constructed in a side yard that
3 abuts the rear or side yard of another lot, or in that portion of the rear yard of a reversed corner
4 lot within 5 feet of the key lot and not abutting the front yard of the key lot, upon recording with
5 the King County Recorder's Office an agreement to this effect between the owners of record of
6 the abutting properties.

7 b. Except for detached accessory dwelling units, any detached accessory
8 structure that complies with the requirements of Section 23.44.040 may be located in a rear yard,
9 provided that on a reversed corner lot, no accessory structure shall be located in that portion of
10 the required rear yard that abuts the required front yard of the adjoining key lot, nor shall the
11 accessory structure be located closer than 5 feet from the key lot's side lot line unless the
12 provisions of subsections 23.44.014.C.2.a or 23.44.016.D.9 apply.

13 ~~((c. A detached accessory dwelling unit may be located in a rear yard~~
14 ~~subject to the requirements of subsection 23.44.014.C.))~~

15 3. A principal ~~((residential))~~ structure ~~((or a detached))~~ with or without an
16 accessory dwelling unit, and/or a detached accessory dwelling unit may extend into one side yard
17 if an easement is provided along the side or rear lot line of the abutting lot, sufficient to leave a
18 10-foot separation between that structure and any principal structure or detached accessory
19 dwelling unit on the abutting lot. The 10-foot separation shall be measured from the wall of the
20 ~~((principal))~~ structure ~~((or the wall of the detached accessory dwelling unit that is))~~ proposed to
21 extend into a side yard to the wall of the ~~((principal))~~ structure ~~((or the wall of the detached~~
22 ~~accessory dwelling unit))~~ on the abutting lot.

1 a. No structure or portion of a structure may be built on either lot within
2 the 10-foot separation, except as provided in this Section 23.44.014.

3 b. ~~((Accessory structures and features))~~ Features of and projections from
4 ~~((principal))~~ structures such as porches, eaves, and chimneys, are permitted in the 10-foot
5 separation area required by this subsection 23.44.014.C.3 if otherwise allowed in side yards by
6 this subsection 23.44.014.C. For purposes of calculating the distance a structure or feature may
7 project into the 10-foot separation, assume the property line is 5 feet from the wall of the
8 ~~((principal))~~ structure ~~((or detached accessory dwelling unit))~~ proposed to extend into a side yard
9 and consider the 5 feet between the wall and the assumed property line to be the required side
10 yard.

11 c. Notwithstanding subsection 23.44.014.C.3.b, no portion of any
12 structure, including eaves or any other projection, shall cross the actual property line.

13 d. The easement shall be recorded with the King County Recorder's
14 Office. The easement shall provide access for normal maintenance activities to ~~((the principal))~~
15 structures on the lot with less than the required 5-foot side yard.

16 4. ~~((Certain additions.))~~ Certain additions to structures may be permitted. ~~((an))~~
17 An existing single-family structure ~~((, or an existing accessory structure, if being converted to a~~
18 ~~detached accessory dwelling unit,))~~ may extend into a required yard if the existing ~~((single-~~
19 ~~family structure or existing accessory))~~ structure is already nonconforming with respect to that
20 yard. The presently nonconforming portion must be at least 60 percent of the total width of the
21 respective facade of the structure prior to the addition. The line formed by the existing
22 nonconforming wall of the structure is the limit to which any additions may be built, except as
23 described in subsections 23.44.014.C.4.a through 23.44.014.C.4.e. Additions may extend up to

the height limit and may include basement additions. New additions to the nonconforming wall or walls within required yards shall comply with the following requirements (~~((Exhibit A for 23.44.014))~~):

a. Side yard. If the addition is a side wall, the existing wall line may be continued by the addition except that in no case shall the addition be closer than 3 feet to the side lot line;

b. Rear yard. If the addition is a rear wall, the existing wall line may be continued by the addition except that in no case shall the addition be closer than 20 feet to the rear lot line or centerline of an alley abutting the rear lot line (~~((or, in the case of an existing accessory structure being converted to a detached accessory dwelling unit, 3 feet to the rear lot line))~~);

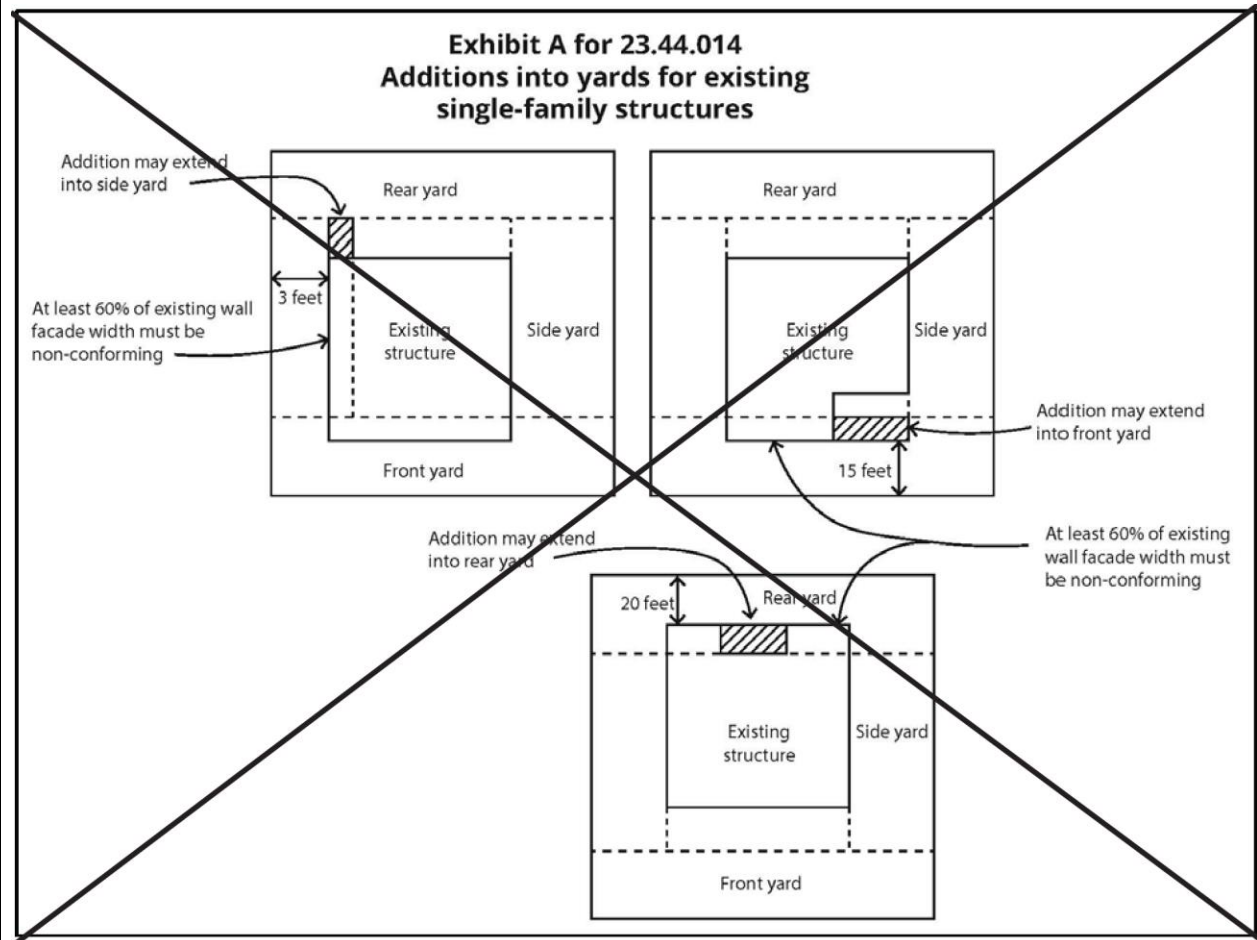
c. Front yard. If the addition is a front wall, the existing wall line may be continued by the addition except that in no case shall the addition be closer than 15 feet to the front lot line;

d. If the nonconforming wall of the (~~((single-family))~~) structure is not parallel or is otherwise irregular, relative to the lot line, then the Director shall determine the limit of the wall extension, except that the wall extension shall not be located closer than specified in subsections 23.44.014.C.4.a, 23.44.014.C.4.b, and 23.44.014.C.4.c.

e. Roof eaves, gutters, and chimneys on such additions may extend an additional 18 inches into a required yard, but in no case shall such features be closer than 2 feet to the side lot line.

~~((Exhibit A for 23.44.014~~

~~Additions into yards for existing single-family structures))~~



5. Uncovered porches or steps. Uncovered, unenclosed porches or steps may project into any required yard, if the surface of porches or steps are no higher than 4 feet above existing grade, no closer than 3 feet to any side lot line, and has a width and depth no greater than 6 feet within the required yard. For each entry to a ((principal)) structure, one uncovered, unenclosed porch and/or associated steps are permitted in each required yard.

6. Certain features of a structure. Unless otherwise provided elsewhere in this Chapter 23.44 or Section 23.42.022, certain features of a principal or accessory structure((; except for detached accessory dwelling units;)) may extend into required yards if they comply with the following:

1 a. External architectural details with no living area, such as chimneys,
2 eaves, cornices, and columns, may project no more than 18 inches into any required yard;

3 b. Bay windows are limited to 8 feet in width and may project no more
4 than 2 feet into a required front, rear, and street side yard;

5 c. Other projections that include interior space, such as garden windows,
6 may extend no more than 18 inches into any required yard, starting minimum of 30 inches above
7 furnished floor, and with maximum dimensions of 6 feet in height and 8 feet in width; and

8 d. The combined area of features permitted by subsections
9 23.44.014.C.6.b and 23.44.014.C.6.c may comprise no more than 30 percent of the area of the
10 facade, except that no limit applies to detached accessory dwelling units.

11 7. Covered, unenclosed decks and roofs over patios. Covered, unenclosed decks
12 and roofs over patios, if attached to a principal structure, may extend into the required rear yard,
13 but shall not be within 12 feet of the centerline of any alley, or within 5 feet of any rear lot line
14 that is not an alley lot line, or closer to any side lot line in the required rear yard than the side
15 yard requirement of the principal structure along that side, or closer than 5 feet to any accessory
16 structure. The height of the roof over unenclosed decks and patios shall not exceed 12 feet above
17 existing or finished grade, whichever is lower. The roof over such decks or patios shall not be
18 used as a deck.

19 8. Access bridges. Uncovered, unenclosed access bridges are permitted as
20 follows:

21 a. Pedestrian bridges 5 feet or less in width, and of any height necessary
22 for access, are permitted in required yards, except that in side yards an access bridge must be at
23 least 3 feet from any side lot line.

b. A driveway access bridge is permitted in the required yard abutting the street if necessary for access to parking. The vehicular access bridge shall be no wider than 12 feet for access to one parking space or 18 feet for access to two or more parking spaces and of any height necessary for access. The driveway access bridge may not be located closer than 5 feet to an adjacent property line.

