

SEATTLE CITY COUNCIL

600 Fourth Ave. 2nd Floor
Seattle, WA 98104



Journal of the Proceedings of the Seattle City Council

Tuesday, July 18, 2023

2:00 PM

Council Chamber, City Hall

600 4th Avenue

Seattle, WA 98104

City Council

Debora Juarez, Council President

Lisa Herbold, Member

Andrew J. Lewis, Member

Tammy J. Morales, Member

Teresa Mosqueda, Member

Sara Nelson, Member

Alex Pedersen, Member

Kshama Sawant, Member

Dan Strauss, Member

Chair Info: 206-684-8805; Debora.Juarez@seattle.gov

A. CALL TO ORDER

The City Council of The City of Seattle met in the Council Chamber in Seattle, Washington, on July 18, 2023, pursuant to the provisions of the City Charter. The meeting was called to order at 2:00 p.m., with Council President Juarez presiding.

B. ROLL CALL

Present: 7 - Juarez, Herbold, Lewis, Nelson, Pedersen, Sawant, Strauss

Excused: 2 - Morales, Mosqueda

C. PRESENTATIONS

There were none.

D. PUBLIC COMMENT

The following individuals addressed the Council:

- John Chaney
- Mauri Shuler
- Valerie Schloredt
- Howard Gale
- Port of Seattle Commissioner Ryan Calkins
- Port of Tacoma Commissioner Keller
- Rev. Harriett Walden
- Michael Caci
- Jordan Royer
- Pedro Espinoza
- Ted Lehmann
- Mark Weed
- Jeannine Lofton
- Mia Jacobson
- Carlin Smith
- Ali Vekich
- Jay Ubelhart
- Alex Tsimmerman
- Peter Hart
- Chad See
- Abin Mellums
- Paul Pemberton
- Mike Black
- Jennifer Smith
- Castill Hightower
- Kesa Sten
- Gordon Baxter
- Dan Gatchet
- David Della
- Chris Marr
- Kirk Robbins
- David Haines

Councilmember Nelson left the Council Chamber at 3:00 p.m.

- Andrea Sato
- Sheri Call

Councilmember Nelson entered the Council Chamber at 3:05 p.m.

- Peter Schrappen

E. ADOPTION OF INTRODUCTION AND REFERRAL CALENDAR:

[IRC 402](#) **July 18, 2023**

Motion was made, duly seconded and carried, to adopt the Introduction & Referral Calendar (IRC) by the following vote:

In Favor: 7 - Juarez, Herbold, Lewis, Nelson, Pedersen, Sawant, Strauss

Opposed: None

F. APPROVAL OF THE AGENDA

Motion was made, duly seconded and carried, to adopt the proposed Agenda.

G. APPROVAL OF CONSENT CALENDAR

Motion was made, duly seconded and carried, to adopt the Consent Calendar.

Journal:

1. [Min 436](#) **July 11, 2023**

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

In Favor: 7 - Juarez, Herbold, Lewis, Nelson, Pedersen, Sawant, Strauss

Opposed: None

Bills:

2. [CB 120616](#) **AN ORDINANCE appropriating money to pay certain claims for the week of July 03, 2023 through July 07, 2023 and ordering the payment thereof; and ratifying and confirming certain prior acts.**

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

In Favor: 7 - Juarez, Herbold, Lewis, Nelson, Pedersen, Sawant, Strauss

Opposed: None

Appointments:**ECONOMIC DEVELOPMENT, TECHNOLOGY, AND CITY LIGHT
COMMITTEE:**

3. [Appt 02596](#) Appointment of Budi Mulyo as member, Seattle Film Commission, for a term to July 23, 2025.

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

In Favor: 4 - Nelson, Juarez, Herbold, Strauss

Opposed: None

The item was confirmed on the Consent Calendar by the following vote:

In Favor: 7 - Juarez, Herbold, Lewis, Nelson, Pedersen, Sawant, Strauss

Opposed: None

H. COMMITTEE REPORTS**LAND USE COMMITTEE:**

1. [CB 120568](#) AN ORDINANCE relating to land use and zoning; amending the Seattle Comprehensive Plan to incorporate changes proposed as part of the 2023 Comprehensive Plan annual amendment process.

