



# SEATTLE CITY COUNCIL

## Land Use and Neighborhoods Committee

### Agenda

Wednesday, May 12, 2021

9:30 AM

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or  
Seattle Channel online.

Dan Strauss, Chair  
Teresa Mosqueda, Vice-Chair  
Debora Juarez, Member  
Andrew J. Lewis, Member  
Alex Pedersen, Member  
M. Lorena González, Alternate

Chair Info: 206-684-8806; [Dan.Strauss@seattle.gov](mailto:Dan.Strauss@seattle.gov)

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<http://seattle.gov/cityclerk/accommodations>.



**SEATTLE CITY COUNCIL**  
**Land Use and Neighborhoods Committee**  
**Agenda**  
**May 12, 2021 - 9:30 AM**

**Meeting Location:**

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or Seattle Channel online.

**Committee Website:**

<http://www.seattle.gov/council/committees/land-use-and-neighborhoods>

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This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

*In-person attendance is currently prohibited per Washington State Governor's Proclamation 20-28.15, until the COVID-19 State of Emergency is terminated or Proclamation 20-28 is rescinded by the Governor or State legislature. Meeting participation is limited to access by telephone conference line and online by the Seattle Channel.*

Register online to speak during the Public Comment period at the 9:30 a.m. Land Use and Neighborhoods Committee meeting at <http://www.seattle.gov/council/committees/public-comment>.

Online registration to speak at the Land Use and Neighborhoods Committee meeting will begin two hours before the 9:30 a.m. 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.

Submit written comments to Councilmember Strauss at [Dan.Strauss@seattle.gov](mailto:Dan.Strauss@seattle.gov)

Sign-up to provide Public Comment at the meeting at <http://www.seattle.gov/council/committees/public-comment>

Watch live streaming video of the meeting at <http://www.seattle.gov/council/watch-council-live>

Listen to the meeting by calling the Council Chamber Listen Line at 253-215-8782 Meeting ID: 586 416 9164

One Tap Mobile No. US: +12532158782,,5864169164#

*Please Note: Times listed are estimated*

**A. Call To Order**

**B. Approval of the Agenda**

**C. Public Comment**

**D. Items of Business**

1. [CB 120068](#) **AN ORDINANCE relating to street and sidewalk use; amending Ordinance 125706 and the Street Use Permit Fee Schedule authorized by Section 15.04.074 of the Seattle Municipal Code.**

Attachments: [Att A - Table A2, Uses with No Base Permit Fee](#)

Supporting

Documents: [Summary and Fiscal Note](#)

[Presentation](#)

[Amendment 1](#)

**Briefing, Discussion, and Possible Vote** (30 minutes)

**Presenters:** Alyse Nelson, Seattle Department of Transportation; Calvin Chow, Council Central Staff

2. **Proposed Mobile Home Park Overlay District**

Supporting

Documents: [Draft Legislation](#)

[Central Staff Memo](#)

[Presentation \(5/12/21\)](#)

**Briefing and Discussion** (30 minutes)

**Presenter:** Ketil Freeman, Council Central Staff

3. [CB 120067](#) **AN ORDINANCE relating to the 2021 Budget; authorizing the Director of the Department of Neighborhoods to accept a grant and execute related agreements; amending Ordinance 126237, which adopted the 2021 Budget; changing appropriations to various departments; and ratifying and confirming certain prior acts.**

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

**Briefing, Discussion, and Possible Vote** (20 minutes)

**Presenter:** Elsa Batres-Boni, Department of Neighborhoods

4. **Proposed Updates to the Seattle Grading Code, Steam Engineer and Boiler Operator License Code, and Seattle Construction Codes Errata**

*Supporting Documents:* [Presentation \(5/12/21\)](#)

**Briefing and Discussion** (20 minutes)

**Presenters:** Micah Chappell, Ede Courtenay, and Steve Frazier, Seattle Department of Construction and Inspections; Ketil Freeman, Council Central Staff

## E. Adjournment



Legislation Text

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**File #:** CB 120068, **Version:** 1

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**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

AN ORDINANCE relating to street and sidewalk use; amending Ordinance 125706 and the Street Use Permit Fee Schedule authorized by Section 15.04.074 of the Seattle Municipal Code.

WHEREAS, in September 2020, the City Council passed Ordinance 126159, amending Ordinance 125706 and

the Street Use Permit Fee Schedule authorized in SMC 15.04.074 to support businesses by

implementing a free permit for temporary business uses, including cafes, displays, and vending; and

WHEREAS, the City Council wishes to extend the free permit program for temporary business uses through

May 31, 2022; NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. The Seattle Department of Transportation Street Use Fee Schedule (“SDOT Street Use Fee Schedule”), Attachment A to Ordinance 125706, last substantially amended by Ordinance 126159, is amended by replacing Table A2, Uses with No Base Permit Fee, included as Attachment A to this ordinance.

Section 2. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2021, and signed by  
me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_

President \_\_\_\_\_ of the City Council

Approved / returned unsigned / vetoed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Jenny A. Durkan, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)

**Attachments:**

Attachment A - Table A2, Uses with No Base Permit Fee

Att A - Table A2, Uses with No Base Permit Fee  
V1

\* \* \*

<b>Table A2 – Uses with No Base Permit Fee</b>	
<b>Use Description</b>	<b>Use Code</b>
Planting strip gardening in improved right-of-way	1
Tree planting, pruning or removal	1A, 1B, and 1C
Unimproved right-of-way and shoulder planting with minimal ground disturbance of 1 cubic yard or less	1D
Miscellaneous uses for use of public places per SMC 14.04.100	54
Residential street barricading associated with a Neighborhood Block Party or Play Street	54B
Temporary barricading for public safety	54C
Sidewalk, driveway, or curb repair and maintenance (less than 100 sq. ft.) including caulking, sealing, or grinding	55
First Amendment vending or expressive activity	19B/19K
Public activation amenities, including street furniture, art	52
Temporary Business Recovery Uses (e.g., cafes, displays, vending) – Through May 31, 2022	3AA

\* \* \*

**SUMMARY and FISCAL NOTE\***

<b>Department:</b>	<b>Dept. Contact/Phone:</b>	<b>CBO Contact/Phone:</b>
Legislative	Calvin Chow/x4-4652	n/a

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

**1. BILL SUMMARY**

**Legislation Title:**

AN ORDINANCE relating to street and sidewalk use; amending Ordinance 125706 and the Street Use Permit Fee Schedule authorized by Section 15.04.074 of the Seattle Municipal Code.

**Summary and background of the Legislation:**

In September 2020, Council passed Ordinance 126159, which amended the Street Use Permit Fee Schedule (Ordinance 125706) and authorized a new free permit for temporary business uses during the Covid-19 recovery that allowed for cafes, displays, and vending activities in the right-of-way through Phase 4 of the Governor’s Safe Start Plan.

The proposed legislation would extend authorization of the free permit for temporary business uses until May 31, 2022. Establishing a firm authorization date would provide surety for businesses who are considering whether to take part in the permit program.

**2. CAPITAL IMPROVEMENT PROGRAM**

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

**3. SUMMARY OF FINANCIAL IMPLICATIONS**

**Does this legislation amend the Adopted Budget?**       Yes  No

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

The legislation extends authorization for free permits for temporary businesses uses by approximately one year. SDOT would forego any permit fees associated with these kinds of uses during this time, which would need to be taken into consideration in the development of the 2022 Budget.

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

No financial cost to the City identified. The legislation is intended to provide assurance to businesses that their potential investments in Covid-19 responsive business practices would be authorized through May 31, 2022.

#### 4. OTHER IMPLICATIONS

- a. **Does this legislation affect any departments besides the originating department?**  
No other departments impacted.
- b. **Is a public hearing required for this legislation?**  
No public hearing required.
- c. **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**  
No public notice required.
- d. **Does this legislation affect a piece of property?**  
No direct property interests are impacted.
- e. **Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?**  
No impacts identified. This legislation would extend an existing permit program for approximately one year.
- f. **Climate Change Implications**
- 1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?**  
This legislation supports non-vehicle uses of the right-of-way which may decrease carbon emissions to the extent that this proposal reduces the use of internal combustion engines.
  - 2. 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 is intended to support Covid-19 recovery efforts and is not likely to have an impact on Seattle's resiliency to climate change.
- g. **If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)?**  
This legislation does not represent a new initiative or programmatic expansion. The legislation extends an existing free permit program until May 31, 2022.