9. Barrier-free access. Access facilities for the disabled and elderly that comply with the Seattle Building Code, Chapter 11, are permitted in any required yard.

10. Freestanding structures and bulkheads

a. Fences, freestanding walls, bulkheads, signs, and similar structures 6 feet or less in height above existing or finished grade, whichever is lower, may be erected in any required yard. The 6-foot height may be averaged along sloping grade for each 6-foot-long segment of the fence, but in no case may any portion of the fence exceed 8 feet. Architectural features may be added to the top of the fence or freestanding wall above the 6-foot height if the features comply with the following: horizontal architectural feature(s), no more than 10 inches high, and separated by a minimum of 6 inches of open area, measured vertically from the top of the fence, are permitted if the overall height of all parts of the structure, including post caps, is no more than 8 feet. Averaging the 8-foot height is not permitted. Structural supports for the horizontal architectural feature(s) may be spaced no closer than 3 feet on center.

b. The Director may allow variation from the development standards listed in subsection 23.44.014.C.10.a, according to the following:

- 1) No part of the structure may exceed 8 feet; and
- 2) Any portion of the structure above 6 feet shall be predominately open, such that there is free circulation of light and air.

1 c. Bulkheads and retaining walls used to raise grade may be placed in any
2 required yard when limited to 6 feet in height, measured above existing grade. A guardrail no
3 higher than 42 inches may be placed on top of a bulkhead or retaining wall existing as of
4 February 20, 1982. If a fence is placed on top of a new bulkhead or retaining wall, the maximum
5 combined height is limited to 9 1/2 feet.

6 d. Bulkheads and retaining walls used to protect a cut into existing grade
7 may be placed in any required yard when limited to the minimum height necessary to support the
8 cut. If the bulkhead or retaining wall is measured from the low side and it exceeds 6 feet, an open
9 guardrail of no more than 42 inches meeting Seattle Building Code requirements may be placed
10 on top of the bulkhead or retaining wall. If the bulkhead or retaining wall is 6 feet or less, a fence
11 may be placed on top up to a maximum combined height of 9.5 feet for both fence and bulkhead
12 or retaining wall.

13 e. If located in shoreline setbacks or in view corridors in the Shoreline
14 District as regulated in Chapter 23.60A, structures shall not obscure views protected by Chapter
15 23.60A, and the Director shall determine the permitted height.

16 11. Decks in yards. Except for decks (~~((allowed as a part of))~~) attached to a
17 detached accessory dwelling unit, decks no higher than 18 inches above existing or finished
18 grade, whichever is lower, may extend into required yards.

19 12. Mechanical equipment. Heat pumps and similar mechanical equipment, not
20 including incinerators, are permitted in required yards if they comply with the requirements of
21 Chapter 25.08. Any heat pump or similar equipment shall not be located within 3 feet of any lot
22 line. Charging devices for electric cars are considered mechanical equipment and are permitted
23 in required yards if not located within 3 feet of any lot line.

13. Solar collectors. Solar collectors may be located in required yards, subject to the provisions of Section 23.44.046.

14. Front yard projections for structures on lots 30 feet or less in width. For a structure on a lot in an NR1, NR2, and NR3 zone that is 30 feet or less in width, portions of the front facade that begin 8 feet or more above finished grade may project up to 4 feet into the required front yard, provided that no portion of the facade, including eaves and gutters, shall be closer than 5 feet to the front lot line (Exhibit ((B)) A for 23.44.014), and provided further that no portion of the facade of an existing structure that is less than 8 feet or more above finished grade already projects into the required front yard.

Exhibit ((B)) A for 23.44.014

Front yard projections permitted for structures on lots 30 feet or less in width

Exhibit B for 23.44.014
Front yard projections permitted for structures on lots 30 feet or less in width

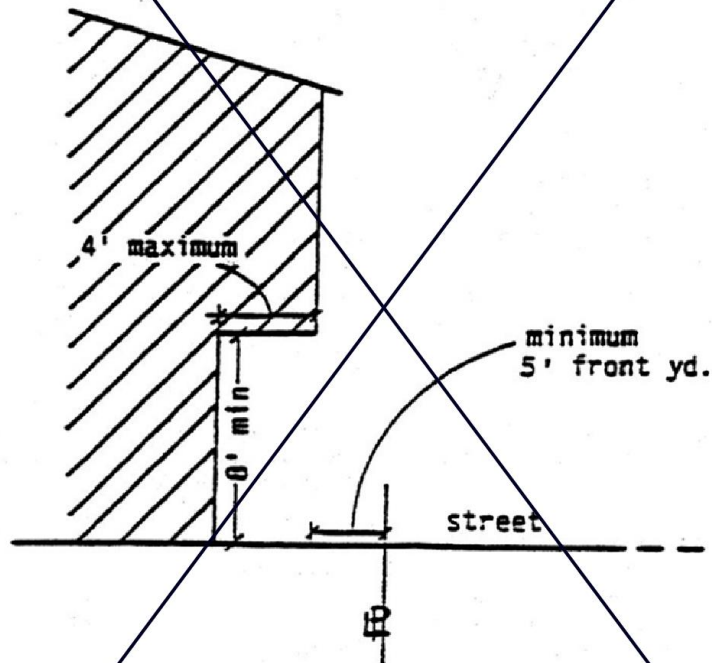
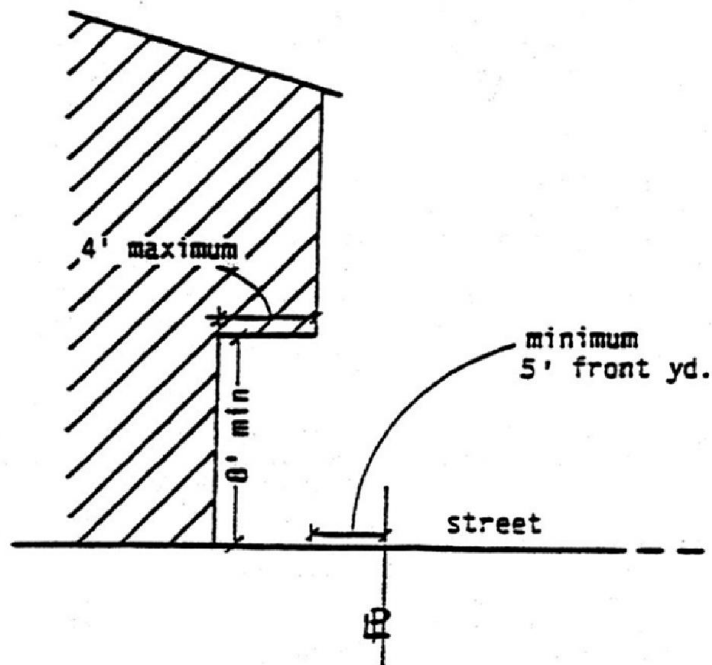


Exhibit A for 23.44.014
Front yard projections permitted for structures on lots 30 feet or less in width



15. Front and rear yards may be reduced by 25 percent, but no more than 5 feet, if the site contains a required environmentally critical area buffer or other area of the property that cannot be disturbed pursuant to subsection 25.09.280.A.

16. Arbors. Arbors may be permitted in required yards under the following conditions:

a. In any required yard, an arbor may be erected with no more than a 40-square-foot footprint, measured on a horizontal roof plane inclusive of eaves, to a maximum height of 8 feet. Both the sides and the roof of the arbor shall be at least 50 percent open, or if latticework is used, there shall be a minimum opening of 2 inches between crosspieces.

b. In each required yard abutting a street, an arbor over a private pedestrian walkway with no more than a 30-square-foot footprint, measured on the horizontal roof plane and inclusive of eaves, may be erected to a maximum height of 8 feet. The sides of the arbor shall be at least 50 percent open, or if latticework is used, there shall be a minimum opening of 2 inches between crosspieces.

17. Stormwater management

a. Above-grade green stormwater infrastructure (GSI) features are allowed without yard restrictions if:

- 1) Each above-grade GSI feature is no more than 4.5 feet tall, excluding piping;
- 2) Each above-grade GSI feature is no more than 4 feet wide; and
- 3) The total storage capacity of all above-grade GSI features is no greater than 600 gallons.

b. Above-grade GSI features larger than what is allowed in subsection 23.44.014.C.17.a are allowed within a required yard if:

1) Above-grade GSI features do not exceed ten percent coverage of any one yard area;

2) No portion of an above-grade GSI feature is located closer than 3 feet from a side lot line;

3) No portion of an above-grade GSI feature is located closer than 20 feet from a rear lot line or centerline of an alley abutting the rear lot line; and

4) No portion of an above-grade GSI feature is located closer than 15 feet from the front lot line.

18. A structure may be permitted to extend into front and rear yards as necessary to protect a Tier 1 or 2 Tier 2 tree, as defined in Section 25.11.130.

19. Below grade structures. Structures below grade, measured from existing or finished grade, whichever is lower, may be located below required yards.

D. Additional standards for structures if allowed in required yards. Structures in required yards shall comply with the following:

1. Accessory structures, attached garages, and portions of a principal structure shall not exceed a maximum combined coverage of 40 percent of the required rear yard, except that ~~((a detached accessory dwelling unit))~~ , when a detached accessory structure is proposed, the structures may cover an additional 20 percent of the rear yard provided that the increased rear yard coverage does not require removal of a Tier 1 or Tier 2 tree, as defined in Section 25.11.130. In the case of a rear yard abutting an alley, rear yard coverage shall be calculated from the centerline of the alley.

2. Any accessory structure located in a required yard shall be separated from its principal structure by a minimum of 5 feet measured eave to eave. This requirement does not apply to terraced garages that comply with subsection 23.44.016.C.9.b.

3. Except for detached accessory dwelling units, any accessory structure located in a required yard shall meet both the following standards:

a. A maximum height of 12 feet; and

b. A maximum size of 1,000 square feet in area.

4. Any detached accessory dwelling unit located in a required yard is subject to the requirements of ~~((subsection 23.44.041.C))~~ Section 23.42.022.

* * *

Section 8. Section 23.44.016 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.44.016 Parking and garages

* * *

D. Parking and garages in required yards. Parking and garages are regulated as described in ~~((subsections 23.44.016.D.1 through 23.44.016.D.12))~~ this subsection 23.44.016.D. Unless otherwise specified, the terms "garage" or "garages" as used in this subsection 23.44.016.D refer to both attached and detached garages.

1. Parking and garages shall not be located in the required front yard except as provided in subsections ~~((23.44.016.D.7, 23.44.016.D.9, 23.44.016.D.10, 23.44.016.D.11, and 23.44.016.D.12))~~ 23.44.016.D.6, 23.44.016.D.8, 23.44.016.D.9, 23.44.016.D.10, and 23.44.016.D.11.

