

SEATTLE CITY COUNCIL

600 Fourth Ave. 2nd Floor
Seattle, WA 98104



Journal of the Proceedings of the Seattle City Council

Tuesday, March 18, 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 March 18, 2025, pursuant to the provisions of the City Charter. The meeting was called to order at 2:03 p.m., with Council President Nelson presiding.

B. ROLL CALL

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

C. PRESENTATIONS

There were none.

D. PUBLIC COMMENT

The following individuals addressed the Council:

Monty Anderson
Andrea Ornelas
Billy Heatherington
Ashley Holland
Laura Komada
Joe Dugger
Zach Snyder
Karl de Jong
Chad Smith
Nicole Grant
Honorio Mendez
Toshiko Hasegawa
Ryan Calkins
Fred Felleman
Edward Jezek
Sam Hem
Aaron Pritchard
Tija Petrovich
Sandy Smith
Gary Lee
Joel Ing
Crystal Ng
Joshua Curtis
Kurt Swanson
Peter Schrappen
Mike Asai
Andrea Sato
David Haines
Chris Marr
Robert Willis
Gary Johnson
Ron Manwell
Moana Hao-Wohlwend
Nick Shultz
Jessica Vidican-Neisius
Gracie Santos
Brendan Gallagher
Matt Kurvink
Jamie Hunt
Andrea Porter
Anne Dimond
Matt Davies

Dan McKisson
Ali Vekich
Jamie Fleming
Waylon Robert
Sarah Esch
Robert Telschow
Jim Peschel
Chris Harmon
Jeremy Brunbaugh
Sean Knight
Jay Jennings
Alia Lighter
T.J. Karch
Lindsay Wolpa
Zach Ramels
Eric Ffitch
Lisa Howard
Lars Turner
Curt Nuccitelli
Gabriel Prawl
John Agaba
Leith Kahl
Lalesa Gurmesa
Kevin Haskell
Charlie Bendock
Chad See
Joe Wall
Aaron McCay
Allynn Smith
Michael Clyde
Tanya Woo
Carlin Smith
John Hitzfelder
Max Sughrua
Lizanne Lyons

E. ADOPTION OF INTRODUCTION AND REFERRAL CALENDAR:

[IRC 471](#) **March 18, 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

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

G. APPROVAL OF CONSENT CALENDAR

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

Journal:

- 1. [Min 511](#) **March 11, 2025**

The Minutes were 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 120951](#) **AN ORDINANCE appropriating money to pay certain claims for the week of March 3, 2025, through March 7, 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:

LIBRARIES, EDUCATION, AND NEIGHBORHOODS COMMITTEE:

3. [Appt 03101](#) **Reappointment of Carmen A. Bendixen as member, Seattle Public Library Board of Trustees, for a term to April 1, 2030.**
- The Committee recommends that Council confirm the Appointment (Appt).**
- In Favor: 4 - Rivera, Rinck, Moore, 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 03104](#) **Reappointment of Evan M. Smith as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2026.**
- The Committee recommends that Council confirm the Appointment (Appt).**
- In Favor: 4 - Rivera, Rinck, Moore, 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 03105](#) **Reappointment of Linda Thompson-Black as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2026.**
- The Committee recommends that Council confirm the Appointment (Appt).**
- In Favor: 4 - Rivera, Rinck, Moore, 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

GOVERNANCE, ACCOUNTABILITY, AND ECONOMIC DEVELOPMENT COMMITTEE:

- 1. [CB 120933](#) **AN ORDINANCE relating to land use and zoning; amending Sections 23.74.002 and 23.74.008 of the Seattle Municipal Code to allow residential uses in the Stadium Transition Area Overlay District.**

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

In Favor: 3 - Nelson, Rivera, Solomon

Opposed: 2 - Kettle, Hollingsworth

ACTION 1:

Motion was made by Councilmember Strauss and duly seconded to postpone Council Bill 120933 until July 15, 2025.

The Motion failed by the following vote:

In favor: 3 - Kettle, Rinck, Strauss

Opposed: 6 - Hollingsworth, Moore, Nelson, Rivera, Saka, Solomon

ACTION 2:

By unanimous consent, the Council Rules were suspended to allow Lish Whitson, Council Central Staff, to address the Council.

ACTION 3:

Motion was made by Council President Nelson and duly seconded to amend Section 2 of Council Bill 120933, Seattle Municipal Code subsection 23.74.008.C, as shown in the underlined and struck through language below:

23.74.008 Uses.

Notwithstanding the use provisions of the underlying zone, the following use provisions apply:

* * *

C. In areas zoned Urban Industrial, residential uses are permitted as a conditional use pursuant to the criteria contained in subsection 23.50A.062.C, ((except that)) only where the following occur:

1. ((criterion)) Criterion 23.50A.062.C.3 does not apply within the Stadium Transition Area Overlay District; and

2. The total number of residential units permitted in the Stadium Transition Area Overlay District may not exceed 990 units.

