

SUMMARY and FISCAL NOTE

| Department: | Dept. Contact: | CBO Contact: |
|--------------------|---------------------------|---------------------|
| Legislative | Lish Whitson/425-390-2431 | N/A |

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to land use and zoning; amending Sections 23.22.024, 23.22.064, 23.22.066, 23.22.070, 23.22.072, 23.22.074, and 23.22.078 of the Seattle Municipal Code; and repealing Subchapter IV of Chapter 23.22, consisting of Sections 23.22.082, 23.22.084, 23.22.086, and 23.22.088 of the Seattle Municipal Code, to update subdivision procedures.

Summary and Background of the Legislation:

This bill amends the City’s subdivision regulations in order to delegate the Council’s role in approving final subdivision plans to the Seattle Department of Transportation (SDOT). City review of subdivision applications is guided by chapter 58.17 RCW. Review of final subdivisions is limited to review that conditions imposed on the subdivision are included in final subdivision plans. As such, final approval of a subdivision is a ministerial act with little to no discretion on the part of the Council.

RCW 58.17.100 and .170 were amended in 2017 to allow the Council to delegate authority to review and approve final subdivision plans to the Seattle Planning Commission, a City agency, or other City administrative personnel. This bill delegates authority to SDOT, which currently leads review of final subdivisions. It updates references to standards for subdivision plans and removes references to filing the plan. It also removes Subchapter IV of Chapter 23.22 of the Seattle Municipal Code, a section of the code related to “reserved land,” that has never been utilized, and may conflict with other regulations.

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.

None

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.

None

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

Staff at SDOT, the Seattle Department of Construction and Inspections (SDCI), the City Attorney's Office, and the Legislative Department all spend time preparing, reviewing, and implementing legislation to approve subdivisions. That time and expense would no longer be necessary if responsibility for approval of subdivisions were delegated to SDOT.

4. OTHER IMPLICATIONS

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

Removing the requirement that Council review and approve subdivision plans, would reduce the amount of time required by SDOT and the City Attorney's Office to review subdivisions.

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.

Not applicable. There are approximately twelve subdivision applications currently pending that could be affected by this legislation.

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.

No impacts identified. Subdivisions are most frequently used by developers of townhouse communities. According to U.S. Census Bureau American Housing Survey data for the City of Seattle, a larger share of householders living in attached single-family homes, such as townhouses, are BIPOC, compared to single-family detached housing. To the extent that townhouses are a more affordable ownership type than single-family homes, simplifying the regulations regarding townhouses could make it faster for BIPOC households to acquire property. However, the changes made by this bill are relatively minor compared to the amount of time it takes to permit and develop a townhouse project and are unlikely to increase or decrease the share of housing that is built as townhouse units.

- 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?**

SDCI and SDOT have Language Access Plans to provide information to the public about their programs, services, and regulations that they implement.

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.**

No

- 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.**

No

- 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?**

Not applicable

5. CHECKLIST

- ☒ **Is a public hearing required? Yes, a public hearing is required**
- ☒ **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required? Yes publication is 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