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

In Favor: 4 - Strauss, Morales, Mosqueda, Nelson

Opposed: None

Abstain: 1 - Pedersen

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

In Favor: 7 - Juarez, Herbold, Lewis, Nelson, Pedersen, Sawant, Strauss

Opposed: None

2. [CB 120567](#) **AN ORDINANCE relating to land use and zoning; updating industrial zones to implement the Industrial and Maritime Strategy; amending Sections 23.30.010, 23.41.004, 23.47A.009, 23.53.006, 23.53.010, 23.53.020, 23.54.015, 23.74.002, 23.74.006, 23.74.008, 23.74.009, 23.74.010, 23.84A.018, and 23.84A.040 of, and adding new Sections 23.34.097, 23.34.098, and 23.34.099 and a new Chapter 23.50A to, the Seattle Municipal Code.**

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

In Favor: 5 - Strauss, Morales, Mosqueda, Nelson, Pedersen

Opposed: None

ACTION 1:

Motion was made by Councilmember Strauss, duly seconded and carried, to amend Council Bill 120567, Section 8, Table A, by adding a new Map A for Section 23.50A.018, as shown in Attachment 1 to the Minutes.

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

In Favor: 7 - Juarez, Herbold, Lewis, Nelson, Pedersen, Sawant, Strauss

Opposed: None

3. [CB 120569](#) **AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at pages 52, 53, 54, 55, 71, 72, 73, 74, 75, 76, 77, 78, 85, 86, 87, 89, 90, 91, 97, 98, 99, 102, 115, 116, 117, 118, 125, 126, 127, 128, 129, 130, 131, 138, 139, 140, 141, 142, 143, 152, 153, 154, 155, 156, 157, 167, 168, 169, 170, 171, 172, 182, 183, 184, 185, 186, 187, 189, 190, 214 and 215 of the Official Land Use Map to rezone land in the Seattle's Industrial areas.**

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

In Favor: 5 - Strauss, Morales, Mosqueda, Nelson, Pedersen

Opposed: None

ACTION 1:

Motion was made by Councilmember Strauss, duly seconded and carried, to amend Council Bill 120569, Attachment 1, the West Ballard Rezone Map, as shown in Attachment 2 to the Minutes.

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

In Favor: 7 - Juarez, Herbold, Lewis, Nelson, Pedersen, Sawant, Strauss

Opposed: None

4. [CB 120570](#) **AN ORDINANCE** relating to land use and zoning; removing certain existing provisions for the Industrial Commercial zone; and amending Sections 23.42.126, 23.49.014, 23.50.002, 23.50.012, 23.50.014, 23.50.020, 23.50.027, 23.50.028, 23.50.034, 23.50.046, 23.69.022, and 23.74.010, and repealing Sections 23.50.026, 23.50.032, 23.50.033, 23.50.038, 23.50.039, 23.50.041, 23.50.053, and 23.50.055, of the Seattle Municipal Code.

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

In Favor: 5 - Strauss, Morales, Mosqueda, Nelson, Pedersen

Opposed: None

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

In Favor: 7 - Juarez, Herbold, Lewis, Nelson, Pedersen, Sawant, Strauss

Opposed: None

5. [CB 120571](#) **AN ORDINANCE** relating to noise in industrial shorelines; amending Sections 25.08.100 and 25.08.410 of the Seattle Municipal Code to modify exterior sound limits for land in the Ballard Interbay Northend Manufacturing Industrial Center located within 200 feet of the shoreline.

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

In Favor: 5 - Strauss, Morales, Mosqueda, Nelson, Pedersen

Opposed: None

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

In Favor: 7 - Juarez, Herbold, Lewis, Nelson, Pedersen, Sawant, Strauss

Opposed: None

PUBLIC SAFETY AND HUMAN SERVICES COMMITTEE:

6. [CB 120608](#) **AN ORDINANCE relating to civilian and community oversight of the police; clarifying the role, governance and operating procedures of the Community Police Commission, reducing its size and geographic appointment requirements, giving it authority to remove members and Executive Director for cause, and amending its stipend provisions; establishing qualifications and procedures for the Commission’s Executive Director and creating a Deputy Director; referring to the Commission’s role in collective bargaining hearings; amending Sections 3.29.010, 3.29.320, 3.29.330, 3.29.340, 3.29.350, 3.29.360, 3.29.400, and 4.04.120 of the Seattle Municipal Code; and repealing Ordinance 124543.**

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

In Favor: 4 - Herbold, Lewis, Nelson, Pedersen

Opposed: None

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

In Favor: 7 - Juarez, Herbold, Lewis, Nelson, Pedersen, Sawant, Strauss

Opposed: None

I. ITEMS REMOVED FROM CONSENT CALENDAR

There were none.

J. ADOPTION OF OTHER RESOLUTIONS

There were none.

K. OTHER BUSINESS

There was none.

L. ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 4:01 p.m.

Jodee Schwinn, Deputy City Clerk

Signed by me in Open Session, upon approval of the Council, on July 25, 2023.

Debora Juarez, Council President of the City Council

Scheereen Dedman, City Clerk

Att 1 - Action 1 of CB 120567

Att 2 - Action 1 of CB 120569

ATT 1 – ACTION 1 OF CB 120567

1. Amend Section 8 of Council Bill 120567, to amend Table A to Section 23.50A.040 as follows:

Section 8. A new Chapter 23.50A is added to the Seattle Municipal Code as follows:

* * *

Table A for 23.50A.004 Uses in Industrial zones					
Uses	Qualifies as Industrial?	Permitted and prohibited uses by zone			
		MML	II	UI	IC
* * *					
E. INSTITUTIONS					
E.1. Adult care centers	N/A	X	X	X	X
E.2. Child care centers	No	X	P	P	P
E.3. Colleges	No (7)	X (7)	P	P	P
E.4. Community centers and Family support centers	No	P	P	P	EB
E.5. Community clubs	No	P	P	P	EB
E.6. Hospitals	No	X	P	P	P
E.7. Institutes for advanced study	No	P	P	P	P
E.8. Libraries	N/A	X	X	X	X
E.9. Major institutions subject to the provisions of Chapter 23.69 (8)	No	EB	EB	EB	EB
E.10. Museums	No	X (9)	P	P	P

Table A for 23.50A.004 Uses in Industrial zones					
Uses	Qualifies as Industrial?	Permitted and prohibited uses by zone			
		MML	II	UI	IC
E.11. Private clubs	No	EB	P	P	P
E.12. Religious facilities	No	P (10)	P (10)	P (10)	P (10)
E.13. Schools, elementary or secondary	No	X	P	P	EB
E.14. Vocational or fine arts schools	No	P	P	P	P
* * *					
<p>Key for Table A for 23.50A.004 CU = Administrative conditional use CCU = Council conditional use EB = Permitted only in a building existing on June 1, 2023 EB/CU = Administrative conditional use permitted only in a building existing on June 1, 2023 P = Permitted X = Prohibited</p>					
<p>Footnotes to Table A for 23.50A.004</p> <p style="text-align: center;">* * *</p> <p>(8) Major institution uses are permitted only in a building existing on June 1, 2023, except that such uses are permitted on properties located outside of the Ballard/Interbay/Northend Manufacturing and Industrial Center that are located in an area south of the Lake Washington Ship Canal, east of 8th Avenue West, north of West Nickerson Street, and west of 3rd Avenue West regardless of whether the use is located in a building existing on June 1, 2023.</p> <p style="text-align: center;">* * *</p>					

* * *

2. Amend Section 8 of Council Bill 120567, to add Map A to Section 23.50A.018 as follows:

Section 8. A new Chapter 23.50A is added to the Seattle Municipal Code as follows:

* * *

23.50A.018 Landscaping, screening, and Green Factor requirements

* * *

G. Screening and location of parking in an II 85-240 zone. Those developments that gain extra floor area above the base FAR in an II 85-240 zone are subject to the following, in addition to any other applicable parking screening requirements in this subsection 23.50A.018.G.

1. All parking permitted on the lot shall be provided below grade or enclosed within a structure.

2. Parking at street level

a. Parking is not permitted at street level within a structure along a lot line abutting a street bounding the Downtown Urban Center or a street shown on Map A for 23.50A.018, unless separated from the street by other uses, except that garage and loading doors and access to parking need not be separated.

b. Parking is permitted at street level within a structure along a street lot line abutting a street not specified in subsection 23.50A.018.G.2.a. subject to the following requirements:

1) Any parking not separated from the street lot line by another use is screened from view at the street level, except that garage and loading doors and access to parking need not be screened.

2) The facade facing the street lot line is enhanced by architectural detailing, artwork, landscaping, or similar visual interest features.

c. Parking above street level. Parking is not permitted above street level unless it is separated from abutting street lot lines by another use, except that for structures

located on a lot that is less than 150 feet in depth, as measured from the lot line with the greatest street frontage, parking is permitted above the first story under the following conditions:

1) One story of parking shall be permitted above the first story of a structure for each story of parking provided below grade that is of at least equivalent capacity, up to a maximum of two stories of parking above the first story.

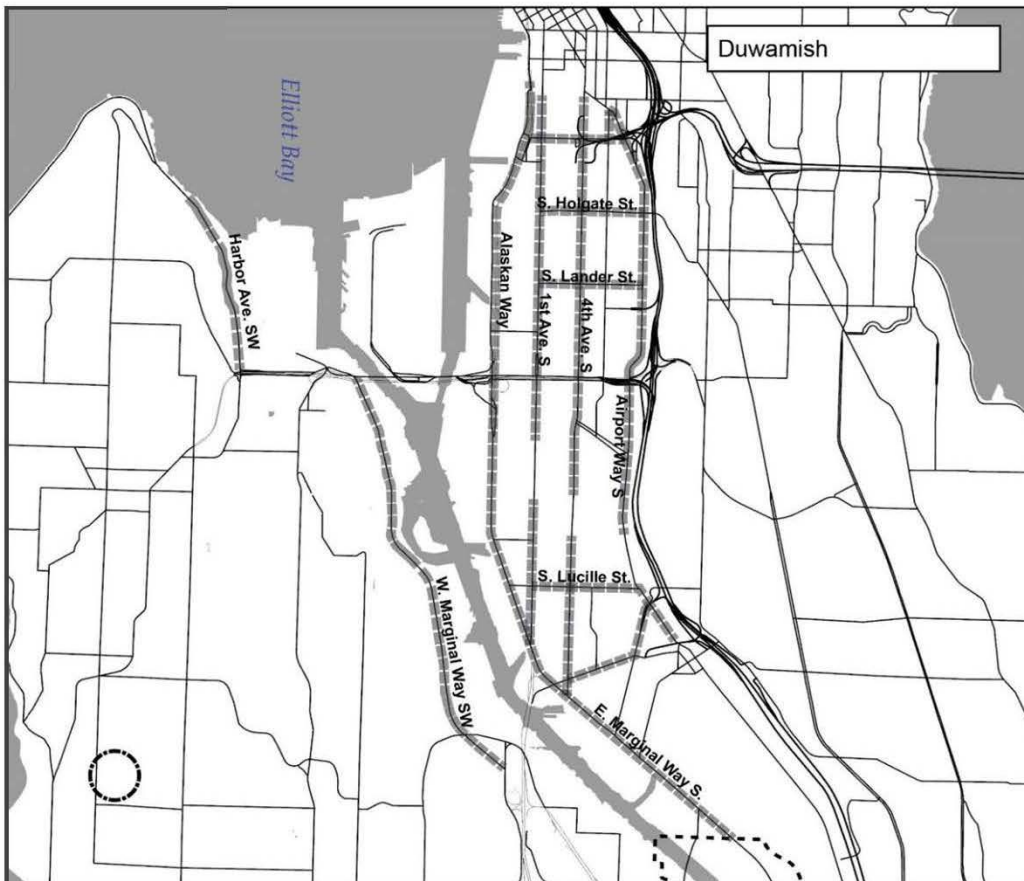
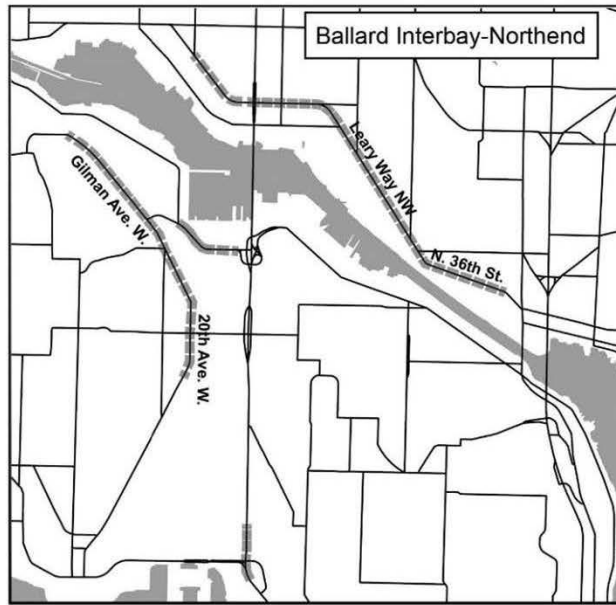
2) Above the first story of a structure, parking is permitted up to a maximum of 70 percent of the length of each street-facing facade. Any additional parking must be separated from the street by another use. For structures located on corner lots, separation by another use shall be provided at the corner portion(s) of the structure for a minimum of 15 percent of the length of each street-facing facade.