The Motion carried by the following vote:

In favor: 6 - Hollingsworth, Moore, Nelson, Rivera, Saka, Solomon

Opposed: 3 - Kettle, Rinck, Strauss

ACTION 4:

Motion was made by Councilmember Saka and duly seconded to amend Council Bill 120933 by adding five recitals as shown in the underlined language below:

WHEREAS, Seattle's Comprehensive Plan includes policy LU 10.2, which states that the City will "Preserve industrial land for industrial uses, especially where industrial land is near rail- or water-transportation facilities to allow marine- and rail-related industries that rely on that transportation infrastructure to continue to function in the city." and

WHEREAS, Seattle's Comprehensive Plan includes policy LU 10.3, which states that the City will "Ensure predictability and permanence for industrial activities in industrial areas by limiting changes in industrial land use designation. There should be no reclassification of industrial land to a non-industrial land use category except as part of a City-initiated comprehensive study and review of industrial land use policies or as part of a major update to the Comprehensive Plan." and

WHEREAS, Seattle's Comprehensive Plan includes policy LU 10.8, which states that the City will "Prohibit new residential development in industrial zones except for certain types of dwellings, such as caretaker units and, in urban industrial zones, dwellings for workers, that are related to the industrial area and that would not restrict or disrupt industrial activity." and

WHEREAS, additional new housing in industrial areas outside of the limited industrial-related housing currently allowed could have significant impacts on the City's industrial areas; and

WHEREAS, the Council intends to further strengthen the City's policies and regulations to further limit changes to the boundaries of

industrial areas, and further limit rezones to non-industrial uses in the Urban Industrial zone within Manufacturing/Industrial Centers; NOW, THEREFORE,

The Motion carried by the following vote:

In favor: 6 - Hollingsworth, Moore, Nelson, Rivera, Saka, Solomon

Opposed: 3 - Kettle, Rinck, Strauss

ACTION 5:

Motion was made by Councilmember Saka and duly seconded to amend Section 2 of Council Bill 120933, Seattle Municipal Code subsection 23.74.008.C, as shown in the underlined and struck through language below:

23.74.008 Uses.

Notwithstanding the use provisions of the underlying zone, the following use provisions apply:

* * *

C. In areas zoned Urban Industrial, residential uses are permitted as a conditional use pursuant to the criteria contained in subsection 23.50A.062.C, except that:

1. ~~((criterion))~~ Criterion 23.50A.062.C.3 does not apply within the Stadium Transition Area Overlay District; and

2. If any site is determined to be a geologic hazard area by the Director, a covenant shall be required and recorded to run with the land in perpetuity.

The Motion carried by the following vote:

In favor: 6 - Hollingsworth, Moore, Nelson, Rivera, Saka, Solomon

Opposed: 3 - Kettle, Rinck, Strauss

ACTION 6:

Motion was made by Councilmember Saka and duly seconded to amend Section 2 of Council Bill 120933, Seattle Municipal Code subsection 23.74.008.C, as shown in the underlined and struck through language below:

23.74.008 Uses.

Notwithstanding the use provisions of the underlying zone, the following use provisions apply:

* * *

C. In areas zoned Urban Industrial, residential uses are permitted as a conditional use pursuant to the criteria contained in subsection 23.50A.062.C, except that:

1. ~~((criterion))~~ Criterion 23.50A.062.C.3 does not apply within the Stadium Transition Area Overlay District (STAOD); and

2. Criterion 23.50A.062.C.4. does not apply within the STAOD, and instead the following criteria must be met: All dwelling units shall have sound-insulating windows sufficient to maintain interior sound levels at 45 decibels or below in consideration of existing environmental noise levels at the site. The applicant shall submit an analysis of existing noise levels and documentation of the sound insulating capabilities of windows as part of the conditional use permit application.

The Motion carried by the following vote:

In favor: 5 - Moore, Nelson, Rivera, Saka, Solomon

Opposed: 4 - Hollingsworth, Kettle, Rinck, Strauss

ACTION 7:

Motion was made by Councilmember Saka and duly seconded to amend Section 2 of Council Bill 120933, Seattle Municipal Code subsection 23.74.008.C, as shown in the underlined and struck through language below:

23.74.008 Uses.

Notwithstanding the use provisions of the underlying zone, the following use provisions apply:

* * *

C. In areas zoned Urban Industrial, residential uses are permitted as a conditional use pursuant to the criteria contained in subsection 23.50A.062.C, ~~((except that))~~ only where the following occur:

1. ~~((criterion))~~ Criterion 23.50A.062.C.3 does not apply within the

Stadium Transition Area Overlay District (STAOD); and

2. No curb cuts serving required parking or required loading for a residential use are allowed along a Major Truck Street unless no other access is possible. No curb cuts are permitted from Major Truck Streets for any non-required residential parking or non-required loading facilities.