2. Parking and garages shall not be located in a required side yard abutting a street or the first 10 feet of a required rear yard abutting a street except as provided in subsections ~~((23.44.016.D.7, 23.44.016.D.9, 23.44.016.D.10, 23.44.016.D.11, and 23.44.016.D.12))~~ 23.44.016.D.6, 23.44.016.D.8, 23.44.016.D.9, 23.44.016.D.10, and 23.44.016.D.11.

3. Garages shall not be located in a required side yard that abuts the rear or side yard of another lot or in that portion of the rear yard of a reversed corner lot within 5 feet of the key lot's side lot line unless:

a. The garage is a detached garage and extends only into that portion of a side yard that is either within 35 feet of the centerline of an alley or within 25 feet of any rear lot line that is not an alley lot line; or

b. An agreement between the owners of record of the abutting properties, authorizing the garage in that location, is executed and recorded, pursuant to subsection 23.44.014.C.2.a.

~~4. ((Detached garages with vehicular access facing an alley shall not be located within 12 feet of the centerline of the alley except as provided in subsections 23.44.016.D.9, 23.44.016.D.10, 23.44.016.D.11, and 23.44.016.D.12.~~

~~5. Attached garages))~~ Garages with vehicular access facing an alley, shall not be located within 12 feet of the centerline of any alley, nor within 12 feet of any rear lot line that is not an alley lot line, except as provided in subsections 23.44.016.D.8, 23.44.016.D.9, 23.44.016.D.10, and 23.44.016.D.11, ((and 23.44.016.D.12)) or the Director may waive or modify this standard as a Type I decision provided the applicant can demonstrate that adequate turning and maneuvering areas can be provided.

1 ((6-)) 5. On a reversed corner lot, no garage shall be located in that portion of the
2 required rear yard that abuts the required front yard of the adjoining key lot unless the provisions
3 of subsection ((23.44.016.D.9)) 23.44.016.D.8 apply.

4 ((7-)) 6. If access to required parking passes through a required yard, automobiles,
5 motorcycles, and similar vehicles may be parked on the open access located in a required yard.

6 ((8-)) 7. Trailers, boats, recreational vehicles, and similar equipment shall not be
7 parked in required front and side yards or the first 10 feet of a rear yard measured from the rear
8 lot line, or measured 10 feet from the centerline of an alley if there is an alley adjacent to the rear
9 lot line, unless fully enclosed in a structure otherwise allowed in a required yard by this
10 subsection 23.44.016.D.

11 ((9-)) 8. Lots with uphill yards abutting streets. In NR1, NR2, and NR3 zones,
12 parking for one two-axle or one up to four-wheeled vehicle may be established in a required yard
13 abutting a street according to subsection ((23.44.016.D.9.a or 23.44.016.D.9.b)) 23.44.016.D.8.a
14 or 23.44.016.D.8.b only if access to parking is permitted through that yard pursuant to subsection
15 23.44.016.B.

16 a. Open parking space

17 1) The existing grade of the lot slopes upward from the street lot
18 line an average of at least 6 feet above sidewalk grade at a line that is 10 feet from the street lot
19 line; and

20 2) The parking area shall be at least an average of 6 feet below the
21 existing grade prior to excavation and/or construction at a line that is 10 feet from the street lot
22 line; and

3) The parking space shall be no wider than 10 feet for one parking space at the parking surface and no wider than 20 feet for two parking spaces if permitted as provided in subsection ((~~23.44.016.D.12~~)) 23.44.016.D.11.

b. Terraced garage

1) The height of a terraced garage is limited to no more than 2 feet above existing or finished grade, whichever is lower, for the portions of the garage that are 10 feet or more from the street lot line. The ridge of a pitched roof on a terraced garage may extend up to 3 feet above this 2-foot height limit. All parts of the roof above the 2-foot height limit shall be pitched at a rate of not less than 4:12. No portion of a shed roof shall be permitted to extend beyond the 2-foot height limit of this provision. Portions of a terraced garage that are less than 10 feet from the street lot line shall comply with the height standards in subsection 23.44.016.E.2;

2) The width of a terraced garage structure shall not exceed 14 feet for one two-axle or one up to four-wheeled vehicle, or 24 feet if permitted to have two two-axle or two up to four-wheeled vehicles as provided in subsection ((~~23.44.016.D.12~~)) 23.44.016.D.11;

3) All above ground portions of the terraced garage shall be included in lot coverage; and

4) The roof of the terraced garage may be used as a deck and shall be considered to be a part of the garage structure even if it is a separate structure on top of the garage.

((~~40~~)) 9. Lots with downhill yards abutting streets. In NR1, NR2, and NR3 zones, parking, either open or enclosed in an attached or detached garage, for one two-axle or one up to four-wheeled vehicle may be located in a required yard abutting a street if the following conditions are met:

a. The existing grade slopes downward from the street lot line that the parking faces;

b. For front yard parking, the lot has a vertical drop of at least 20 feet in the first 60 feet, measured along a line from the midpoint of the front lot line to the midpoint of the rear lot line;

c. Parking is not permitted in required side yards abutting a street;

d. Parking in a rear yard complies with subsections 23.44.016.D.2, ~~((23.44.016.D.5 and 23.44.016.D.6))~~ 23.44.016.D.4 and 23.44.016.D.5; and

e. Access to parking is permitted through the required yard abutting the street by subsection 23.44.016.B.

~~((14.))~~ 10. Through lots. On through lots less than 125 feet in depth in NR1, NR2, and NR3 zones, parking, either open or enclosed in an attached or detached garage, for one two-axle or one up to four-wheeled vehicle may be located in one of the required front yards. The front yard in which the parking may be located shall be determined by the Director based on the location of other garages or parking areas on the block. If no pattern of parking location can be determined, the Director shall determine in which yard the parking shall be located based on the prevailing character and setback patterns of the block.

~~((12.))~~ 11. Lots with uphill yards abutting streets or downhill or through lot front yards fronting on streets that prohibit parking. In NR1, NR2, and NR3 zones, parking for two two-axle or two up to four-wheeled vehicles may be located in uphill yards abutting streets or downhill or through lot front yards as provided in subsections 23.44.016.D.8, 23.44.016.D.9, or 23.44.016.D.10~~((, or 23.44.016.D.11))~~ if, in consultation with the Seattle Department of Transportation, it is found that uninterrupted parking for 24 hours is prohibited on at least one

side of the street within 200 feet of the lot line over which access is proposed. The Director may authorize a curb cut wider than would be permitted under Section 23.54.030 if necessary, for access.

* * *

Section 9. Section 23.44.017 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

23.44.017 Density limits

A. In NR1, NR2, and NR3 zones, only one single-family dwelling unit is allowed per lot, except that ~~((up to two))~~ accessory dwelling units may also be approved pursuant to Section ~~((23.44.041))~~ 23.42.022, and except as approved as part of an administrative conditional use permit under Section 25.09.260, a clustered housing planned development under Section 23.44.024, or a planned residential development under Section 23.44.034.

B. The following provisions apply in RSL zones:

1. The minimum lot area per principal dwelling unit is 2,000 square feet.
2. Except as provided in subsection 23.44.017.B.3, when calculation of the number of principal dwelling units allowed according to subsection 23.44.017.B.1 results in a fraction of a unit, any fraction up to and including 0.85 constitutes zero additional principal dwelling units, and any fraction over 0.85 constitutes one additional principal dwelling unit.
3. For lots in existence on April 19, 2019, if the number of principal dwelling units allowed according to subsection 23.44.017.B.1 equals less than two, two units are allowed.
4. Accessory dwelling units are allowed pursuant to Section 23.42.022.

Section 10. Section 23.44.041 of the Seattle Municipal Code, last amended by Ordinance 127099, is repealed:

~~((23.44.041 Accessory dwelling units~~

~~A. General provisions. The Director may authorize an accessory dwelling unit, and that dwelling unit may be used as a residence, only under the following conditions:~~

~~1. In an NR1, NR2, and NR3 zone, a lot with or proposed for a principal single-family dwelling unit may have up to two accessory dwelling units, provided that the following conditions are met:~~

~~a. No more than one accessory dwelling unit is a detached accessory dwelling unit; and~~

~~b. A second accessory dwelling unit is allowed only if:~~

~~1) Floor area within an existing structure is converted to create the second accessory dwelling unit; or~~

~~2) The applicant commits that an attached accessory dwelling unit in a new principal structure or a new detached accessory dwelling unit will meet a green building standard and shall demonstrate compliance with that commitment, all in accordance with Chapter 23.58D; or~~

~~3) The second accessory dwelling unit is a low income unit.~~

~~2. In an RSL zone, each principal dwelling unit may have no more than one accessory dwelling unit.~~

~~3. In the Shoreline District, accessory dwelling units shall be as provided in Chapter 23.60A; where allowed in the Shoreline District, they are also subject to the provisions in this Section 23.44.041.~~

~~4. In NR1, NR2, and NR3 zones, accessory dwelling units are subject to the tree requirements in subsection 23.44.020.A.2.~~

~~5. No off-street parking is required for accessory dwelling units.~~

~~6. An existing required parking space may not be eliminated to accommodate an accessory dwelling unit unless it is replaced elsewhere on the lot.~~

~~B. Attached accessory dwelling units. Attached accessory dwelling units are subject to the following additional conditions:~~

~~1. The gross floor area of an attached accessory dwelling unit may not exceed 1,000 square feet, excluding garage area, unless the portion of the structure in which the attached accessory dwelling unit is located existed as of December 31, 2017.~~

~~2. In an NR1, NR2, and NR3 zone, only one entrance to the structure may be located on each street-facing facade of the structure, unless multiple entrances on the street-facing facade existed on January 1, 1993, or unless the Director determines that topography, screening, or another design solution is effective in de-emphasizing the presence of an additional entrance.~~

~~C. Detached accessory dwelling units. Detached accessory dwelling units are subject to the following additional conditions:~~

~~1. Detached accessory dwelling units are required to meet the additional development standards set forth in Table A for 23.44.041.~~

Table A for 23.44.041	
Development standards for detached accessory dwelling units^{1,2}	
a. Minimum lot size	3,200 square feet
b. Minimum lot width	25 feet
c. Minimum lot depth	70 feet ³
d. Maximum lot coverage	Detached accessory dwelling units are subject to the requirements governing maximum lot coverage and lot coverage exceptions in subsections 23.44.010.C and 23.44.010.D.

