SUMMARY and FISCAL NOTE

Department:	Contact Person/Phone:	Executive Contact/Phone:
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1. BILL SUMMARY

Legislation Title:
AN ORDINANCE, relating to land use and zoning, amending the Seattle Comprehensive Plan to reflect changes needed as part of the periodic review and to incorporate changes proposed as part of the 2014-2015 Comprehensive Plan annual amendment process and amending Section 23.52.004 of the Seattle Municipal Code.

Summary and background of the Legislation: The ordinance amends the Comprehensive Plan to incorporate text and Future Land Use Map (FLUM) amendments from several sub-area planning initiatives (Lake City and the Central Area) and an amendment proposed for the Morgan Junction Residential Urban Village. The Ordinance also includes Growth Management Act (GMA) required changes to Urban Villages, Land Use, Capital Facilities, Utilities, Economic Development and Housing Elements to address new State growth estimates and required infrastructure to accommodate those estimates. In addition, GMA changes required for Environmentally Critical Area policies and state-required changes to low-impact development policies are included. Additional discretionary amendments are proposed to the Housing and Neighborhood Plan Elements. Outdated sections of SMC 23.52.004 are deleted.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

__x__ **This legislation does not have direct financial implications.**

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?**
While adoption of this Ordinance is not likely to have long-term financial implications, rezones could occur in the future related to the proposed FLUM changes, leading to some different types of development with infrastructure requirements and capital costs not previously anticipated. These increased costs, if any, would be identified and analyzed in fiscal notes accompanying future rezone legislation. The areas affected by the proposed FLUM amendments are discrete and relatively small and are unlikely to have significant effects on infrastructure or services.

b) Is there financial cost or other impacts of not implementing the legislation?
There is no direct financial cost to not adopting this legislation. The adoption of growth estimates is required by the State of Washington Growth Management Act.

c) Does this legislation affect any departments besides the originating department?
The Comprehensive Plan provides broad guidance to several departments that have roles in managing or serving development. To the extent that development would occur because of rezones based on the FLUM changes proposed at a faster rate than had previously been estimated, some capital departments, such as SDOT and SPU, may experience an increased need for their services and for infrastructure planning. These increased costs, if any, would be identified and analyzed in fiscal notes accompanying that future rezone legislation.

d) Is a public hearing required for this legislation?
Yes. City Council will hold at least one public hearing in 2015.

e) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?
This legislation is subject to review under the State Environmental Policy Act (SEPA). Notice of DPD's threshold SEPA decision and notice of the public hearing appeared in the DJC and the Land Use Information Bulletin

f) Does this legislation affect a piece of property?
Adoption of this ordinance would change the FLUM designation for several pieces of property. The FLUM expresses an aspect of City policy about appropriate zoning categories for these properties. Future rezone legislation would have to be adopted for any parcels to be affected directly.

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?
The legislation would apply city-wide, is general in nature and does not have any implications for these communities.

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.
There are no new initiatives or major programmatic expansions associated with this legislation.

i) Other Issues:

List attachments below: