SUMMARY and FISCAL NOTE*

Department:	Contact Person/Phone:	Executive Contact/Phone:
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** 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 land use and zoning; amending Section 25.05.800 of the Seattle Municipal Code to repeal the categorical exemption for SEPA review of proposed "infill" development.

Summary and background of the Legislation: This legislation amends two tables in the State Environmental Policy Act (SEPA) categorical exemptions section of the Seattle Municipal Code (SMC 25.05.800) to delete one column of "infill" categorical exemptions for residential and non-residential uses, which currently define higher thresholds that apply in Urban Centers, and in Urban Villages with a Station Area Overlay District (SAOD) as long as growth targets in those areas have not been met. Because the City will not complete the environmental review work for the new Seattle 2035 Comprehensive Plan or adopt new growth estimates for Urban Villages until 2016, the "infill" categorical exemption levels (as defined by RCW 43.21C.229) must be removed from the SMC in order to comply with 2015 growth management planning deadlines set by the State.

2. CAPITAL IMPROVEMENT PROGRAM

____ This legislation creates, funds, or amends a CIP Project.

3. SUMMARY OF FINANCIAL IMPLICATIONS

__X__ This legislation has direct financial implications

Budget program(s) affected:				
Estimated $ Appropriation change:	**General Fund $**		**Other $**	
	2015	**2016**	**2015**	**2016**
Estimated $ Revenue change:	**Revenue to General Fund**		**Revenue to Other Funds**	
	2015	**2016**	**2015**	**2016**
				$20,000-45,000
Positions affected:	**No. of Positions**		**Total FTE Change**	
	2015	**2016**	**2015**	**2016**
Other departments affected:				

3.a. Appropriations

____ This legislation adds, changes, or deletes appropriations.

Fund Name and number	Dept	Budget Control Level Name/#*	2015 Appropriation Change	2016 Estimated Appropriation Change
TOTAL				

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

Appropriations Notes:

3.b. Revenues/Reimbursements

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

Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Dept	Revenue Source	2015 Revenue	2016 Estimated Revenue
Operating - 15700	DPD	Permit fees		$20,000-45,000
TOTAL				

Revenue/Reimbursement Notes:
Given the reduction in the categorical exemption levels, this legislation would require more development proposals to include a SEPA review component. SEPA review requires the payment of fees to cover the cost of DPD's work in analyzing and documenting environmental impact findings and possible permit conditioning if impacts are identified. Typical SEPA review fees are $250/hour, with an estimate of 3-6 added hours for review per project. Based on available permit data, DPD estimates it annually reviews around 30 development proposals for projects in Urban Centers, and in Urban Villages with a SAOD, that are within the range between the existing "infill" and baseline SEPA exemption levels. Therefore, the potential for added revenue to DPD could range from approximately $20,000 - $45,000 per year.

Such fees would accrue to DPD's operating fund like other project review fees, and would be used to fund the planners that conduct the reviews for development proposals. Revenues are expected to cover costs associated with additional staff review time.

3.c. Positions

____ This legislation adds, changes, or deletes positions.

Total Regular Positions Created, Modified, or Abrogated through this Legislation, Including FTE Impact:

Position # for Existing Positions	Position Title & Department*	Fund Name & #	Program & BCL	PT/FT	2015 Positions	2015 FTE	Does it sunset? (If yes, explain below in Position Notes)
TOTAL							

* *List each position separately*

Position Notes:
No positions are anticipated to be added or deleted as a result of this proposal.

4. OTHER IMPLICATIONS

a) Does the legislation have indirect or long-term financial impacts to the City of Seattle that are not reflected in the above?
No. For approximately one year, the amendments would cause a larger number of development proposals to undergo environmental review, which would generate fees that address DPD staffing costs for this activity. No other indirect or negative long-term financial impacts are identified.

b) Is there financial cost or other impacts of not implementing the legislation?
No. The proposal would provide information that clarifies categorical exemption levels for potential future applicants for development proposal reviews. If this is not implemented, there would be increased potential for applicant and staff confusion about when SEPA is required for development proposals. This could lead to costly mistakes and delays.

c) Does this legislation affect any departments besides the originating department?
No.

d) Is a public hearing required for this legislation?
No. However, this legislation will be discussed during City Council consideration of related Comprehensive Plan actions, in 2015.

e) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?
No.

f) Does this legislation affect a piece of property?
Yes. The legislation affects many properties across the city in most zones, with the exception of Single Family and Industrial zones, for which the amendments are not needed.

g) Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?

None are identified. The categorical exemption levels amended by this legislation apply across the multifamily and commercial zones found in neighborhoods throughout the City.

h) If this legislation includes a new initiative or a major programmatic expansion: What are the long-term and measurable goals of the program? Please describe how this legislation would help achieve the program's desired goals.
Not applicable to this recommended minor clarification.

i) Other Issues:
None identified.

List attachments/exhibits below: None.