**List attachments/exhibits below:**

None.



SEATTLE CITY COUNCIL  
**CENTRAL STAFF**

# Café Streets Permit Extension

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CALVIN CHOW, CENTRAL STAFF

LAND USE AND NEIGHBORHOODS COMMITTEE  
MAY 12, 2021

# Café Streets Permits

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- Existing program allows for free street-use permits for temporary business uses:
  - Sidewalk and curb space vending
  - Displays
  - Café uses
- Program currently authorized through October 31, 2021 (Ordinance 126159).
- CB 120068 would amend the street-use fee schedule to extend the program through May 31, 2022.

# Amendment 1 (CM Strauss)

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- Adds a new Section 2, allowing SDOT to waive permit fees for existing long-term permit holders through May 31, 2022, to be consistent with the free permit program.
- Adds a new Section 3, directing SDOT to prepare a proposal for how to extend the program (including a revised fee schedule) after May 31, 2022.
  - Draft proposal due December 15, 2021.
  - Legislative proposal due March 31, 2022.

# Questions?

**Amendment 1**  
**to**  
**CB 120068 – Café Streets Permit Extension**  
**Sponsor: CM Strauss**

Waive fees for existing café, display, and vending use permit holders to be consistent with the free temporary business use permit program and direct SDOT to prepare a permitting proposal for continuing these business uses beyond May 31, 2022.

**Add two Whereas clauses at the end of the current recitals, as follows:**

... WHEREAS, the City Council wishes to extend the free permit program for temporary business uses through May 31, 2022; ~~NOW, THEREFORE, and~~  
WHEREAS, the City Council wishes to allow the fees for existing permit holders to be administered consistent with temporary business use permit holders; and  
WHEREAS, the City Council desires a workplan to establish a permitting structure for the continuation of these business uses beyond May 31, 2022; NOW,  
THEREFORE,

###

**Add new Section 2 as follows:**

Section 2. At the discretion of the SDOT Director or designee, SDOT may waive permit fees for long-term merchandise displays (use code 18A), long-term sidewalk and curb space cafes (use codes 18B, 18D, 18E), and vending (use codes 19B, 19C, 19E, 19G, 19H) existing as of March 1, 2020 to provide consistency with the fee schedule for Temporary Business Recovery Use permits (use code 3AA) through May 31, 2022.

###

**Add new Section 3 as follows:**

**Calvin Chow**  
**Date: May 10, 2021**  
**Version: 1**

Section 3. The Seattle Department of Transportation shall present to Council a draft permitting proposal (including a revised fee schedule) to allow for the continuation of business uses allowed by the Temporary Business Recovery Use permits beyond May 31, 2022. The draft permitting proposal shall be presented to Council in writing by December 15, 2021. The Council directs the Seattle Department of Transportation to transmit proposed implementing legislation to Council by March 31, 2022.

###

**Renumber remaining sections accordingly.**

**Effect:**

This amendment would add a new Section 2, allowing SDOT to waive permit fees for existing café, display and vending permit holders consistent with the issuance of new Temporary Business Recovery Use permits until May 31, 2022.

This amendment would also add a new Section 3, establishing a workplan for the development of a Café Streets permitting strategy and revised fee schedule beyond May 31, 2022. The workplan calls for SDOT to present a draft permitting proposal by December 15, 2021, with implementing legislation transmitted to Council by March 31, 2022.



Legislation Text

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**File #:** Inf 1808, **Version:** 1

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Proposed Mobile Home Park Overlay District

**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

..title

AN ORDINANCE relating to land use and zoning; adding a new Chapter 23.70 to the Seattle Municipal Code (SMC); amending Chapter 23.32 of the SMC at page 14 of the Official Land Use Map to establish a Mobile Home Park Overlay District; amending Section 23.84A.032 of the SMC; and requesting that the Office of Housing add the census tract in which the Mobile Home Park Overlay District is located to those eligible for the affirmative marketing and community preference policy adopted in the *Housing Funding Policies*.

..body

WHEREAS, Seattle is facing a housing affordability challenge, evidenced by the fact that 42 percent of the Seattle renters pay more than 30 percent of their income for housing; and

WHEREAS, a detached home with a ground-level entry is an increasingly difficult housing option for moderate- and low-income households to obtain, because townhouses and detached homes rent for roughly twice as much as one-bedroom apartments; and

WHEREAS, physical displacement occurs when new development replaces existing lower-cost housing that does not have the protection of ownership by a non-profit housing provider or public housing authority; and

WHEREAS, to address physical displacement the, The City of Seattle (“City”) has promulgated an affirmative marketing and community preference policy in the *Housing Funding Policies*, adopted by Ordinance 125308 and amended by Ordinance 125832, to create opportunities for eligible displaced residents to return to new affordable housing developments in their former neighborhoods; and

WHEREAS, Seattle’s mobile home parks have been in operation for more than 50 years, and continue to provide relatively low-cost housing to approximately 140 households; and

1 WHEREAS, numerous cities in Washington, including Tumwater, Bothell, and Kenmore, have  
2 enacted mobile home park zoning regulations to encourage long-term viability of mobile  
3 home parks as one of several allowed land uses in those zones; and

4 WHEREAS, one of the City's planning goals under the Growth Management Act, chapter  
5 36.70A RCW, and expressed in the Housing Element of the City's Comprehensive Plan,  
6 is to make adequate provision for the housing needs of all economic segments of Seattle;  
7 and

8 WHEREAS, in January 2019 the City Council passed Ordinance 125764 placing a one-year  
9 moratorium on development of mobile home parks and requested the Office of Planning  
10 and Community Development to analyze and propose a permanent land-use framework  
11 for mobile home parks, and

12 WHEREAS, to allow additional time for the City to develop a permanent land-use framework  
13 for mobile home parks, the moratorium has been extended for three additional six-month  
14 periods through Ordinances 126006, 126090, and 126241; and

15 WHEREAS, the current moratorium extension will lapse in July 2021; NOW, THEREFORE,

16 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

17 Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is  
18 amended to rezone properties identified on page 14 of the Official Land Use Map to the Mobile  
19 Home Park zone, as shown in Map A for 23.70.004 of the Seattle Municipal Code.

20 Section 2. A new Chapter 23.70 is added to the Seattle Municipal Code as follows:

21 **Chapter 23.70 MOBILE HOME PARK OVERLAY DISTRICT**

22 **23.70.002 Purpose and intent**

1           The purpose of this Chapter 23.70 is to implement the Comprehensive Plan and provide  
2 for the preservation of existing mobile home parks. Mobile home parks provide a source of  
3 lower-cost, medium-density housing that provides a range of land tenancy options. The Mobile  
4 Home Park Overlay District supports the long-term viability of mobile homes located in mobile  
5 home parks, while allowing a variety of other uses.

6 **23.70.004 Mobile Home Park Overlay District established**

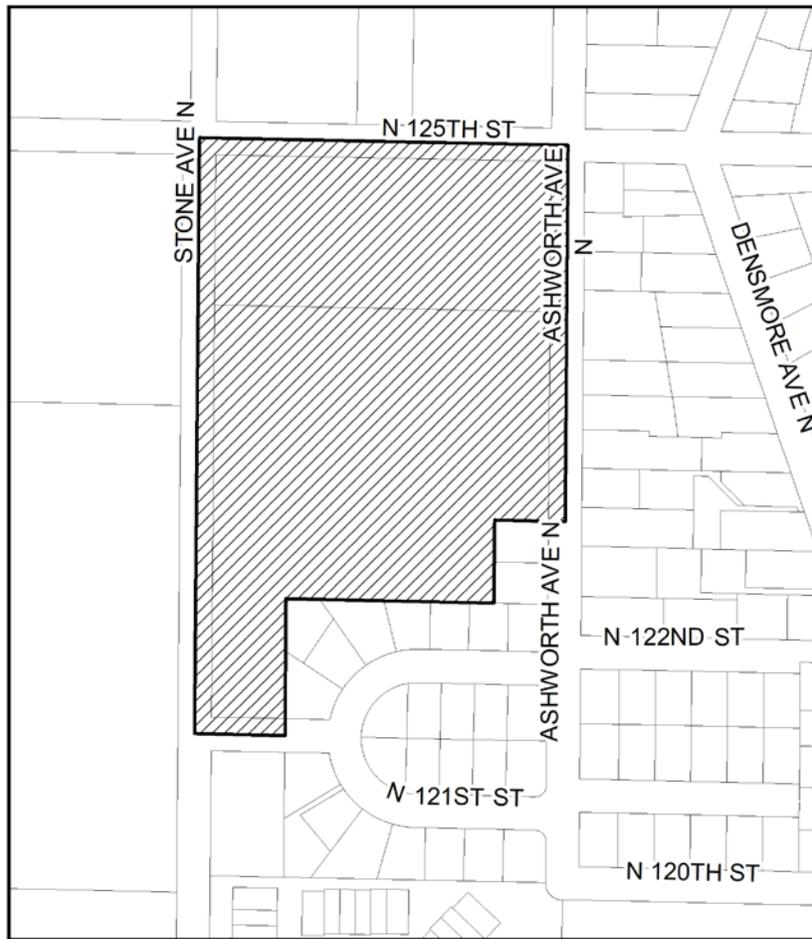
7           There is hereby established, pursuant to Chapter 23.59, the Mobile Home Park Overlay  
8 District as shown on page 14 of the Official Land Use Map, Chapter 23.32, and Map A for  
9 23.70.004.