e. Maximum rear yard coverage	Detached accessory dwelling units, together with any other accessory structures and other portions of the principal structure, are subject to the requirements governing maximum rear yard coverage exceptions in subsections 23.44.014.D.			
f. Maximum size	The gross floor area of a detached accessory dwelling unit may not exceed 1,000 square feet excluding garage and exterior-only accessed storage areas, covered porches and covered decks that are less than 25 square feet in area, and gross floor area that is underground. Up to 35 square feet of floor area dedicated to long-term bicycle parking shall be exempt from the gross floor area calculation for a detached accessory dwelling unit.			
g. Front yard	A detached accessory dwelling unit may not be located within the front yard required by subsection 23.44.014.B, except on a through lot pursuant to Section 23.40.030 or Section 23.40.035.			
h. Minimum side yard	A detached accessory dwelling unit may not be located within the side yard required by subsection 23.44.014.B except as provided in subsection 23.44.014.C.3 or 23.44.014.C.4. ⁴			
i. Minimum rear yard	A detached accessory dwelling unit may be located within a required rear yard if it is not within 5 feet of any lot line, unless the lot line is adjacent to an alley, in which case a detached accessory dwelling unit may be located at that lot line. ^{4, 5, 6, 11}			
j. Location of entry	If the entrance to a detached accessory dwelling unit is located on a facade facing a side lot line or a rear lot line, the entrance may not be within 10 feet of that lot line unless that lot line abuts an alley or other public right-of-way.			
k. Maximum height limits ^{7, 8, 9}	Lot width (feet)			
	Less than 30	30 up to 40	40 up to 50	50 or greater
(1) Base structure height limit (in feet) ^{10, 11}	14	16	18	18
(2) Height allowed for pitched roof above base structure height limit (in feet)	3	7	5	7
(3) Height allowed for shed or butterfly roof above base structure height limit (in feet); see Exhibit A for 23.44.041	3	4	4	4

1. Minimum separation from principal structure	5 feet including eaves and gutters of all structures
<p>Footnotes to Table A for 23.44.041</p> <p>¹—The Director may allow an exception to standards a through f and h through k pursuant to subsection 23.44.041.C.2, for converting existing accessory structures to a detached accessory dwelling unit, including additions to an existing accessory structure.</p> <p>²—The Director may allow an exception to standards i and j if the exception allows for the preservation of a Tier 1 or Tier 2 tree, as defined in Section 25.11.130.</p> <p>³—For lots that do not meet the lot depth requirement but have a greater width than depth and an area greater than 5,000 square feet, a detached accessory dwelling unit is permitted, provided the detached accessory dwelling unit is not located in a required yard.</p> <p>⁴—Except for properties with a rear lot line adjacent to an alley, external architectural details with no living area, such as chimneys, eaves, cornices, and columns, may project no closer than 3 feet from any lot line. Bay windows are limited to 8 feet in width and may project no closer than 3 feet from any lot line. Other projections that include interior space, such as garden windows, must start a minimum of 30 inches above the finished floor, have a maximum dimension of 6 feet in height and 8 feet in width, and project no closer than 3 feet from any lot line.</p> <p>⁵—If the lot line is adjacent to an alley and a detached accessory dwelling unit includes a garage with a vehicle entrance that faces the alley, the garage portion of the structure may not be located within 12 feet of the centerline of the alley.</p> <p>⁶—On a reversed corner lot, no detached accessory dwelling unit shall be located in that portion of the required rear yard that abuts the required front yard of the adjoining key lot.</p> <p>⁷—Features such as chimneys, antennas, and flagpoles may extend up to 4 feet above the maximum allowed height.</p> <p>⁸—Projections that accommodate windows and result in additional interior space, including dormers, clerestories, and skylights, may extend no higher than the ridge of a pitched roof permitted pursuant to standard k if all conditions of subsection 23.44.012.C.3 are satisfied.</p> <p>⁹—Any structure with a green roof or other features necessary to meet a green building standard, as defined by the Director by rule, may extend up to 2 feet above the maximum allowed height.</p> <p>¹⁰—Open railings that accommodate roof decks may extend 4 feet above the base structure height limit.</p> <p>¹¹—Attached decks that are portions of a detached accessory dwelling unit are allowed in the required rear yard and up to the applicable height limit, including additions allowed to a detached accessory dwelling unit under subsection 23.44.014.C.4.</p>	

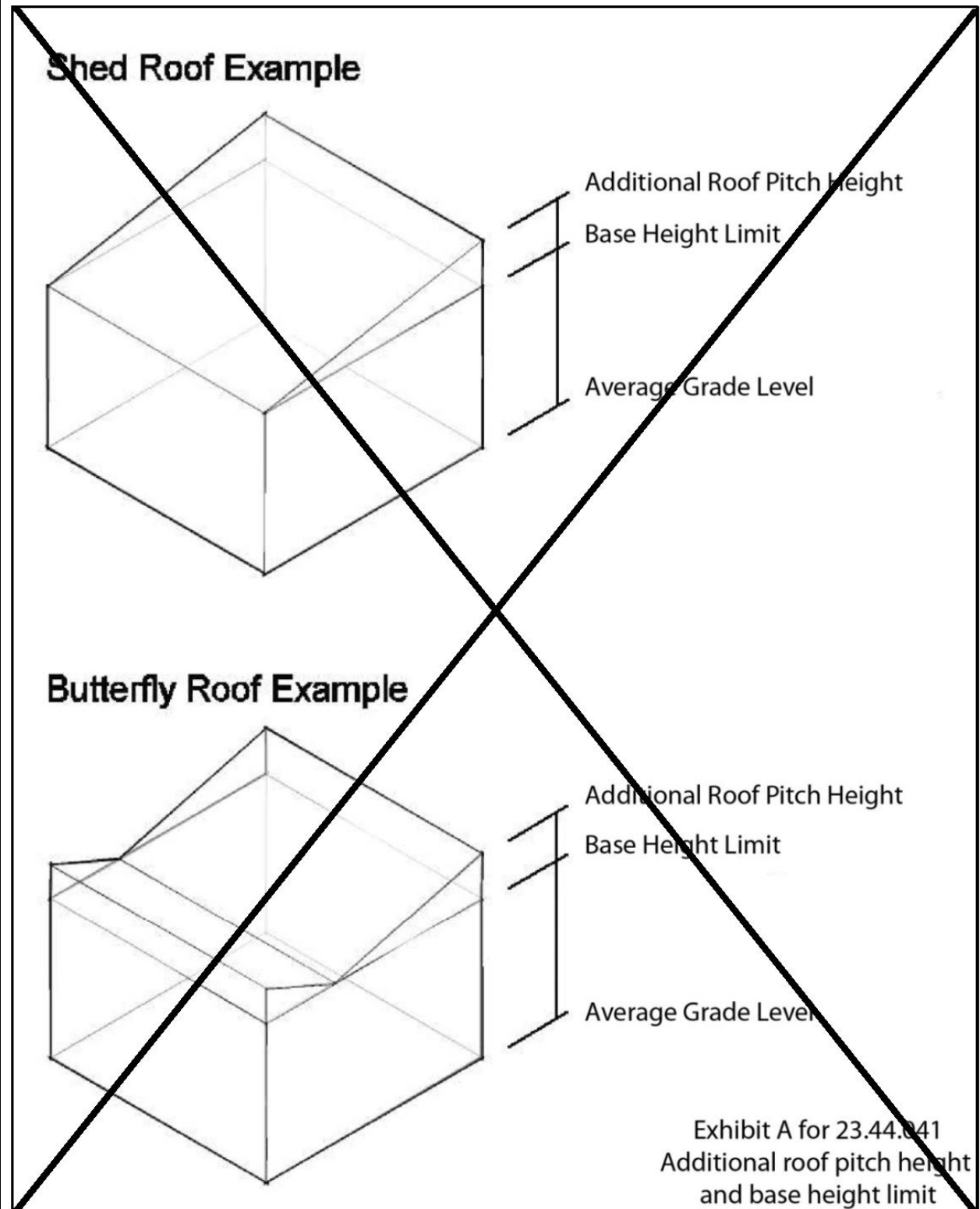
1

2

3

Exhibit A for 23.44.041

Additional roof pitch height and base height limit



- 1
 - 2
 - 3
- ~~2. Conversion of accessory structures. An existing accessory structure that is not located in a required front yard, or that is located in a front yard where Section 23.40.030 or~~

~~23.40.035 applies, may be converted into a detached accessory dwelling unit if the structure complies with the minimum standards set forth in Sections 22.206.020 through 22.206.140 and with the Seattle Residential Code, if work requiring a permit is performed on the structure or has previously been performed without a permit. To allow the conversion of an existing accessory structure, the Director may allow an exception to one or more of the development standards for accessory dwelling units contained in standards a through f, and h through k, listed in Table A for 23.44.041. These exceptions also apply to any additions to an existing accessory structure. An existing accessory structure may be converted if the applicant can demonstrate that the accessory structure existed prior to December 31, 2017, as an accessory structure. If an accessory structure existing prior to December 31, 2017, was replaced to the same configuration in accordance with the standards of Section 23.42.112, then the replacement structure also qualifies for conversion under this subsection 23.44.041.C.2. For purposes of this subsection 23.44.041.C.2, the term "conversion" means either keeping the accessory structure intact or removing and rebuilding the accessory structure.~~

~~D. Single family status unaffected. A neighborhood residential lot with any number of accessory dwelling units shall be considered a single family dwelling unit for purposes of rezone criteria (Section 23.34.011).))~~

Section 11. Section 23.44.046 of the Seattle Municipal Code, last amended by Ordinance 126600, is amended as follows:

23.44.046 Solar collectors

A. Solar collectors are permitted outright as an accessory use to any principal use permitted outright or to a permitted conditional use and accessory dwelling units subject to the following development standards:

1 1. Solar collectors, including solar greenhouses, shall not be counted in lot
2 coverage.

3 2. Solar collectors except solar greenhouses attached to principal use structures
4 may exceed the height limits of neighborhood residential zones by 4 feet or extend 4 feet above
5 the ridge of a pitched roof. However, the total height from existing grade to the top of the solar
6 collector may not extend more than 9 feet above the height limit established for the zone (see
7 Exhibit 23.44.046 A). A solar collector that exceeds the height limit for neighborhood residential
8 zones shall be placed so as not to shade an existing solar collector or property to the north on
9 January 21, at noon, any more than would a structure built to the maximum permitted height and
10 bulk.

11 3. Solar collectors and solar greenhouses may be located in required yards
12 according to the following conditions:

13 a. In a side yard, no closer than 3 feet from the side property line; or

14 b. In a rear yard, no closer than 15 feet from the rear property line unless
15 there is a dedicated alley, in which case the solar collector shall be no closer than 15 feet from
16 the centerline of the alley; or

17 c. In a front yard, solar greenhouses which are integrated with the
18 principal structure and have a maximum height of 12 feet may extend up to 6 feet into the front
19 yard. In no case shall the greenhouse be located closer than 5 feet from the front property line.

20 * * *

21 Section 12. Section 23.45.512 of the Seattle Municipal Code, last amended by Ordinance
22 126855, is amended as follows:

23 **23.45.512 Density limits and family-size unit requirements—LR zones**

1 A. Density limits((τ))

2 1. Except according to subsection 23.45.512.A.4, the following developments
3 must meet the density limits described in this subsection 23.45.512.A:

4 a. In LR1 zones, rowhouse development on interior lots and all townhouse
5 development; and

6 b. All development in Lowrise zones that do not have a mandatory
7 housing affordability suffix.

