

**CITY OF SEATTLE**

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

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

..title

AN ORDINANCE relating to land use and zoning; extending for six months a moratorium established by Ordinance 125764, and extended by Ordinances 126006, 126090, and 126241, on the filing, acceptance, processing, and/or approval of any application to establish a new principal or accessory use, or change a principal or accessory use, for any site currently used as a mobile home park, as defined in Section 23.84A.032 of the Seattle Municipal Code; and ratifying and confirming certain prior acts.

..body

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

Section 1. The City Council makes the following legislative findings of fact and declarations:

A. The Council incorporates by reference the findings of fact contained in Ordinance 125764.

B. In January 2019, the City Council passed Ordinance 125764, establishing a moratorium on the filing, acceptance, processing, and/or approval of any application to establish a new principal or accessory use, or change a principal or accessory use, for any site currently used as a mobile home park, as defined in Section 23.84A.032 of the Seattle Municipal Code.

C. That moratorium was extended for three additional six-month periods by Ordinance 126006 (December 2019), Ordinance 126090 (June 2020), and Ordinance 126241 (November 2020).

D. On April 26, 2021, the Council issued a State Environmental Policy Act (SEPA) threshold determination of non-significance for permanent regulations creating a Mobile Home Park Overlay District to help preserve the remaining mobile home parks in Seattle.

E. That threshold determination of non-significance was appealed to the City Hearing Examiner on May 17, 2021.

1 F. On May 24, 2021, the Council introduced Council Bill [REDACTED], creating a Mobile  
2 Home Park Overlay District.

3 G. Seattle Municipal Code Section 23.76.062.D precludes Council action on Council Bill  
4 [REDACTED] until the Hearing Examiner issues a decision affirming the determination of non-  
5 significance.

6 H. Although the City has worked to develop permanent regulations, the work has not  
7 been completed and the City Council will not be able to consider and act on permanent  
8 regulations until after the expiration of the moratorium on July 10, 2021.

9 I. Work on permanent regulations has been limited due to the February 29, 2020, and  
10 March 3, 2020, proclamations of civil emergency by Governor Inslee and Mayor Durkan,  
11 respectively, related to the spread of COVID-19, and the SEPA appeal to the City Hearing  
12 Examiner.

13 J. Revised Code of Washington (RCW) 36.70A.390 authorizes the City to extend the  
14 duration of a moratorium by ordinance for one or more six-month periods.

15 Section 2. The moratorium first set forth in Ordinance 125764, and extended by  
16 Ordinances 126006, 126090, and 126241, shall be extended and in effect for a period of six  
17 months from the effective date of this ordinance, and shall automatically expire on the earlier of  
18 the effective date of the ordinance introduced as Council Bill [REDACTED] creating a Mobile Home  
19 Park Overlay District, or after the six-month period unless the same is extended as provided by  
20 statute, or unless terminated sooner by the City Council.

21 Section 3. Any act relating to the filing, acceptance, processing, and/or approval of  
22 permits and permit applications consistent with the authority of this ordinance taken after its  
23 passage and prior to its effective date is ratified and confirmed.