10 **Map A for 23.70.004: Mobile Home Park Overlay District**

11

SEPA

### Mobile Home Park Overlay District



 MHP Overlay District

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### 23.70.006 General provisions

1           A. Replacement of a structure, construction of a new structure, and establishment of a  
2 new use within the Mobile Home Park Overlay District shall comply with the development  
3 standards in this Chapter 23.70.

4           B. Standards specific to redevelopment of a mobile home park apply when 25 percent  
5 or more of the mobile homes in a mobile home park are to be replaced with a non-mobile home  
6 use pursuant to a single land use or building permit application or pursuant to multiple land use  
7 or building permit applications filed with the Department within a 365 day period. Any permit  
8 issued for replacement of less than 25 percent of the mobile homes in a mobile home park shall  
9 be conditioned on no additional application being filed within 365 days of the original  
10 application.

11           C. Institutions in the Mobile Home Park Overlay District shall meet all development  
12 standards for institutions in the LR1 zone pursuant to Section 23.45.570.

13 **23.70.008 Permitted and prohibited uses**

14           A. Residential uses. Mobile homes and mobile home parks are permitted outright. All  
15 other residential uses are prohibited.

16           B. Non-residential uses. The following non-residential uses are permitted outright. All  
17 other non-residential uses are prohibited.

- 18           1. Community gardens;  
19           2. Urban farms;  
20           3. Restaurants;  
21           4. Sports and recreation uses, indoor or outdoor;  
22           5. Food processing and craft work;  
23           6. Medical services;

- 1                   7. Offices;
- 2                   8. Retail sales, major durables;
- 3                   9. Retail sales and services, automotive;
- 4                   10. Flexible-use parking;
- 5                   11. Institutions;
- 6                   12. Religious facilities and schools, elementary or secondary;
- 7                   13. Parks and open space.

8   **23.70.010 Development standards for residential uses**

9           A. Density limits and requirements

10           1. The density of residential units shall meet the following requirements:

11                   a. Minimum required density: one unit allowed per 5,000 square feet of  
12 lot area; and

13                   b. Maximum allowed density: one unit allowed per 2,400 square feet of lot  
14 area.

15           2. When density calculations result in a fraction of a unit, any fraction up to and  
16 including 0.85 constitutes zero additional units, and any fraction over 0.85 constitutes one  
17 additional unit.

18           B. Height limit. The maximum height for residential structures is 30 feet. The height  
19 limit exceptions and additions of the LR zones pursuant to Section 23.45.514 apply.

20           C. Setbacks and separations. Setbacks shall be from lot lines as follows:

21                   1. Minimum of 7 feet from any street lot line; and

22                   2. Minimum of 10 feet from any lot line abutting a single-family zone.

1 D. Common amenity areas. If a mobile home park is redeveloped, ten percent of the lot  
2 area shall be developed as a common amenity area. The common amenity area shall be  
3 physically separate and distinct from yards and landscaped areas that are associated with  
4 individual mobile homes. The required common amenity area shall be comprised of one or  
5 more of the following elements:

- 6 1. Open space for active and/or passive recreation such as children’s play area,  
7 ball fields, or flat open lawn areas;
- 8 2. Improved ADA accessible walking or biking trails;
- 9 3. Pools or water features; or
- 10 4. Indoor community and gathering spaces, such as a community center,  
11 recreation room, or fitness center.

12 **23.70.012 Development standards for non-residential uses**

13 A. Height limit. The maximum height for any non-residential structure is 40 feet. No  
14 height limit exceptions are allowed other than for smokestacks, chimneys, flagpoles, and  
15 religious symbols for religious institutions.

16 B. Maximum size of use. The maximum size of any non-residential use on any lot in  
17 the Mobile Home Park Overlay District is 5,000 square feet of gross floor area.

18 C. Floor area ratio. If a mobile home park is redeveloped, the maximum floor area ratio  
19 for all non-residential uses is two.

20 D. Setbacks and separations. Setbacks shall be from lot lines as follows.

- 21 1. Minimum of 7 feet from any street lot line; and
- 22 2. Minimum of 15 feet from any lot line abutting a single-family zone.

23 **23.70.014 Signs**

1 All signs shall comply with the standards and requirements for signs in the residential  
2 commercial (RC) zone pursuant to Section 23.55.024.

3 **23.70.016 Communication utilities**

4 A. Permitted and prohibited locations for major communications utilities are the same as  
5 those specified for single-family zones pursuant to Chapter 23.57.

6 B. Development standards for communications utilities are the same as those specified  
7 for single-family zones pursuant to Chapter 23.57.

8 **23.70.018 Applicability of Chapter 23.58B and Chapter 23.58C**

9 While this Chapter 23.70 is in effect, the requirements of Chapter 23.58B and Chapter  
10 23.58C shall not apply to new development or redevelopment within the overlay.

11 **23.70.020 Expiration of overlay**

12 The Mobile Home Park Overlay District established in this Chapter 23.70 shall expire on  
13 January 1, 2040.

14 Section 3. Section 23.84A.032 of the Seattle Municipal Code, last amended by Ordinance  
15 126287, is amended as follows:

16 **23.84A.032 “R”**

17 \* \* \*

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

19 \* \* \*

20 15. “Mobile home” means a structure that is designed and constructed to be  
21 transportable in one or more sections and built on a permanent chassis, designed to be used as a  
22 dwelling unit without a permanent foundation, and connected to utilities that include plumbing.

1 heating, and electrical systems. A structure that was transportable at the time of manufacture is  
2 still considered to meet this definition notwithstanding that it is no longer transportable.

3 ((15)) 16. "Mobile home park" means a tract of land that is rented for the use of  
4 more than one mobile home that is occupied as a dwelling unit.

5 ((16)) 17. "Multifamily residential use" means a use consisting of two or more  
6 dwelling units in a structure or portion of a structure, excluding accessory dwelling units.

7 ((17)) 18. "Multifamily residential use, low-income disabled" means a  
8 multifamily residential use in which at least 90 percent of the dwelling units are occupied by  
9 one or more persons who have a handicap as defined in the Federal Fair Housing  
10 Amendments Act and who constitute a low-income household.

11 ((18)) 19. "Multifamily residential use, low-income elderly" means a  
12 residential use in which at least 90 percent of the dwelling units are occupied by one or more  
13 persons 62 or more years of age who constitute a low-income household.

14 ((19)) 20. "Multifamily residential use, low-income elderly/low-income  
15 disabled" means a multifamily residential use in which at least 90 percent of the dwelling  
16 units (not including vacant units) are occupied by a low-income household that includes a  
17 person who has a handicap as defined in the Federal Fair Housing Amendment Act or a  
18 person 62 years of age or older, as long as the housing qualifies for exemptions from  
19 prohibitions against discrimination against families with children and against age  
20 discrimination under all applicable fair housing laws and ordinances.