8 2. Development described in subsection 23.45.512.A.1 shall not exceed a density
9 of one principal dwelling unit per 1,150 square feet of lot area, except that apartments in LR3
10 zones that do not have a mandatory housing affordability suffix shall not exceed a density limit
11 of one principal dwelling unit per 800 square feet.

12 3. When density calculations result in a fraction of a unit, any fraction up to and
13 including 0.85 constitutes zero additional units, and any fraction over 0.85 constitutes one
14 additional principal dwelling unit.

15 4. Low-income housing shall have a maximum density of one principal dwelling
16 unit per 400 square feet of lot area.

17 B. Family-sized unit requirements in LR1 zones

18 1. Apartment developments in LR1 zones with four or more principal dwelling
19 units shall provide at least one unit with two or more bedrooms and a minimum net unit area of
20 850 square feet for every four principal dwelling units in the structure.

21 2. One unit with three or more bedrooms and a minimum net unit area of 1,050
22 square feet may be provided in place of any two principal dwelling units required to include two
23 bedrooms and a minimum net unit area of 850 square feet.

C. Nursing homes, congregate housing, assisted living facilities, and accessory dwelling units that meet the standards of Section ((23.45.545)) 23.42.022 are exempt from the density limit set in subsection 23.45.512.A and the requirements in subsection 23.45.512.B.

D. Dwelling unit(s) located in structures built prior to January 1, 1982, as single-family dwelling units that will remain in residential use are exempt from density limits.

E. If dedication of right-of-way is required, permitted density shall be calculated before the dedication is made.

F. Adding units to existing structures

1. One additional principal dwelling unit may be added to an existing residential structure regardless of the density restrictions in subsection 23.45.512.A and the requirements in subsection 23.45.512.B. An additional principal dwelling unit is allowed only if the proposed additional unit is to be located entirely within an existing structure, and no additional floor area to accommodate the new unit is proposed to be added to the existing structure.

2. For the purposes of this subsection 23.45.512.F, "existing residential structures" are those that were established under permit as of October 31, 2001, or for which a permit has been granted and the permit has not expired as of October 31, 2001.

Section 13. Section 23.45.514 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

23.45.514 Structure height

* * *

C. The height limit for accessory structures that are located in required setbacks or separations is 12 feet, except as follows:

1. Garages and carports are limited to 12 feet in height as measured on the facade containing the vehicle entrance. Open rails may extend an additional 3 feet above the roof of the garage or carport if any portion of the roof is within 4 feet of existing grade. The ridge of a pitched roof on a garage located in a required setback may extend up to 3 feet above the 12-foot height limit. All parts of the roof above the height limit shall be pitched at a rate of not less than 4:12. No portion of a shed roof is permitted to extend beyond the 12-foot height limit.

2. The height limit ((is 20 feet)) for an accessory dwelling unit is provided in subsection 23.42.022.D. ((The ridge of a pitched roof on an accessory dwelling unit located in a required setback may extend up to 3 feet above the 20-foot height limit. All parts of the roof above the height limit shall be pitched at a rate of not less than 4:12. No portion of a shed roof is permitted to extend beyond the 20-foot height limit.))

3. Freestanding flagpoles and religious symbols for religious institutions are exempt from height controls, except as regulated in Chapter 23.64, (~~Airport Height Overlay District,~~) provided they are no closer to any lot line than 50 percent of their height above existing grade.

* * *

Section 14. Section 23.45.545 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.45.545 Standards for certain accessory uses

* * *

I. Accessory dwelling units are allowed pursuant to Section 23.42.022. ~~((in single-family, rowhouse and townhouse units, as follows:~~

1 ~~1. One accessory dwelling unit is allowed for each single family, rowhouse, or~~
2 ~~townhouse unit that is a "principal unit." A "principal unit" is a dwelling unit that is not an~~
3 ~~accessory dwelling unit.~~

4 ~~2. The height limit for a detached accessory dwelling unit is 20 feet, except that~~
5 ~~the ridge of a pitched roof on a detached accessory dwelling unit may extend up to 3 feet above~~
6 ~~the 20-foot height limit. All parts of the roof above the height limit shall be pitched at a rate of~~
7 ~~not less than 4:12. No portion of a shed roof is permitted to extend beyond the 20-foot height~~
8 ~~limit.~~

9 ~~3. The maximum gross floor area of an accessory dwelling unit is 650 square feet,~~
10 ~~provided that the total gross floor area of the accessory dwelling unit does not exceed 40 percent~~
11 ~~of the total gross floor area in residential use on the lot or unit lot, if present, exclusive of~~
12 ~~garages, storage sheds, and other non-habitable spaces.~~

13 ~~4. An accessory dwelling unit shall be located completely within the same~~
14 ~~structure as the principal unit or in an accessory structure located between the single family,~~
15 ~~rowhouse, or townhouse unit and the rear lot line.~~

16 ~~5. The entrance to an accessory dwelling unit provided within the same structure~~
17 ~~as the principal unit shall be provided through one of the following configurations:~~

- 18 ~~a. Through the primary entry to the principal unit; or~~
19 ~~b. Through a secondary entry on a different facade than the primary entry~~
20 ~~to the principal unit; or~~
21 ~~c. Through a secondary entry on the same facade as the primary entry to~~
22 ~~the principal unit that is smaller and less visually prominent than the entry to the principal unit,~~
23 ~~and does not have a prominent stoop, porch, portico or other entry feature.~~

~~6. Exterior stairs. Exterior stairs providing access to an accessory dwelling unit may not exceed 4 feet in height, except for exterior stairs providing access to an accessory dwelling unit located above a garage.~~

~~7. Parking. Parking is not required for an accessory dwelling unit.~~

~~8. In the Shoreline District, accessory dwelling units in single-family, rowhouse, and townhouse units shall be as provided in Chapter 23.60A, and where allowed in the Shoreline District, are also subject to the provisions in this subsection 23.45.545.I.))~~

* * *

Section 15. A new Section 23.53.003 is added to the Seattle Municipal Code as follows:

23.53.003 Accessory dwelling units exempt from public street improvements

Notwithstanding any conflicting requirements in this Chapter 23.53, no public street improvements, other than public street improvements required by state or federal law, shall be required as a condition of permitting accessory dwelling units for construction, conversion, expansion, change of use, or other development method. This does not preclude requiring the repair or replacement of existing improvements as needed due to development of an accessory dwelling unit. For purposes of calculating required street improvements in this Chapter 23.53, accessory dwelling units shall be excluded from dwelling unit counts.

Section 16. Section 23.84A.008 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.84A.008 “D”

* * *

"Duplex" means a single structure containing only two dwelling units, neither of which is ~~((an))~~ a legally established accessory dwelling unit ~~((authorized under Section 23.44.041)).~~

* * *

Section 17. Section 23.84A.032 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.84A.032 “R”

* * *

“Residential use” means any one or more of the following:

1. "Accessory dwelling unit" means ~~((one or more rooms))~~ a dwelling unit that:

a. ~~((Are))~~ Is located within or attached to a structure containing a principal dwelling unit or within an accessory structure on the same lot as ~~((a))~~ principal dwelling unit(s); and

b. ~~((Meet the standards of Section 23.44.041, Section 23.45.545, or Chapter 23.47A, as applicable;~~

e. ~~Are))~~ Is designed, arranged, and intended to be occupied as living facilities independent from any other dwelling unit. ~~((by not more than one household as living accommodations independent from any other household; and~~

~~d. Are so occupied or vacant.))~~

2. "Attached accessory dwelling unit" means an accessory dwelling unit that is within or attached to a structure containing a principal dwelling unit.

* * *

Section 18. Section 23.84A.038 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.84A.038 “T”

* * *

"Triplex" means a single structure containing three dwelling units, none of which is ~~((an))~~
a legally established accessory dwelling unit ~~((authorized under Section 23.44.041))~~.

Section 19. Section 23.90.018 of the Seattle Municipal Code, last amended by Ordinance
126157, is amended as follows:

23.90.018 Civil enforcement proceedings and penalties

* * *

B. Specific violations

1. Violations of Section 23.71.018 are subject to penalty in the amount specified
in subsection 23.71.018.H.

2. ~~((Violations of the requirements of subsection 23.44.041.C are subject to a civil
penalty of \$5,000, which shall be in addition to any penalty imposed under subsection
23.90.018.A. Falsely certifying to the terms of the covenant required by subsection
23.44.041.C.3 or failure to comply with the terms of the covenant is subject to a penalty of
\$5,000, in addition to any criminal penalties.~~

3.)) Violation of Chapter 23.58D with respect to a failure to timely submit the
report required by subsection 23.58D.004.B or to demonstrate compliance with a commitment to
meet the green building standard is subject to a penalty in an amount determined by subsection
23.58D.006.

~~((4.))~~ 3. Violation of subsection 23.40.007.B with respect to failure to demonstrate
compliance with a waste diversion plan for a structure permitted to be demolished under
subsection 23.40.006.D is subject to a penalty in an amount determined as follows:

$$P = SF \times .02 \times RDR,$$

where:

P is the penalty;

SF is the total square footage of the structure for which the demolition permit was issued; and

RDR is the refuse disposal rate, which is the per ton rate established in Chapter 21.40, and in effect on the date the penalty accrues, for the deposit of refuse at City recycling and disposal stations by the largest class of vehicles.

~~((5.))~~ 4. Violation of subsections 23.55.030.E.3.a.3, 23.55.030.E.3.b, 23.55.034.D.2.a, and 23.55.036.D.3.b, or, if the Seattle Department of Construction and Inspections has issued an on-premises sign permit for a particular sign and the actual sign is not being used for on-premises purposes or does not meet the definition of an on-premises sign as defined in Chapter 23.84A, are subject to a civil penalty of \$1,500 per day for each violation from the date the violation begins until compliance is achieved.

~~((6.))~~ 5. In zones where outdoor storage is not allowed or where the use has not been established as either accessory to the primary use or as part of the primary use and there continues to be a violation of these provisions after enforcement action has been taken pursuant to this Chapter 23.90, the outdoor storage activity is declared a nuisance and shall be subject to abatement by the City in the manner authorized by law.

* * *

E. Use of penalties. An account shall be established in the City's General Fund to receive revenue from penalties under subsection ~~((23.90.018.B.5))~~ 23.90.018.B.4, which shall annually be directed to the Seattle Department of Construction and Inspections' Operations Division, after

ten percent of the gross receipts are paid to the Park and Recreation Fund as required by Article XI, Section 3 of the Charter.