d. For all parking located on stories above street level that is not separated from the street by another use, the parking shall be screened from view at street level, and, through the use of materials, fenestration, or other architectural treatment, the screening shall be designed to provide visual interest and to integrate the screened portions of the building facade with the overall design of the structure's street-facing facades.

e. The Director may permit, as a Type I decision, exceptions to subsection 23.50A.018.G.2.b.1 to permit more parking above street level than otherwise allowed, if the Director finds that locating permitted parking below grade is infeasible due to physical site conditions such as a high-water table, contaminated soil conditions, or proximity to a tunnel. In such cases, the Director shall determine the maximum feasible amount of parking that can be provided below grade, if any, and the amount of additional parking to be permitted above street level.

**Map A for 23.50A.018
Designated Industrial
Streets**

----- Designated
Street



City Council Meeting Minutes of July 18, 2023

ATT 2 - ACTION 1 OF CB 120569

Effect: This amendment would correct the proposed rezone map to remove properties on the north side of NW Market Street at 26th Avenue NW from the proposed rezones. These properties are currently zoned Industrial Buffer U/45 (IB U/45) and were proposed to be rezoned to Neighborhood Commercial 3-75 (M2) (NC3-75 (M2)) along with rest of the north side of NW Market Street. The area is within the Ballard Hub Urban Village.

The existing use in this area is a lumber yard, which includes outdoor storage areas that would be made nonconforming if rezoned to a non-industrial zone. Maintaining industrial zoning in this area would allow for the continuing use of this property in its current use and would allow for long-term development of more employment-intensive uses, including office uses.

Zoning to another appropriate industrial zone, that would allow for the existing uses to continue, but could also allow for redevelopment consistent with the goals of the Ballard Hub Urban Village over the long term, would need to be part of any legislation that would remove existing industrial zones, including the Industrial Buffer zone, from the land use code. That legislation is expected to be in front of the City Council in the next year or two.

This amendment would amend the rezone map as shown on page 2 of Attachment 1 to Council Bill 120569 to reflect that a portion of the industrial zone on the north side of NW Market Street near 26th Avenue NW is not being rezoned, as shown on Exhibit 1 to this amendment.

West Ballard Rezone Map

Label	Rezone
4	NR3 to C2-40 (M)
6	IB U/45 to NC3-75 (M2)
7	IB U/45 to UI U/45
21	IG1 U/45 to MML U/45
22	IG1 U/65 to MML U/65
32	IG2 U/65 to MML U/65
35	IG2 U/65 to UI U/45
43	IB U/45 to C2-40 (M)
44	IB U/45 to MML U/65
45	IC-65 (M) to UI U/65
46	IC-65 (M) to NC3-75 (M1)
47	IB U/45 (no rezone)