21 ((20)) 21. "Permanent supportive housing" means a multifamily residential use,  
22 which is paired with on or off-site voluntary human services to support a person living with a

1 complex and disabling behavioral health or physical health condition who was experiencing  
2 homelessness or was at imminent risk of homelessness prior to moving into housing:

3 a. In which at least 50 percent of the dwelling units are occupied by  
4 households whose income at original occupancy does not exceed 30 percent of median  
5 income and the remaining dwelling units are occupied by very low-income households at  
6 original occupancy;

7 b. That receives public funding or an allocation of federal low-income  
8 housing tax credits; and

9 c. That is subject to a regulatory agreement, covenant, or other legal instrument,  
10 the duration of which is at least 40 years, recorded on the property title and enforceable by The  
11 City of Seattle, Washington State Housing Finance Commission, State of Washington, King  
12 County, U.S. Department of Housing and Urban Development, or other similar entity as  
13 approved by the Director of Housing.

14 ~~((21))~~ 22. "Nursing home" means a use licensed by the State of Washington as  
15 a nursing home, which provides full-time convalescent and/or chronic care for individuals  
16 who, by reason of chronic illness or infirmity, are unable to care for themselves, but that does  
17 not provide care for the acutely ill or surgical or obstetrical services. This definition excludes  
18 hospitals or sanitariums.

19 ~~((22))~~ 23. "Rowhouse development" means a multifamily residential use in  
20 which all principal dwelling units on the lot meet the following conditions:

21 a. Each dwelling unit occupies the space from the ground to the roof of  
22 the structure in which it is located;

1                                   b. No portion of a dwelling unit, except for an accessory dwelling unit  
2 or shared parking garage, occupies space above or below another dwelling unit;

3                                   c. Each dwelling unit is attached along at least one common wall to at  
4 least one other dwelling unit, with habitable interior space on both sides of the common wall,  
5 or abuts another dwelling unit on a common lot line;

6                                   d. The front of each dwelling unit faces a street lot line;

7                                   e. Each dwelling unit provides pedestrian access directly to the street  
8 that it faces; and

9                                   f. No portion of any other dwelling unit, except for an attached  
10 accessory dwelling unit, is located between any dwelling unit and the street faced by the front  
11 of that unit.

12                                ~~((23))~~ 24. "Single-family dwelling unit" means a detached principal structure  
13 having a permanent foundation, containing one dwelling unit, except that the structure may  
14 also contain one or two attached accessory dwelling units where expressly authorized  
15 pursuant to this Title 23. A detached accessory dwelling unit is not considered a single-family  
16 dwelling unit for purposes of this Chapter 23.84A.

17                                ~~((24))~~ 25. "Townhouse development" means a multifamily residential use that  
18 is not a rowhouse development, and in which:

19                                   a. Each dwelling unit occupies space from the ground to the roof of the  
20 structure in which it is located;

21                                   b. No portion of a dwelling unit occupies space above or below another  
22 dwelling unit, except for an attached accessory dwelling unit and except for dwelling units  
23 constructed over a shared parking garage; and



1 Overlay District, to those areas eligible for the affirmative marketing and community preference  
2 policy adopted in the *Housing Funding Policies* (2019).

3 Section 4. This ordinance shall take effect and be in force 30 days after its approval by  
4 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
5 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

6 Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2021,  
7 and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of  
8 \_\_\_\_\_, 2021.

9 \_\_\_\_\_  
10 President \_\_\_\_\_ of the City Council

11 Approved / returned unsigned / vetoed by me this \_\_\_\_\_ day of \_\_\_\_\_,  
12 2021.

13 \_\_\_\_\_  
14 Jenny A. Durkan, Mayor

15 Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

16 \_\_\_\_\_  
17 Monica Martinez Simmons, City Clerk

18 (Seal)

May 10, 2021

## MEMORANDUM

**To:** Land Use and Neighborhoods Committee  
**From:** Ketil Freeman, Analyst  
**Subject:** Mobile Home Park Overlay District

---

On May 12, 2021, the Land Use and Neighborhoods (LUN) Committee will have an initial briefing on a proposed Mobile Home Park Overlay District (MHPOD). The MHPOD is proposed as permanent regulations to replace the ongoing moratorium on mobile home park redevelopment initially established through [Ordinance 125764](#).

This memorandum provides the background and regulatory context for the proposed MHPOD, describes what the proposed MHPOD would do, and sets out procedural next steps for consideration of the MHPOD.

### **Background and Regulatory Context**

#### Legislative History

In January 2019, the City passed Ordinance 125764, which established a temporary moratorium on redevelopment of mobile home parks. The temporary moratorium was intended to reduce development pressure on the two mobile home parks remaining in the city, the Halcyon and Bella-Bee, while the City developed a proposal for permanent regulations. At the time the Halcyon was for sale and potential purchasers were analyzing the Halcyon site's redevelopment potential.

Ordinance 125764 also set out a work program for the Seattle Department of Construction and Inspections and the Office of Planning and Community Development to develop proposed permanent regulations for Council consideration by October 2019.

The temporary moratorium was extended for three additional six-month periods through Ordinances [126006](#), [126090](#), and [126241](#). While the Executive did develop a draft proposal, environmental review was not done on that proposal nor was it formally transmitted to the Council for consideration.

#### Site and Vicinity

There are two mobile home parks left in Seattle: the Bella-Bee and the Halcyon. Both mobile home parks are located adjacent to each other in the Bitter Lake Residential Urban Village in a Commercial 1 zone with a 55-foot height limit and M mandatory housing affordability suffix (C1 55 (M)).

Together the mobile home parks are approximately 11 acres in area. The Bella-Bee and the Halcyon have approximately 65 and 76 mobile homes, respectively. The Bella-Bee was developed in 1956. The Halcyon was developed in the mid-1960s. Both mobile home parks are located over a decommissioned landfill. See Figure 1.

Figure 1: Remaining Mobile Home Parks



The Bitter Lake Residential Urban Village is a neighborhood targeted for increased residential growth in the comprehensive plan, *Seattle 2035*. The comprehensive plan establishes a 2035 growth estimate for the Bitter Lake RUV of 1400 units on top of an existing 2015 base of 3,580 units. At the end of the first quarter of 2021, the Bitter Lake RUV had added 192 new units since 2016 with another 226 units that have been permitted but not constructed, which means that the Bitter Lake RUV has achieved approximately 30% of its 2035 growth estimate.<sup>1</sup>

### How Other Jurisdictions Regulate Mobile Home Parks

Redevelopment pressure has caused several Western Washington jurisdictions to provide protections for existing mobile home parks. In 2008, Tumwater enacted mobile home park zoning for six of its 10 mobile home parks. Legal challenges lasted until 2012 when the City prevailed in the US 9th Circuit Court of Appeals. In 1996, Bothell enacted a Mobile Home Park Zoning Overlay that promotes retention of existing mobile home parks that contain rental pads. Kenmore recently passed protective zoning for mobile home parks. Kenmore applies a phased approach that enacts zoning to preserve some of its mobile home parks for 10 years, followed by an upzone and affordability requirements at the end of that period. Kenmore also enacted long-term mobile home park preservation requirements for two of its mobile home parks whose owners were amenable to a long-term mobile home park use.

### Current Regulations Applicable to Mobile Home Parks

While the Land Use Code defines Mobile Home Parks as a land use,<sup>2</sup> most regulation applicable to operation and redevelopment of mobile home parks are set out in [Chapter 22.904](#) of the Building and Construction Codes. These regulations require mobile home park operators to obtain a license from the City, prescribe minimum physical development standards for placement of mobile homes, establish requirements for utility access for each mobile home, and set out relocation requirements for when a mobile home park changes use.

### **Proposed Overlay**

The proposal (see attachment 1) would establish a new overlay district to help preserve the remaining mobile home parks in the city. The overlay district would establish more restrictive development standards applicable to redevelopment of existing mobile home parks. Those standards would:

- Limit residential uses to mobile homes and mobile home parks;
- Establish minimum and maximum residential densities of 1 unit per 5,000 square feet and 1 unit per 2,400 square feet, respectively, to allow for urban densities while ensuring adequate separation for light and air;
- Allow some commercial uses, consistent with the underlying commercial zone designation, but limit the size of those uses with a maximum floor area ratio of 2

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<sup>1</sup> [Urban Center / Village Housing Unit Growth Report. First Quarter 2021.](#)

<sup>2</sup> [Seattle Municipal Code \(SMC\) Section 23.84A.032.](#)

and maximum size limit of 5,000 square feet;

- Establish height and setback limitations that are consistent with ongoing mobile home park residential uses;
- Require the provision of residential amenity areas, such as outdoor or indoor recreational areas, when 25% or more of a site is redeveloped or undergoes a major renovation; and
- Provide for the expiration of the overlay within 50 years.

When the overlay lapses the sites could be developed to the densities and with the full range of uses allowed in the underlying C1-55 (M) zone, which allows significantly higher intensity of both residential and commercial use.

The proposal would also request that the Office of Housing add the census tract containing the overlay to those census tracts eligible for participation in the affirmative marketing and community preference policy adopted in the City's Housing Funding Policies (2019). Those policies provide opportunities for displaced residents to return to affordable housing in their prior neighborhood.

### **Next Steps**

A State Environmental Policy Act (SEPA) threshold determination was published for the proposal on April 26<sup>th</sup>. The SEPA appeal period expires on May 17<sup>th</sup>. The LUN Committee is scheduled to hold a public hearing and may vote on the proposal at its meeting on May 26<sup>th</sup>.

### **Attachments:**

1. Proposed Legislation – SEPA Draft

cc: Dan Eder, Interim Director  
Aly Pennucci, Policy and Budget Manager

**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

..title

AN ORDINANCE relating to land use and zoning; adding a new Chapter 23.70 to the Seattle Municipal Code (SMC); amending Chapter 23.32 of the SMC at page 14 of the Official Land Use Map to establish a Mobile Home Park Overlay District; amending Section 23.84A.032 of the SMC; and requesting that the Office of Housing add the census tract in which the Mobile Home Park Overlay District is located to those eligible for the affirmative marketing and community preference policy adopted in the *Housing Funding Policies*.

..body

WHEREAS, Seattle is facing a housing affordability challenge, evidenced by the fact that 42 percent of the Seattle renters pay more than 30 percent of their income for housing; and

WHEREAS, a detached home with a ground-level entry is an increasingly difficult housing option for moderate- and low-income households to obtain, because townhouses and detached homes rent for roughly twice as much as one-bedroom apartments; and

WHEREAS, physical displacement occurs when new development replaces existing lower-cost housing that does not have the protection of ownership by a non-profit housing provider or public housing authority; and

WHEREAS, to address physical displacement the, The City of Seattle (“City”) has promulgated an affirmative marketing and community preference policy in the *Housing Funding Policies*, adopted by Ordinance 125308 and amended by Ordinance 125832, to create opportunities for eligible displaced residents to return to new affordable housing developments in their former neighborhoods; and

WHEREAS, Seattle’s mobile home parks have been in operation for more than 50 years, and continue to provide relatively low-cost housing to approximately 140 households; and

1 WHEREAS, numerous cities in Washington, including Tumwater, Bothell, and Kenmore, have  
2 enacted mobile home park zoning regulations to encourage long-term viability of mobile  
3 home parks as one of several allowed land uses in those zones; and

4 WHEREAS, one of the City’s planning goals under the Growth Management Act, chapter  
5 36.70A RCW, and expressed in the Housing Element of the City’s Comprehensive Plan,  
6 is to make adequate provision for the housing needs of all economic segments of Seattle;  
7 and

8 WHEREAS, in January 2019 the City Council passed Ordinance 125764 placing a one-year  
9 moratorium on development of mobile home parks and requested the Office of Planning  
10 and Community Development to analyze and propose a permanent land-use framework  
11 for mobile home parks, and

12 WHEREAS, to allow additional time for the City to develop a permanent land-use framework  
13 for mobile home parks, the moratorium has been extended for three additional six-month  
14 periods through Ordinances 126006, 126090, and 126241; and

15 WHEREAS, the current moratorium extension will lapse in July 2021; NOW, THEREFORE,

16 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

17 Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is  
18 amended to rezone properties identified on page 14 of the Official Land Use Map to the Mobile  
19 Home Park zone, as shown in Map A for 23.70.004 of the Seattle Municipal Code.

20 Section 2. A new Chapter 23.70 is added to the Seattle Municipal Code as follows:

21 **Chapter 23.70 MOBILE HOME PARK OVERLAY DISTRICT**

22 **23.70.002 Purpose and intent**

1           The purpose of this Chapter 23.70 is to implement the Comprehensive Plan and provide  
2 for the preservation of existing mobile home parks. Mobile home parks provide a source of  
3 lower-cost, medium-density housing that provides a range of land tenancy options. The Mobile  
4 Home Park Overlay District supports the long-term viability of mobile homes located in mobile  
5 home parks, while allowing a variety of other uses.

6 **23.70.004 Mobile Home Park Overlay District established**

7           There is hereby established, pursuant to Chapter 23.59, the Mobile Home Park Overlay  
8 District as shown on page 14 of the Official Land Use Map, Chapter 23.32, and Map A for  
9 23.70.004.

10 **Map A for 23.70.004: Mobile Home Park Overlay District**

11

SEPA

### Mobile Home Park Overlay District



 MHP Overlay District

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1

2

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### 23.70.006 General provisions

1           A. Replacement of a structure, construction of a new structure, and establishment of a  
2 new use within the Mobile Home Park Overlay District shall comply with the development  
3 standards in this Chapter 23.70.

4           B. Standards specific to redevelopment of a mobile home park apply when 25 percent  
5 or more of the mobile homes in a mobile home park are to be replaced with a non-mobile home  
6 use pursuant to a single land use or building permit application or pursuant to multiple land use  
7 or building permit applications filed with the Department within a 365 day period. Any permit  
8 issued for replacement of less than 25 percent of the mobile homes in a mobile home park shall  
9 be conditioned on no additional application being filed within 365 days of the original  
10 application.

11           C. Institutions in the Mobile Home Park Overlay District shall meet all development  
12 standards for institutions in the LR1 zone pursuant to Section 23.45.570.

13 **23.70.008 Permitted and prohibited uses**

14           A. Residential uses. Mobile homes and mobile home parks are permitted outright. All  
15 other residential uses are prohibited.

16           B. Non-residential uses. The following non-residential uses are permitted outright. All  
17 other non-residential uses are prohibited.

- 18           1. Community gardens;  
19           2. Urban farms;  
20           3. Restaurants;  
21           4. Sports and recreation uses, indoor or outdoor;  
22           5. Food processing and craft work;  
23           6. Medical services;

- 1                   7. Offices;
- 2                   8. Retail sales, major durables;
- 3                   9. Retail sales and services, automotive;
- 4                   10. Flexible-use parking;
- 5                   11. Institutions;
- 6                   12. Religious facilities and schools, elementary or secondary;
- 7                   13. Parks and open space.

8   **23.70.010 Development standards for residential uses**

9           A. Density limits and requirements

10           1. The density of residential units shall meet the following requirements:

11                   a. Minimum required density: one unit allowed per 5,000 square feet of  
12 lot area; and

13                   b. Maximum allowed density: one unit allowed per 2,400 square feet of lot  
14 area.

15           2. When density calculations result in a fraction of a unit, any fraction up to and  
16 including 0.85 constitutes zero additional units, and any fraction over 0.85 constitutes one  
17 additional unit.

18           B. Height limit. The maximum height for residential structures is 30 feet. The height  
19 limit exceptions and additions of the LR zones pursuant to Section 23.45.514 apply.

20           C. Setbacks and separations. Setbacks shall be from lot lines as follows:

21                   1. Minimum of 7 feet from any street lot line; and

22                   2. Minimum of 10 feet from any lot line abutting a single-family zone.

1 D. Common amenity areas. If a mobile home park is redeveloped, ten percent of the lot  
2 area shall be developed as a common amenity area. The common amenity area shall be  
3 physically separate and distinct from yards and landscaped areas that are associated with  
4 individual mobile homes. The required common amenity area shall be comprised of one or  
5 more of the following elements:

- 6 1. Open space for active and/or passive recreation such as children’s play area,  
7 ball fields, or flat open lawn areas;
- 8 2. Improved ADA accessible walking or biking trails;
- 9 3. Pools or water features; or
- 10 4. Indoor community and gathering spaces, such as a community center,  
11 recreation room, or fitness center.

12 **23.70.012 Development standards for non-residential uses**

13 A. Height limit. The maximum height for any non-residential structure is 40 feet. No  
14 height limit exceptions are allowed other than for smokestacks, chimneys, flagpoles, and  
15 religious symbols for religious institutions.

16 B. Maximum size of use. The maximum size of any non-residential use on any lot in  
17 the Mobile Home Park Overlay District is 5,000 square feet of gross floor area.

18 C. Floor area ratio. If a mobile home park is redeveloped, the maximum floor area ratio  
19 for all non-residential uses is two.