Section 20. Section 23.90.019 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

23.90.019 Civil penalty for unauthorized dwelling units in neighborhood residential zones

In addition to any other sanction or remedial procedure that may be available, the following penalties apply to unauthorized dwelling units in neighborhood residential zones in violation of Section 23.44.006. An owner of a neighborhood residential zoned lot that has more than one single-family dwelling unit and who is issued a notice of violation for an unauthorized dwelling unit, is subject to a civil penalty of \$5,000 for each additional dwelling unit, unless the additional unit is an authorized dwelling unit in compliance with Section ~~((23.44.041))~~ 23.42.022, is a legal non-conforming use, or is approved as part of an administrative conditional use permit pursuant to Section 25.09.260. Penalties for violation of Sections 23.44.006 and ~~((23.44.041, except for violations of subsection 23.44.041.C))~~ 23.42.022 ~~((or))~~ except for those violations subject to subsection 23.90.018.B, shall be reduced from \$5,000 to \$500 if, prior to the compliance date stated on the notice of violation for an unauthorized dwelling unit, the dwelling unit is removed or authorized ~~((in compliance with Section 23.44.041))~~, is a legal non-conforming use, or is approved as part of an administrative conditional use permit pursuant to Section 25.09.260.

Section 21. This ordinance shall take effect as provided by Seattle Municipal Code
Sections 1.04.020 and 1.04.070 or on June 30, 2025, whichever is later.

Passed by the City Council the _____ day of _____, 2025,
and signed by me in open session in authentication of its passage this _____ day of
_____, 2025.

President _____ of the City Council

Approved / returned unsigned / vetoed this ____ day of _____, 2025.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2025.

Scheereen Dedman, City Clerk

(Seal)

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
SDCI	Mike Podowski	Christie Parker

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to land use and zoning; expanding housing options by easing barriers to the construction and use of accessory dwelling units as required by state legislation; amending Sections 22.205.010, 23.22.062, 23.24.045, 23.44.011, 23.44.014, 23.44.016, 23.44.017, 23.44.046, 23.45.512, 23.45.514, 23.45.545, 23.84A.008, 23.84A.032, 23.84A.038, 23.90.018, and 23.90.019 of the Seattle Municipal Code; repealing Sections 23.40.035 and 23.44.041 of the Seattle Municipal Code; and adding new Sections 23.42.022 and 23.53.003 to the Seattle Municipal Code.

Summary and Background of the Legislation: During the 2023 session, the State legislature passed House Bill 1337, which requires Seattle and other cities and counties planning under the Growth Management Act (GMA) to meet certain requirements when regulating accessory dwelling units (ADUs). These requirements are codified at Revised Code of Washington (RCW) 36.70A.680 and .681. The Seattle Department of Construction and Inspections (SDCI) is proposing amendments to the land use code for development of ADUs in order to comply with state law. Carrying out these state mandates is intended to promote and encourage the creation of accessory dwelling units as a means to address the need for varying and more housing options throughout the city.

This legislation:

1. Updates provisions related to ADUs, including adding a new code section (SMC 23.42.022) to contain commonly applied standards for ADU development in all zones that allow single-family homes to be constructed.
 - a. Eligible zones include: Neighborhood Residential (NR); multifamily (Lowrise (LR), Midrise (MR), and Highrise (HR); Neighborhood Commercial (NC), Seattle Mixed (various SM designations), and downtown (various zones).
 - b. Overlay provisions in the Shoreline and historic districts are maintained with no changes.
2. Allows two ADUs to be constructed per lot that contains a principal dwelling unit, which includes the option of developing two detached accessory dwelling units (DADUs).
3. Updates standards including height limits, parking, and street improvements; and
4. Clarifies provisions related to condo ownership of ADUs.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project?

☐ Yes ☒ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation have financial impacts to the City?

☐ Yes ☒ No

3.d. Other Impacts

Does the legislation have other financial impacts to The City of Seattle, including direct or indirect, one-time or ongoing costs, that are not included in Sections 3.a through 3.c? If so, please describe these financial impacts.

As Seattle is largely compliant with the HB 1337, the main change in development standards is the allowed height for ADUs in the NR and LR zones. In addition, the legislation simplifies provisions for appurtenances allowed for ADUs such as porches and decks. Thus, the legislation is not anticipated to significantly change the number of permit applications nor the complexity of the reviews of permits for ADU construction. Costs from the legislation would result from the need to train staff on the new provisions and updates to informational material including: websites, Director's Rules, and TIPs. These costs can be absorbed within existing operations as SDCI includes such activities in yearly staff training, overhead, and operations costs.

Please describe any financial costs or other impacts of *not* implementing the legislation.

The City does not have a choice about implementing the legislation and no costs are associated with not implementing it. If the City does not conform its code by the state deadline, non-compliant provisions of the code would not be enforceable. This legislation would put the City in compliance with House Bill 1337 in advance of the State's deadline tied to the required date of adoption for updates to the City's Comprehensive Plan, June 30, 2025.

4. OTHER IMPLICATIONS

a. Please describe how this legislation may affect any departments besides the originating department.

SDCI has direct responsibility for implementation and enforcement of the proposed legislation. Other departments have a supporting role in reviewing permit applications for ADU development, including the Seattle Department of Transportation, Seattle City Light, and Seattle Public Utilities. SDCI has consulted with representatives of those departments and no costs are anticipated.

b. Does this legislation affect a piece of property? If yes, please attach a map and explain any impacts on the property. Please attach any Environmental Impact Statements, Determinations of Non-Significance, or other reports generated for this property.

No, this legislation does not affect a specific piece of property. This legislation affects property in several zones across the city where single family homes are permitted. ADU development occurs primarily in Neighborhood Residential and Lowrise zones.

c. Please describe any perceived implication for the principles of the Race and Social Justice Initiative.

- i. How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.**

This legislation is proposed to comply with state requirements by updating and clarifying provisions for ADU development. This may help people of color and others have access to more diverse housing types. Also, this legislation helps support opportunities for first-time homeowners and multigenerational living. King County Assessor data and a survey of ADU owners and occupants found that examples of benefits from ADUs include:

- Condo-owned ADUs in Seattle cost about 40% less than a single-family house on the same parcel
- ADUs rent for about 25% less than the median for a one-bedroom apartment in Seattle
- Approximately 12% of ADUs have a short-term (STR) license; and according to the American Association of Retired People, high returns on STRs spur the construction of more ADUs and *“these ADUs typically, over time, convert into long-term rentals and other uses.”*

- ii. Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation.** A RET was not prepared as the state directs the amendments in the legislation.

- iii. What is the Language Access Plan for any communications to the public?**

SDCI will provide translation services for communications to the public if requested as part of the legislative process. Additionally, social media posts, online and in-person education and training will follow adoption of the legislation, including SDCI’s annual Seattle Home Fair.

d. Climate Change Implications

- i. Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.**

ADUs tend to be smaller and use less energy than traditional single-family homes. Additionally, ADUs use existing infrastructure such as sewer, water and streets which are an effective way to help accommodate increases in population.

- ii. **Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle’s resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

This legislation encourages aging-in-place, multigenerational living citywide to reduce vehicular traffic through the construction of smaller housing units that use less energy than traditional single-family homes.

- e. **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)? What mechanisms will be used to measure progress towards meeting those goals?**

The legislation does not include a new initiative or program expansion.

5. CHECKLIST

- ☒ ***Is a public hearing required?*** Yes, a public hearing will be held by the Council’s Land Use Committee.
- ☒ ***Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required?*** Yes, the public hearing notice will be published in the DJC.
- ☐ ***If this legislation changes spending and/or revenues for a fund, have you reviewed the relevant fund policies and determined that this legislation complies?***
- ☐ ***Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?***

6. ATTACHMENTS

Summary Attachments:

A. ADU Determination of Non-Significance



City of Seattle

Seattle Department of Construction and Inspections

Nathan Torgelson, Director

CITY OF SEATTLE

ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

SEPA Threshold Determination Accessory Dwelling Unit Compliance Legislation

Project Sponsor: City of Seattle Department of Construction and Inspections

Location of Proposal: The changes apply throughout the City, excluding Industrial Zoning Districts and Shoreline Zoning districts.

Scope of Proposal: A legislative action to make changes to the Land Use Code to comply with Engrossed Substitute House Bill 1337.

No Appeal Opportunity: Actions taken by a city to comply with the requirements of Engrossed Substitute House Bill 1337 are not subject to legal challenge under chapter 36.70A or chapter 43.21C RCW.

BACKGROUND

Proposal Description and Background

The Department of Construction and Inspections proposes to edit the text of the Land Use Code (Seattle Municipal Code Title 23) to implement Washington State Engrossed Substitute House Bill 1337 from the 2023 legislative session in which the legislature amended the Growth Management Act to address a housing affordability crisis by mandating certain minimum standards for Accessory Dwelling Units.

Specifically, HB 1337 prohibits municipalities from: establishing height limits less than 24 feet in most cases; imposing set-back requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units; prohibiting the sale or other conveyance of a condominium unit independently of a principal unit; requiring public street improvements as a condition of permitting ADUs; and imposing other limitations not relevant to this proposal.

Public Comment

Proposed changes to the Land Use Code require City Council approval. Public comment will be accepted during the 14-day SEPA comment period and during future Council hearings. This legislation directly implements Engrossed Substitute House Bill 1337. During the 2023 state legislative session the state legislature received public comment relevant to this proposed legislation.

ANALYSIS - OVERVIEW

The following describes the analysis conducted to determine if the proposal is likely to result in *probable significant adverse environmental impacts*. This threshold determination is based on:

- * the copy of the proposed Ordinance;
- * the information contained in the *SEPA checklist* (dated August 27, 2024);
- * information in relevant policy and regulatory documents including the Comprehensive Plan, the City's SMC Title 25 and Title 23;
- * Washington State House Bill 1337 and associated documents; and
- * the experience of SDCI analysts in reviewing similar documents and actions.

SUMMARY OF CHANGES TO THE LAND USE CODE

The following list summarizes the changes in the proposal:

1. **Location.** The permitted locations for accessory dwelling units (ADUs) would be the same as the current code. ADUs are permitted in all zones where single-family homes are permitted including: Neighborhood Residential (NR); multifamily (Lowrise (LR), Midrise (MR), and Highrise (HR)); Neighborhood Commercial (NC), Seattle Mixed (various SM designations), and downtown (various zones).
2. **Number.** The existing code permits two ADUs in the NR zones with only one of the two permitted as a detached accessory dwelling unit (DADU). To comply with state law, SDCI's proposal would allow two DADUs per lot in the NR zones and newly allow two ADUs where only one was permitted in all other zones. In all

cases, this would include any combination of types of ADUs including two DADUs in one structure.