The Motion failed by the following vote:

In favor: 2 - Moore, Saka

Opposed: 7 - Hollingsworth, Kettle, Nelson, Rinck, Rivera, Solomon, Strauss

ACTION 8:

Motion was made by Councilmember Saka and duly seconded to amend Section 2 of Council Bill 120933, Seattle Municipal Code subsection 23.74.008.C, as shown in the underlined and struck through language below:

23.74.008 Uses.

Notwithstanding the use provisions of the underlying zone, the following use provisions apply:

* * *

C. In areas zoned Urban Industrial, residential uses are permitted as a conditional use pursuant to the criteria contained in subsection 23.50A.062.C,

1. except that ((~~criteria~~)) Criterion 23.50A.062.C.3 does not apply within the Stadium Transition Area Overlay District (STAOD); and

2. only where the following occur: The building containing residential uses shall have at least three signs in conspicuous locations, such as in the residential lobby, the leasing office, and on the exterior of the building visible from the residential entry, that use clear language to convey the following information:

a. That the project is located in an industrial area, and that residents, by choosing to live in the area, accept the industrial character of the neighborhood and agree that existing or permitted industrial uses do not constitute a nuisance or other inappropriate or unlawful use of land, and

b, If the project has been determined to be in a liquefaction zone, that the building is in a liquefaction zone and that residents understand that there may be heightened risk during earthquakes.

The Motion carried by the following vote:

In favor: 5 - Moore, Nelson, Rivera, Saka, Solomon

Opposed: 4 - Hollingsworth, Kettle, Rinck, Strauss

ACTION 9:

Motion was made by Councilmember Saka and duly seconded to amend Section 3 of Council Bill 120933 as shown in the underlined and struck through language below:

Section 3. This ordinance shall take effect (~~(as provided by Seattle Municipal Code Sections 1.04.020 and 1.04.070.)~~) on June 30, 2025.

The Motion carried by the following vote:

In favor: 7 - Hollingsworth, Moore, Nelson, Rivera, Saka, Solomon, Strauss

Opposed: 2 - Kettle, Rinck

By unanimous consent, the City Council meeting recessed until 5:40 p.m.

At 5:49 p.m., the March 21, 2025, City Council meeting was called back to order.

Present: 7 - Hollingsworth, Kettle, Moore, Nelson, Rivera, Saka, Solomon

Late Arrival: 2 - Rinck, Strauss

ACTION 10:

Motion was made by Councilmember Moore and duly seconded to amend Section 2 of Council Bill 120933, Seattle Municipal Code subsection 23.74.008.C, as shown in the underlined and struck

through language below:

23.74.008 Uses.

Notwithstanding the use provisions of the underlying zone, the following use provisions apply:

* * *

C. In areas zoned Urban Industrial, residential uses are permitted as a conditional use east of 1st Avenue S pursuant to the criteria contained in subsection 23.50A.062.C , except that criterion 23.50A.062.C.3 does not apply within the Stadium Transition Area Overlay District. Residential uses otherwise allowed as an administrative conditional use in the Urban Industrial zone pursuant to subsection 23.50A.062.C. are prohibited west of 1st Avenue S.

Councilmembers Rinck and Strauss joined the meeting.

The Motion carried by the following vote:

In favor: 6 - Hollingsworth, Moore, Nelson, Rivera, Saka, Solomon

Opposed: 3 - Kettle, Rinck, Strauss

ACTION 11:

Motion was made by Councilmember Moore and duly seconded to amend Section 2 of Council Bill 120933, Seattle Municipal Code subsection 23.74.008.C as shown in the underlined and struck through language below:

23.74.008 Uses.

Notwithstanding the use provisions of the underlying zone, the following use provisions apply:

* * *

C. In areas zoned Urban Industrial, residential uses are permitted as a conditional use pursuant to the criteria contained in subsection 23.50A.062.C, except that:

1. ((criterion)) Criterion 23.50A.062.C.3 does not apply within the Stadium Transition Area Overlay District; and

2. A Master Use Permit application for a development containing

residential uses in the Stadium Transition Area Overlay District pursuant to the criteria contained in subsection 23.50A.062.C must contain an executed and recorded agreement stating that the development has not used City funding, will not use City funding and will not seek City funding for the construction of the project, maintenance of the project, or any environmental remediation of the site on which the development is located. The agreement shall be recorded on the title of the property on which that development is located.

The Motion carried by the following vote:

In favor: 6 - Hollingsworth, Moore, Nelson, Rivera, Saka, Solomon

Opposed: 3 - Kettle, Rinck, Strauss

ACTION 12:

Motion was made by Councilmember Strauss and duly seconded to postpone Council Bill 120933 until March 25, 2025.

The Motion failed by the following vote:

In favor: 4 - Hollingsworth, Kettle, Rinck, Strauss

Opposed: 5 - Moore, Nelson, Rivera, Saka, Solomon

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

In Favor: 6 - Hollingsworth, Moore, Nelson, Rivera, Saka, Solomon

Opposed: 3 - Kettle, Rinck, Strauss

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 7:12 p.m.

Phillip Wood-Smith, Deputy City Clerk

Signed by me in Open Session, upon approval of the Council, on April 1, 2025.

Sara Nelson, Council President of the City Council