20 D. Setbacks and separations. Setbacks shall be from lot lines as follows.

- 21 1. Minimum of 7 feet from any street lot line; and
- 22 2. Minimum of 15 feet from any lot line abutting a single-family zone.

23 **23.70.014 Signs**

1 All signs shall comply with the standards and requirements for signs in the residential  
2 commercial (RC) zone pursuant to Section 23.55.024.

3 **23.70.016 Communication utilities**

4 A. Permitted and prohibited locations for major communications utilities are the same as  
5 those specified for single-family zones pursuant to Chapter 23.57.

6 B. Development standards for communications utilities are the same as those specified  
7 for single-family zones pursuant to Chapter 23.57.

8 **23.70.018 Applicability of Chapter 23.58B and Chapter 23.58C**

9 While this Chapter 23.70 is in effect, the requirements of Chapter 23.58B and Chapter  
10 23.58C shall not apply to new development or redevelopment within the overlay.

11 **23.70.020 Expiration of overlay**

12 The Mobile Home Park Overlay District established in this Chapter 23.70 shall expire on  
13 January 1, 2040.

14 Section 3. Section 23.84A.032 of the Seattle Municipal Code, last amended by Ordinance  
15 126287, is amended as follows:

16 **23.84A.032 “R”**

17 \* \* \*

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

19 \* \* \*

20 15. “Mobile home” means a structure that is designed and constructed to be  
21 transportable in one or more sections and built on a permanent chassis, designed to be used as a  
22 dwelling unit without a permanent foundation, and connected to utilities that include plumbing.

1 heating, and electrical systems. A structure that was transportable at the time of manufacture is  
2 still considered to meet this definition notwithstanding that it is no longer transportable.

3 ((15)) 16. "Mobile home park" means a tract of land that is rented for the use of  
4 more than one mobile home that is occupied as a dwelling unit.

5 ((16)) 17. "Multifamily residential use" means a use consisting of two or more  
6 dwelling units in a structure or portion of a structure, excluding accessory dwelling units.

7 ((17)) 18. "Multifamily residential use, low-income disabled" means a  
8 multifamily residential use in which at least 90 percent of the dwelling units are occupied by  
9 one or more persons who have a handicap as defined in the Federal Fair Housing  
10 Amendments Act and who constitute a low-income household.

11 ((18)) 19. "Multifamily residential use, low-income elderly" means a  
12 residential use in which at least 90 percent of the dwelling units are occupied by one or more  
13 persons 62 or more years of age who constitute a low-income household.

14 ((19)) 20. "Multifamily residential use, low-income elderly/low-income  
15 disabled" means a multifamily residential use in which at least 90 percent of the dwelling  
16 units (not including vacant units) are occupied by a low-income household that includes a  
17 person who has a handicap as defined in the Federal Fair Housing Amendment Act or a  
18 person 62 years of age or older, as long as the housing qualifies for exemptions from  
19 prohibitions against discrimination against families with children and against age  
20 discrimination under all applicable fair housing laws and ordinances.

21 ((20)) 21. "Permanent supportive housing" means a multifamily residential use,  
22 which is paired with on or off-site voluntary human services to support a person living with a

1 complex and disabling behavioral health or physical health condition who was experiencing  
2 homelessness or was at imminent risk of homelessness prior to moving into housing:

3 a. In which at least 50 percent of the dwelling units are occupied by  
4 households whose income at original occupancy does not exceed 30 percent of median  
5 income and the remaining dwelling units are occupied by very low-income households at  
6 original occupancy;

7 b. That receives public funding or an allocation of federal low-income  
8 housing tax credits; and

9 c. That is subject to a regulatory agreement, covenant, or other legal instrument,  
10 the duration of which is at least 40 years, recorded on the property title and enforceable by The  
11 City of Seattle, Washington State Housing Finance Commission, State of Washington, King  
12 County, U.S. Department of Housing and Urban Development, or other similar entity as  
13 approved by the Director of Housing.

14 ~~((21))~~ 22. "Nursing home" means a use licensed by the State of Washington as  
15 a nursing home, which provides full-time convalescent and/or chronic care for individuals  
16 who, by reason of chronic illness or infirmity, are unable to care for themselves, but that does  
17 not provide care for the acutely ill or surgical or obstetrical services. This definition excludes  
18 hospitals or sanitariums.

19 ~~((22))~~ 23. "Rowhouse development" means a multifamily residential use in  
20 which all principal dwelling units on the lot meet the following conditions:

21 a. Each dwelling unit occupies the space from the ground to the roof of  
22 the structure in which it is located;

1                                   b. No portion of a dwelling unit, except for an accessory dwelling unit  
2 or shared parking garage, occupies space above or below another dwelling unit;

3                                   c. Each dwelling unit is attached along at least one common wall to at  
4 least one other dwelling unit, with habitable interior space on both sides of the common wall,  
5 or abuts another dwelling unit on a common lot line;

6                                   d. The front of each dwelling unit faces a street lot line;

7                                   e. Each dwelling unit provides pedestrian access directly to the street  
8 that it faces; and

9                                   f. No portion of any other dwelling unit, except for an attached  
10 accessory dwelling unit, is located between any dwelling unit and the street faced by the front  
11 of that unit.

12                                ~~((23))~~ 24. "Single-family dwelling unit" means a detached principal structure  
13 having a permanent foundation, containing one dwelling unit, except that the structure may  
14 also contain one or two attached accessory dwelling units where expressly authorized  
15 pursuant to this Title 23. A detached accessory dwelling unit is not considered a single-family  
16 dwelling unit for purposes of this Chapter 23.84A.

17                                ~~((24))~~ 25. "Townhouse development" means a multifamily residential use that  
18 is not a rowhouse development, and in which:

19                                   a. Each dwelling unit occupies space from the ground to the roof of the  
20 structure in which it is located;

21                                   b. No portion of a dwelling unit occupies space above or below another  
22 dwelling unit, except for an attached accessory dwelling unit and except for dwelling units  
23 constructed over a shared parking garage; and



1 Overlay District, to those areas eligible for the affirmative marketing and community preference  
2 policy adopted in the *Housing Funding Policies* (2019).

3 Section 4. This ordinance shall take effect and be in force 30 days after its approval by  
4 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
5 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

6 Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2021,  
7 and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of  
8 \_\_\_\_\_, 2021.

9 \_\_\_\_\_  
10 President \_\_\_\_\_ of the City Council

11 Approved / returned unsigned / vetoed by me this \_\_\_\_\_ day of \_\_\_\_\_,  
12 2021.

13 \_\_\_\_\_  
14 Jenny A. Durkan, Mayor

15 Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

16 \_\_\_\_\_  
17 Monica Martinez Simmons, City Clerk

18 (Seal)



SEATTLE CITY COUNCIL  
**CENTRAL STAFF**

# Proposed Mobile Home Park Overlay District

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KETIL FREEMAN, ANALYST

LAND USE AND NEIGHBORHOODS COMMITTEE

MAY 12, 2021

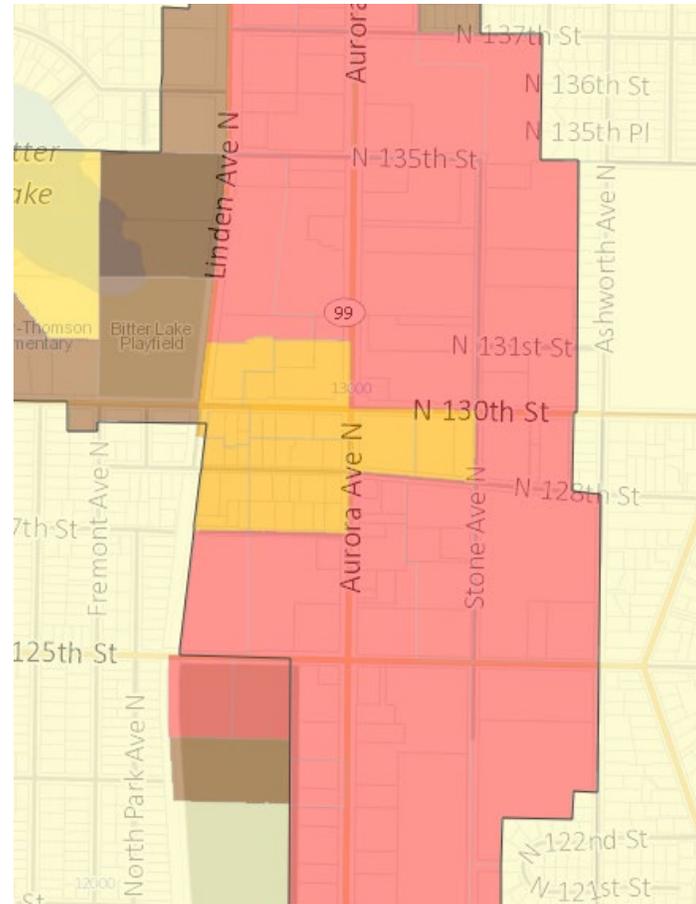
# Legislative History

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- January 2019 - Council passes Ordinance 125764, one-year moratorium on redevelopment of mobile home parks
  - Intended to reduce development pressure on remaining two mobile home parks in the city
- Temporary moratorium extended for three additional six-month periods through Ordinances 126006, 126090, and 126241
- April 2020 - Council publishes SEPA threshold determination on proposed Mobile Home Park Overlay District