3. **Size.** The proposal for the maximum permitted size of an ADU would be the same as the current code, 1,000 square feet, for the NR zones, and increase the limit from 650 square feet to 1,000 square feet in the LR zones. The proposed 1,000 square foot allowance for ADUs includes existing exceptions for areas used for parking and storage.
4. **Conversion of existing accessory structures.** Provisions for the conversion of existing accessory structures are maintained for the NR zones and proposed to apply more broadly to all zones, which allows additions and alterations to these structures (see proposed SMC 23.42.022.G).
5. **Height.** The existing height standards do not meet the state law mandate that requires ADUs to have the same height limit as the principal dwelling unit. The following are the existing and proposed height limits:
 - **Neighborhood Residential (NR) zone.** Existing height allowance ranges for DADUs are from 14 to 18 feet depending on the width of the lot (see existing SMC 23.44.041) with an additional 3 to 7 feet allowed for a pitched roof. SDCI recommends updating height standards to generally allow 30 feet plus existing allowances for pitched roofs and rooftop features. This would match the allowances for a principal dwelling unit.
 - **Lowrise (LR) zone.** Existing height allowance for DADUs is 20 feet with an additional 3 feet for a pitched roof that is not a shed roof (see existing SMC 23.45.545.I.2). More specifically, the following height provisions apply to principal dwelling units in Lowrise multifamily zones and are proposed (see proposed SMC 23.42.022.D) as the height limits for ADUs as follows:
 - 30 feet in LR1 zone.
 - 30 to 40 feet in LR2 zones (existing height limit is the lower of the two listed when Mandatory Housing Affordability (MHA) does not apply).
 - 30 to 40 feet in LR3 zones outside growth areas. (Growth areas are urban centers, urban villages, and station area overlay districts. Also, the existing height limit is the lower of the two listed when MHA does not apply.)
 - 40 to 50 feet in LR3 zones inside growth areas. (Growth areas are urban centers, urban villages, and station area overlay districts. Also, the existing height limit is the lower of the two listed when MHA does not apply.)
 - **All other zones where single-family homes are permitted.** The proposal would apply the height limits for principal dwellings for zones with heights at 40 feet or under to ADUs; in zones with height limits over 40 feet, the proposal would apply the height for rowhouses and townhouses for the Lowrise 3 zone.

- Additional allowances are proposed for pitched roofs, as well as allowances for roof-top features consistent with what is currently allowed for principal dwellings.
2. **Lot Coverage.** The proposed requirement for the maximum permitted lot coverage of an ADU in Neighborhood Residential zones would be the same as the current code for principal dwelling units and as allowed for DADUs in required rear yards. Only the NR zones use lot coverage limits as a development standard (see proposed SMC 23.42.022.E).
 3. **Setbacks.** The proposed requirement for ADUs for minimum yards and property-line setbacks, including an exception for alley lot lines, would be the same as applies to principal dwellings as well as maintaining allowances for ADUs in the NR and LR zones (see proposed 23.42.022.F).
 4. **Building Separations.** The proposed separations between buildings on the same lot are the same as existing provisions in the applicable zones ranging from 5 feet in NR zones and 10 feet in LR and other zones (see proposed SMC 23.42.022).
 5. **Parking.** State law does not allow parking to be required for ADUs near transit stops. Currently the code requires no parking for ADUs in any area or zone. SDCI recommends updating the parking standards (see proposed SMC 23.42.022.I) to make it clear that parking is not required for ADUs, consistent with existing code.
 6. **Condo Ownership.** State law does not allow cities to prohibit condo ownership of ADUs. SDCI recommends updating the code (see proposed SMC 23.42.022.J) to make it clear that condo ownership of ADUs is allowed in all situations, which is consistent with current regulations.
 7. **Miscellaneous/Additional Code Clarifications.** SDCI recommends various updates and clarifications in association with the changes as outlined in this checklist.

ELEMENTS OF THE ENVIRONMENT

Short -Term Impacts

As a non-project action, the proposal will not have any short-term adverse impact on the environment. No project specific action is proposed.

Long-Term Impacts

As a non-project action, the proposal is anticipated to have minor long-term impacts on the environment. Future development affected by this legislation will be reviewed under existing laws. Although the legislation revises ADU regulations to be consistent with

state law, other existing code requirements on development would continue to apply, as would other existing procedures and aspects of the land use code.

The primary effect of this legislation over the long term is that it could expand housing options by easing barriers to the construction and use of ADUs, which could in turn incrementally increase the total amount of residential development.

Natural Environment

The natural environment includes potential impacts to earth, air, water, plants/animals/fisheries, energy, natural resources, environmentally sensitive areas, noise, releases of toxic or hazardous materials. Adoption of the proposed legislation is not anticipated to result in adverse impacts on any of these elements of the natural environment compared to development that might occur under existing regulations; mitigation requirements provided in the existing regulation of critical areas would remain in full effect. Due to the City's existing robust ADU regulations, a significant increase in the demand for ADUs is not anticipated. It is also not anticipated that the legislation would materially increase capacity for ADUs, or vary their geographical spread. It is also not expected that any potential increase in ADU construction would materially increase the profile of impacts to earth, air, water, plants/animals/fisheries, energy, natural resources, environmentally sensitive areas, noise, or releases of toxic or hazardous materials.

Built Environment

Impacts to the built environment could include those related to land and shoreline use, height/bulk/scale, housing, and historic preservation. While there will be an increase to standards for items such as ADU height, and to floor area allowances in multifamily zones, the increases are not inconsistent with residential development standards for primary dwelling units, and thus, are not expected to cause any adverse impacts on the built environment. Below is a discussion of the relationship between the proposal and built environment:

Land Use

The proposal would not encourage uses incompatible with the City's Comprehensive Plan, Shoreline Master Program or other adopted plans. The proposal concerns changes to existing ADU regulations to be compliant with state law. Areas affected most directly are the city's NR, and Lowrise zones, which are where ADUs are

commonly built; however, the proposal does not restrict the development of ADUs in other zones where residential uses are allowed. If the change incrementally increases the intensity of activity and use patterns stemming from a greater number of residents living in an area, the impact could be experienced as a greater volume of people using services and parks or visiting businesses and stores. This could cause some congestion or cause some incremental increase in wait times to access services or park facilities or other features of a community. The proposal does not allow or encourage incompatible uses with the City's Comprehensive Plan because the locations affected are already planned for and allow ADUs and other types of residential uses.

Housing

The proposed legislation could have an incremental and minor impact on housing if the legislation encourages the construction of more ADUs than would otherwise occur. This is considered by the City to be a positive impact on housing because increasing housing supply is a policy goal for the city.

With the City experiencing a housing affordability issues, the proposal also has potential to increase supply of lower-cost housing typology that provides more affordable housing options to residents who might otherwise struggle to obtain housing. Additionally, providing housing options in expensive, high-opportunity neighborhoods will give more families access to schools, parks, and other public amenities. With these noted benefits, as well as others identified by the State Legislature, the City does not consider there to be any potential adverse impact on housing.

Height/Bulk/Scale, Shadows, and Views

Consistent with state law, there will be an increase to height allowances, and to floor area in multifamily zones. If the changes incrementally increase the production of ADUs, the impact could be experienced as somewhat larger structures in rear yards and setbacks, potentially creating a perception of additional densification.

In Neighborhood Residential zones, current height regulations for DADUs range from a base height of 14 feet to 18 feet with an additional 3 to 7 feet for a pitched roof, depending on the width of a property. Attached accessory dwelling units are currently allowed at the height of the principal dwelling unit. A notable change under the proposed legislation is that DADUs would be permitted to be constructed to the allowed height of a principal dwelling unit.

While the proposed changes change some existing standards for ADUs, the changes do not exceed what would otherwise be allowed for principal dwelling units, so they would not create development that is out of scale with the respective zone in which an ADU could be constructed. There would be no substantial change to the height/bulk/scale, shadow or view effects because standards regulating the overall size or scale of development would be consistent with any height/bulk/scale, shadow and view standards already present. As a result, ADUs would still be proportionate to surrounding development.

Historic Preservation

The proposed legislation does not alter historic review processes for structures in a Seattle historic district, or for any designated historic landmark. If the legislation incrementally encourages ADU development in the future, it is likely that some historic-aged structures and properties in a landmark district or historic landmark structures could be affected. However, since the existing procedures concerning historic preservation are maintained, any potential for impact would not be more than moderate.

Noise, Light & Glare, Environmental Health

The proposed legislation does not alter the applicability of several standards concerning noise, light and glare and environmental health. The proposal could incrementally increase noise if a greater number or density of people could live in ADUs compared to other residential development that might otherwise be built. The increment of noise would be attributed to living activities such as talking, recreating and playing music and cooking as well as entering and leaving homes. In the context of an urban environment these incremental impacts are common and customary and are not more than moderate.

Transportation

The proposal is not anticipated to result in any direct adverse impacts on transportation. The proposal could incrementally encourage the development of ADUs instead of other forms of residential use, which could cause an increased density of persons living in an area. The proposal could theoretically have a minor adverse impact on transportation if the proposal incrementally increases the likelihood of ADU development. It is not expected that the magnitude of these changes would notably affect the capacity of local roadways, bicycle networks or sidewalks when compared with the scenario that would occur in the absence of the legislation. As a result of the factors described above no

adverse impact that is more than moderate is anticipated from the proposed action on transportation.

Public Services and Utilities

Adoption of the proposal will not directly result in an increased need for public services. The proposal could incrementally increase the intensity or density of residential uses in an area if the proposed legislation incrementally increases the likelihood of ADU development. This could theoretically indirectly lead to an increased need for public services associated with residential use, such as an increased number of residents needing emergency services, or visiting nearby public facilities such as libraries and parks.

The affected areas of the proposal are places where ADUs are already an allowed use, and these areas are already well served by the full suite of utility services, including natural gas, electricity, broadband, stormwater and sewer. The degree of change compared to what might occur under existing regulations would not adversely impact the ability of existing utilities to serve anticipated development. Due to the factors discussed in this section and other information above, we determine that there would be no adverse impact that is more than moderate as a result of the proposed legislation.

DECISION – SEPA

Adoption of the proposed ordinance would have no short-term impacts on the environment and would not have more than moderate adverse long-term impacts on elements of the natural or built environment.

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

- ☒ [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(c).
- ☐ [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(c).

Signature: __[On File]_____

Travis Saunders, Land Use Policy and Technical Planner
Department of Construction and Inspections

Date: September 16, 2024

Director's Report and Recommendation

Accessory Dwelling Unit Amendments – Implementing HB 1337

Proposal Summary

During the 2023 session, the State legislature passed House Bill 1337, which requires Seattle and other cities and counties planning under the Growth Management Act (GMA) to meet certain requirements when regulating accessory dwelling units (ADUs). These requirements are codified at Revised Code of Washington (RCW) 36.70A.680 and .681. The Seattle Department of Construction and Inspections (SDCI) is proposing amendments to the land use code for development of ADUs in order to comply with state law and clarify existing provisions.

Carrying out these state mandates is intended to promote and encourage the creation of accessory dwelling units as a means to address the need for varying and more housing options throughout the city.

This legislation would:

1. Update provisions related to ADUs, including adding a new code section (SMC 23.42.022) to contain commonly applied standards for ADU development in all zones that allow single-family homes to be constructed.
 - a. Eligible zones include: Neighborhood Residential (NR); multifamily (Lowrise (LR), Midrise (MR), and Highrise (HR); Neighborhood Commercial (NC), Seattle Mixed (various SM designations), and downtown (various zones).
 - b. Overlay provisions in the Shoreline and historic districts are maintained with no changes.
2. Allow two ADUs to be constructed per lot that contains a principal dwelling unit, which would include the option of developing two detached accessory dwelling units (DADUs).
3. Update standards including height limits, parking, and street improvements; and
4. Update provisions related to condo ownership of ADUs.

Adopting this legislation would help address the need for housing in the city.

Proposal and Analysis

Summary of State Mandates (HB 1337)

The Land Use Code already partly aligns with the state mandate. The amendments described above are intended to fully comply with the explicit direction as well as the spirit and intent of

the legislature. The following list details what is needed for full compliance and what is included in the proposal.

- Must allow two ADUs per lot in zones that allow single family dwellings
- Must allow any combination of two attached and/or detached ADUs
- May not set maximum gross floor area for ADUs below 1,000 square feet
- May not limit ADU height below the allowed height of the principal units or 24 feet, whichever is smaller
- May not impose stricter design/development standards than those applied to principal units
- Must allow conversion of existing structures
- May not require ADUs to provide public street improvements
- May not interfere with condominium ownership of an ADU

The list below outlines the proposal:

1. **Location.** The permitted locations for accessory dwelling units (ADUs) would be the same as the current code. ADUs are permitted in all zones where single-family homes are permitted including: Neighborhood Residential (NR); multifamily (Lowrise (LR), Midrise (MR), and Highrise (HR); Neighborhood Commercial (NC), Seattle Mixed (various SM designations), and downtown (various zones).
2. **Number.** The existing code permits two ADUs in the NR zones with only one of the two permitted as a detached accessory dwelling unit (DADU). SDCI's proposal would change the existing limit allow two DADUs per lot in the NR zones and newly allow two ADUs where only one was permitted in all other zones to comply with the state law mandate. In all cases, this would include any combination of types of ADUs including two DADUs in one structure.
3. **Size.** The proposal for the maximum permitted size of an ADU would be the same as the current code, 1,000 square feet, for the NR zones, and increase the limit from 650 square feet to 1,000 square feet in the LR zones. The proposed 1,000 square foot allowance for ADUs includes existing exceptions for areas used for parking and storage.
4. **Conversion of existing accessory structures.** Provisions for the conversion of existing accessory structures are maintained for the NR zones and proposed to apply more broadly to all zones, which allows additions and alterations to these structures (see proposed SMC 23.42.022.G).
5. **Height.** The existing height standards do not meet the state law mandate that requires ADUs to have the same height limit as the principal dwelling unit. The following are the existing and proposed height limits:
 - **Neighborhood Residential (NR) zone.** Existing height allowance ranges from 14 to 18 feet depending on the width of the lot (see existing SMC 23.44.041) with an additional 3 to 7 feet allowed for a pitched roof. SDCI recommends updating height standards to generally allow 30 feet plus existing allowances for pitched roofs and rooftop features. This would match the allowances for a principal dwelling unit.

- **Lowrise (LR) zone.** Existing height allowance for DADUs is 20 feet with an additional 3 feet for a pitched roof that is not a shed roof (see existing SMC 23.45.545.I.2). More specifically, the following height provisions apply to principal dwelling units in Lowrise multifamily zones and are proposed (see proposed SMC 23.42.022.D) as the height limits for ADUs as follows:
 - 30 feet in LR1 zone.
 - 30 to 40 feet in LR2 zones (existing height limit is the lower of the two listed when Mandatory Housing Affordability (MHA) does not apply);
 - 30 to 40 feet in LR3 zones outside growth areas (Growth areas are urban centers, urban villages, and station area overlay districts. Also, the existing height limit is the lower of the two listed when MHA does not apply).
 - 40 to 50 feet in LR3 zones inside growth areas (Growth areas are urban centers, urban villages, and station area overlay districts. Also, the existing height limit is the lower of the two listed when MHA does not apply).
 - **All other zones where single-family homes are permitted.** The proposal would apply the height limits to ADUs for principal dwellings for zones with heights at 40 feet or under; in zones with height limits over 40 feet, the proposal would apply the height for rowhouses and townhouses for the Lowrise 3 zone.
 - Additional allowances are proposed for pitched roofs, as well as allowances for roof-top features, including solar panels, consistent with what is currently allowed for principal dwellings.
6. **Lot Coverage.** The proposed requirement for the maximum permitted lot coverage of an ADU in Neighborhood Residential zones would be the same as the current code for principal dwelling units and as allowed for DADUs in required rear yards. Only the NR zones use lot coverage limits as a development standard (see proposed SMC 23.42.022.E).
 7. **Setbacks.** The proposed requirement for ADUs for minimum yards and property-line setbacks, including an exception for alley lot lines, would be the same as applies to principal dwellings as well as maintaining allowances for ADUs in the NR and LR zones (see proposed 23.42.022.F).
 8. **Building Separations.** The proposed separations between buildings on the same lot are the same as existing provisions in the applicable zones ranging from 5 feet in NR zones and 10 feet in LR and other zones (see proposed SMC 23.42.022).
 9. **Parking.** State law does not allow parking to be required for ADUs near transit stops. Currently the code requires no parking for ADUs in any area or zone. SDCI recommends updating the parking standards (see proposed SMC 23.42.022.I) to make it clear that parking is not required for ADUs, consistent with existing code.
 10. **Condo Ownership.** State law mandate does not allow cities to prohibit condo ownership of ADUs. SDCI recommends updating the code (see proposed SMC 23.42.022.J) to make it clear that condo ownership of ADUs is allowed in all situations, which is consistent with current regulations.

11. Miscellaneous/Additional Code Clarifications. SDCI recommends various updates and clarifications in association with the changes as outlined in this report.

Changes in Development standards

Neighborhood Residential (NR) Zones. The base height of homes (principal structures) is 30 feet above average grade (existing SMC 23.44.012). On lots 30 feet or less in width, the base height is limited to 25 feet. The ridge of a pitched roof on a principal structure may extend up to 5 feet above the base height limit as long as the pitch of the roof is at least 4 to 12. There are exemptions for rooftop features in the existing code for things such as antennae and elevator and stair penthouses. The proposal is to apply these same standards to attached ADUs and DADUs. While attached ADUs in principal houses are allowed the same height as the house itself, DADUs are currently limited to 14 to 18 feet in height plus an additional 3 to 7 feet for roofs of different shapes.

The proposal would result in additional structure height on lots and in the required rear yards compared to existing code for DADUs in the NR zones. The additional height would range from approximately 12 to 16 feet depending on the width of the lots. The other standards in NR zones that manage lot coverage, rear yard coverage, property line setbacks, and separations between structures are largely the same as existing provisions.

Lowrise Zones. The existing height allowance for DADUs is 20 feet with an additional 3 feet for a pitched roof that is not a shed roof (existing SMC 23.42.022.D). The proposal would allow ADUs to be 30, 40, or 50 feet in height depending on the zone, plus 3 to 5 feet for roofs and exemptions for rooftop features. The additional height allowance would range from 20 to 30 feet depending on the zone. However, building code requirements and the practical limits on the number of floors that can be easily accessed by stairs means that ADUs are not expected to exceed the 3 to 4 floors currently experienced, even in zones where higher height limits are used. The other standards in LR zones that manage the scale of buildings: floor area ratio, which limits building area based on the size of the lot, property line setbacks, and separations between structures are largely the same as existing provisions.

All Other Zones. These zones include: Midrise (MR), and Highrise (HR); Neighborhood Commercial (NC), Seattle Mixed (various SM designations), and downtown (various zones). With the exception of the NC zones, which include some zones with height limits of 30 and 40 feet, all of these zones generally allow tall tower-like structures with higher densities than the housing units typically found in the Neighborhood Residential (NR) and Lowrise (LR) zones. The existing height limits for these zones range from 60 to hundreds of feet. The proposal would apply the height limits for rowhouses and townhouses for the LR3 zone, which is 40 or 50 feet depending on whether the Mandatory Housing Affordability program applies. The proposed height for ADUs in these zones is similar to what is built in these zones for ground related housing today, in the rare instances when tower-like development is not undertaken.

Change in the number of ADUs anticipated

As noted in this report, Seattle is largely compliant with the state requirements now. The allowed heights for ADU construction are the main area of change. Therefore, it is not anticipated that adoption of the proposal would significantly change the number of ADUs to be built in the city. Using data compiled by SDCI since the City Council adopted legislation to promote ADU construction in 2019, ADU construction after an initial jump in activity, settled into production in the mid- to high-900 dwellings per year as seen in the results for 2022 and 2023. Due to the relatively minor changes under this proposal, ADU production is not anticipated to change significantly in the future, perhaps in the amount of up to about 5 percent, or 50 ADUs per year. This increase would be consistent with the intent of the state legislature to increase housing production in the state and City of Seattle and would help address the need for housing.

Role of ADUs in housing supply

ADUs offer important opportunities for first-time homeownership and multigenerational living. Information from the City's Office of Planning and Community Development recent report on ADUs, which includes King County Assessor data and a survey of ADU owners and occupants, found the majority of Seattle ADUs are used for long-term housing. They also found:

- Condo-ized ADUs in Seattle cost about 40% less than a single-family house on the same parcel.
 - 44% of ADUs were condo-ized in 2022, the most recent full year for which we have complete data.
- ADUs rent for about 25% less than the median for a one-bedroom apartment in Seattle.
- Approximately 12% of Seattle ADUs are occupied by family or friends rent-free.
- 12% of ADUs have a short-term rental (STR) license; Seattle already regulates STRs, including prohibiting property owners from operating more than two units as STRs.
 - According to the American Association of Retired People, high returns on STRs spur the construction of more ADUs and "these ADUs typically, over time, convert into long-term rentals or other uses."

Comprehensive Plan Goals and Policies

The proposal is consistent with relevant goals and policies in the *Seattle 2035* Comprehensive Plan including:

- **Goal H G2** - Help meet current and projected regional housing needs of all economic and demographic groups by increasing Seattle's housing supply.
- **Goal H G5** - Make it possible for households of all income levels to live affordably in Seattle, and reduce over time the unmet housing needs of lower-income households in Seattle.

- **Policy LU 9.6** - Encourage housing in mixed-use developments in pedestrian-oriented commercial/mixed-use areas to provide additional opportunities for residents to live in neighborhoods where they can walk to transit, services, and employment.

Recommendation

The Director of SDCI recommends that the City Council adopt the proposed legislation to help facilitate development of accessory dwelling units in Seattle, consistent with the Comprehensive Plan and with recently adopted state law directing the adoption of proposed land use code amendments.