# Background and Regulatory Context

- Two remaining parks:  
(1) Bella-Bee and (2)  
Halcyon
- Located in the Bitter  
Lake Residential Urban  
Village
- Bella-Bee – 3.8 Acres,  
65 Homes
- Halcyon – 7.6 acres, 76  
homes
- Zoned Commercial



# How Other Jurisdictions Preserve Mobile Home Parks

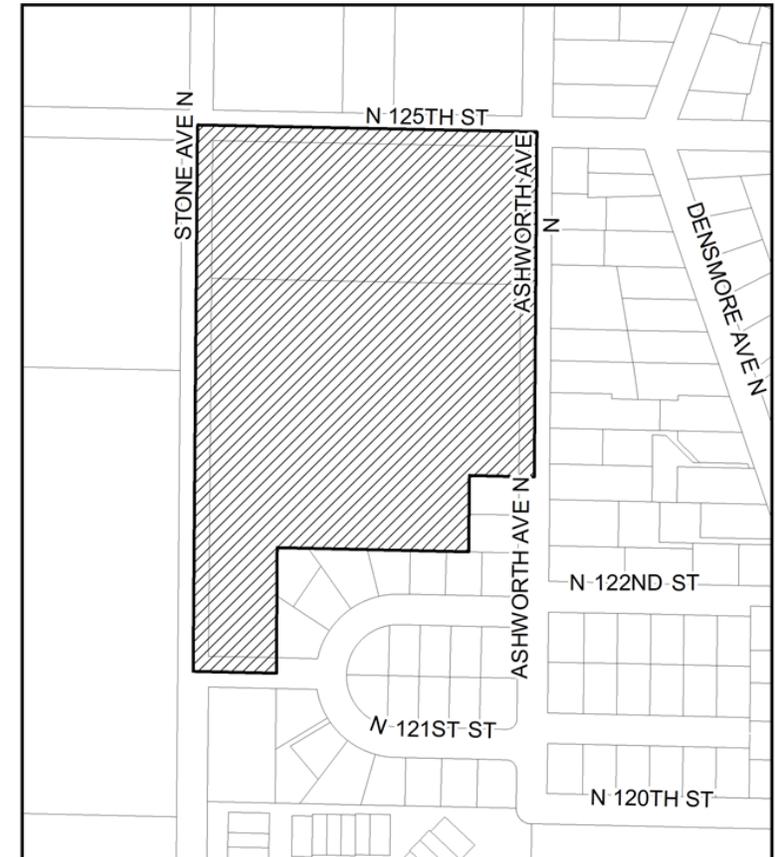
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- Tumwater – Mobile home park zone created in 2008, applies to six of Tumwater's 10 mobile home parks
- Bothell – Mobile home park overlay created in 1996 to promote retention of parks with rental lots
- Kenmore – Phased zoning with a 10-year horizon for certain mobile home parks, longer term protection two mobile home parks, passed in 2019

# Proposed Overlay District

- A zoning overlay district to help preserve the remaining mobile home parks:
  - Limit residential uses to mobile homes and mobile home parks
  - Establish minimum and maximum residential densities
  - Allow some commercial uses but limit the size of those uses
  - Establish height and setback limitations that are consistent with ongoing mobile home park residential uses
  - Require the provision of residential amenity areas, such as outdoor or indoor recreational areas, when 25% or more of a site is redeveloped or undergoes a major renovation
  - Provide for the expiration of the overlay within 50 years

Mobile Home Park Overlay District



 MHP Overlay District

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0 100 200 300 Feet

N

# Next Steps

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- SEPA appeal period ends – May 17
- Public hearing and possible committee recommendation – May 26
- Possible Full Council vote – June 2
- Current moratorium expires – July 10

# Questions?



Legislation Text

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**File #:** CB 120067, **Version:** 1

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**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

AN ORDINANCE relating to the 2021 Budget; authorizing the Director of the Department of Neighborhoods to accept a grant and execute related agreements; amending Ordinance 126237, which adopted the 2021 Budget; changing appropriations to various departments; and ratifying and confirming certain prior acts. WHEREAS, The City of Seattle’s successful 2020 Census outreach work with community-based organizations

was grounded on building a common understanding of the long-term implications of Census data, resources, and representation for historically and currently underrepresented communities in the City: and

WHEREAS, the resulting effective relationships developed through the Census work resulted in Seattle having top return rates in the nation; and

WHEREAS, engaging Census community partners in a post-Census plan and leadership pipeline to further develop civic knowledge and engagement that can amplify community voices and continue participation in local government solutions; and

WHEREAS, it is beneficial to these communities and to the City of Seattle to have community members who are educated and engaged in civic affairs; and

WHEREAS, the COVID-19 pandemic requires the City to adjust educational programming from in-person to digital; and

WHEREAS, Department of Neighborhoods staff submitted a grant proposal to the National League of Cities and Local Democracy to support Post-Census engagement and was awarded \$20,000 to carry out this work from January 20, 2021 through July 31, 2021; NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. The Director of the Department of Neighborhoods, or the Director’s designee, is authorized to accept non-City funding from the National League of Cities and Local Democracy (NLCLD), and to execute, deliver, and perform on behalf of The City of Seattle, agreements reasonably deemed necessary for the receipt of NLCLD funds in the amount of up to \$20,000 to support creation and implementation of a Civic Engagement Digital Academy that is designed for cohorts of historically undercounted communities.

Section 2. Contingent upon the execution of the grant or other funding agreement and receipt of the grant funds authorized in Section 1 of this ordinance, the appropriations for the following items in the 2021 Budget are increased as follows:

Item	Fund	Department	Budget Summary Level	Amount
2.1	General Fund (00100)	Department of Neighborhoods	Community Building Division (BO -DN-I3300)	\$20,000
<b>Total</b>				<b>\$20,000</b>

Section 3. Any act consistent with the authority of this ordinance taken after its passage and prior to its effective date is ratified and confirmed.

Section 4. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2021, and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_

President \_\_\_\_\_ of the City Council

Approved / returned unsigned / vetoed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Jenny A. Durkan, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)

**SUMMARY and FISCAL NOTE\***

<b>Department:</b>	<b>Dept. Contact/Phone:</b>	<b>CBO Contact/Phone:</b>
DON	Grace Dygico/684-0466	Miguel Jimenez

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

**1. BILL SUMMARY**

**Legislation Title:** AN ORDINANCE relating to the 2021 Budget; authorizing the Director of the Department of Neighborhoods to accept a grant and execute related agreements; amending Ordinance 126237, which adopted the 2021 Budget; changing appropriations to various departments; and ratifying and confirming certain prior acts.

**Summary and background of the Legislation:**

This legislation authorizes the Department of Neighborhoods (DON) to accept a grant for and appropriate \$20,000 from the National League of Cities and Local Democracy to support post-Census engagement.

This grant will support the creation and implementation of a Civic Engagement Digital Academy that is designed for cohorts of historically undercounted communities. This program will be developed by DON’s People’s Academy for Community Engagement (PACE) program with the purpose of instructing community members previously engaged in the Census count to learn about and apply the results of the Census. The grant funds will run from January 20 to July 31, 2021. No match is required.

**2. CAPITAL IMPROVEMENT PROGRAM**

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

**3. SUMMARY OF FINANCIAL IMPLICATIONS**

Does this legislation amend the Adopted Budget?  Yes  No

Appropriation change (\$):	General Fund \$		Other \$	
	2021	2022	2021	2022
	\$20,000			
Estimated revenue change (\$):	Revenue to General Fund		Revenue to Other Funds	
	2021	2022	2021	2022
	\$20,000			
Positions affected:	No. of Positions		Total FTE Change	
	2021	2022	2021	2022
	None			

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

No.

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

There will be no funding to carry out the work of engaging Census community partners in a post-Census plan to further develop civic knowledge and engagement that can amplify community voices and continue participation in local government solutions.

**3.a. Appropriations**

**This legislation adds, changes, or deletes appropriations.**

Fund Name and number	Dept	Budget Control Level Name/##*	2021 Appropriation Change	2022 Estimated Appropriation Change
General Fund - 00100	DON	Community Building/BO-DN-I3300	\$20,000	
<b>TOTAL</b>			<b>\$20,000</b>	

\*See budget book to obtain the appropriate Budget Control Level for your department.

**Is this change one-time or ongoing?**

One-time

**3.b. Revenues/Reimbursements**

**This legislation adds, changes, or deletes revenues or reimbursements.**

**Anticipated Revenue/Reimbursement Resulting from this Legislation:**

Fund Name and Number	Dept	Revenue Source	2021 Revenue	2022 Estimated Revenue
General Fund - 00100	DON	NLC + Local Democracy Grant	\$20,000	
<b>TOTAL</b>			<b>\$20,000</b>	

**Is this change one-time or ongoing?**

One-time

**3.c. Positions**

**This legislation adds, changes, or deletes positions.**

#### 4. OTHER IMPLICATIONS

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

No

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

No

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

No

- d. **Does this legislation affect a piece of property?**

No

- e. **Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?**

The grant will contribute to costs associated with PACE's Digital Academy, a leadership development program designed to serve cohorts of historically undercounted communities in order to empower those communities to use Census information to further engage and influence policies and become civic leaders themselves. The program design uses a community partnership model to recruit participants representing historically undercounted populations; specifically, DON will use funds to contract with four community-based organizations who will recruit 15-20 participants for a 14-hour civic curriculum. The community-based organizations represent Black American, Native Indigenous, Latinx, and AAPI communities. Together with the CBOs, DON staff and contracted Community Liaisons, serving as in-language trusted messengers to historically marginalized communities, will promote the programming broadly.

- f. **Climate Change Implications**

1. **Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?**

No.

2. **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.

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

N/A

# Seattle Department of Neighborhoods

## Council Bill 120067: Acceptance of Grant Support for Post-Census Engagement Efforts

Land Use and Neighborhoods Committee  
May 12, 2021



**Seattle**  
Neighborhoods

# Background

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- Seattle's overall return rate for the 2020 Census was one of the highest in the country (76.3%).
- This success was supported through engagement of trusted community leaders that helped direct outreach strategies and promote Census participation.
- These outreach efforts helped build a common understanding of the long-term implications of Census data and its role in providing resources and representation for historically undercounted and underrepresented communities.

# Background

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- Inspired by Census outreach and engagement successes in 2020, DON began developing a post-Census framework to continue providing related leadership and civic engagement training into 2021.
- DON submitted a grant proposal to the National League of Cities and Local Democracy to support this work and was awarded \$20,000.

# Overview of Council Bill 120067

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- The legislation authorizes DON to accept and appropriate the \$20,000 in grant funds provided by the National League of Cities and Local Democracy.
- DON would utilize the funding to create and implement a Civic Engagement Digital Academy designed for cohorts of historically undercounted communities. Due to the ongoing COVID-19 pandemic, all sessions of the Civic Engagement Digital Academy would be conducted online/virtually.

# Overview of Council Bill 120067

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- The term of the grant extends through July 31, 2021; no funding match is required.
- DON's People's Academy for Community Engagement (PACE) Program would be directly involved with the launch of the Civic Engagement Digital Academy and help support ongoing efforts to engage community members in learning about and applying the results of the 2020 Census.

THANK YOU!

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Elsa Batres-Boni  
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**Seattle**  
Neighborhoods



Legislation Text

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**File #:** Inf 1809, **Version:** 1

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Proposed Updates to the Seattle Grading Code, Steam Engineer and Boiler Operator License Code, and Seattle Construction Codes Errata

# Changes to 2021 Seattle Grading Code, Steam Engineer and Boiler Operator License Law Update, and Seattle Construction Codes Errata



Photo by Tim Durkan



**Seattle** Department of  
Construction & Inspections

LUN Committee  
May, 2021

# SDCI PURPOSE AND VALUES

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## Our Purpose

Helping people build a safe, livable, and inclusive Seattle.

## Our Values

- Equity
- Respect
- Quality
- Integrity
- Service

# SEATTLE CODE UPDATES

- **2021 Seattle Grading Code Update**
- **Steam Engineer and Boiler Operators License Law Update**
- **Seattle Construction Codes Errata**



# INTENT OF THE GRADING CODE UPDATE

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- The primary intent of this update is to align with the 2021 Seattle Stormwater Code update.
- SDCI provided outreach and public comment opportunities for the Grading Code by presenting the suggested changes to the development community as part of the extensive outreach done for the 2021 Stormwater Code.
- We addressed all comments and incorporated the suggestions for the most impactful changes.

# 2021 GRADING CODE CHANGES

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- Threshold Revisions
- Definition Clarifications
- Exemption Changes



# THRESHOLD REVISIONS

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## 22.170.060 – Grading Permit Required (Thresholds)

- **Changed** Land Disturbing Activity from 1 acre to 5,000 square feet
- **Changed** New Plus Replace Hard Surface from 2,000 square feet to 750 square feet
- **Added** extracting groundwater (e.g., dewatering wells for construction or remediation)

	2016 Drainage Review Thresholds	2021 Drainage Review Thresholds	Current Grading Permit Threshold	New Grading Permit Threshold
Land Disturbing Activity Area	750 SF	5,000 SF 	1 acre	5,000 SF 
New Plus Replaced Hard Surface Area	750 SF	750 SF	2,000 SF	750 SF 

# DEFINITION CLARIFICATIONS

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## 22.170.050 – Definitions

- **Revised** “Impervious Surface” to “Hard Surface” throughout Grading Code and refer to Stormwater Code for the definition.
- **Revised** “potentially hazardous location” to include any state or federal list or database that indicates potential contamination.

# EXEMPTION CHANGES

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## 22.170.060.B – Exemptions

- **Changed** the utility exemption. New installation will not be exempt in ECAs or for new stormwater systems for short plats and subdivision.
- **Removed** exemption for underground storage tank removal/replacement.
- ~~**Revised** exemption for work on railroads. Not applicable if activity triggers Drainage Review per the Stormwater Code.~~

Note: the lined-out revision was contested by the Port of Seattle and BNSF. SDCI, SPU, and the Seattle Attorney's Office concurred with their comment and deleted the revision, as requested

# STEAM AND BOILER OPERATOR UPDATE

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- Ordinance last updated in 2006
- In 2018 the licensing application and issuance process was moved to the Accela platform, necessitating a rewrite of 6.420.040
- Many editorial changes to update to the current legislative format and switch to gender-neutral language
- SDCI personnel and the Steam License Advisory Board reviewed the ordinance for needed updates
- All updates were approved by the Steam License Advisory Board

# STEAM LICENSE ADVISORY BOARD

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## **Representing Licensed Steam Engineers**

Terry Chapin (Chair) – Retired Grade I Steam Engineer/Washington State Board of Boiler Rules Chair

Ted Carroll – Grade II Boiler Supervisor - Seattle Public Schools

## **Representing Owners/Managers**

Mick Reeves – Enwave Plant Manager

Kenny Lind – Fred Hutchinson Cancer Research Center

Aaron Kessler – Grade II Boiler Supervisor – All Temp Mechanical

## **Representing the General Public**

Christian Dube – Western Washington Stationary Engineers Training Trust

Corey Drury – Port of Seattle

Heath Robinette – IUOE Local 302

# SEATTLE CONSTRUCTION CODES ERRATA

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This legislation includes adoption of proposed errata for Seattle's construction codes to clarify regulations, adopt amendments consistent with Washington State regulations, and make technical corrections from omissions and errors.

- Provides the correct Plumbing Fixture Table for SBC.
- Provides corrected language in various sections that had errors or omissions.
- Provides corrected section or code references.
- Correctly adopts code language to align with the State.

# QUESTIONS?

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