



**City of Seattle**  
Seattle Planning Commission

Michael Austin, Chair  
Vanessa Murdock, Executive Director

**SEATTLE PLANNING COMMISSION**

Thursday, April 09, 2020

Online Meeting

Meeting Minutes

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**Commissioners Present:** Michael Austin, Sandra Fried, David Goldberg, Grace Kim, Rick Mohler, Amy Shumann, Jamie Stroble, Rian Watt, Patti Wilma

**Commissioners Absent:** Kelly Rider, Julio Sanchez, Lauren Squires

**Commission Staff:** Vanessa Murdock, Executive Director; John Hoey, Senior Policy Analyst; Connie Combs, Planning Analyst; Robin Magonegil, Commission Coordinator

**Guests:** Michael Hubner and Jim Holmes, Office of Planning and Community Development; Katherine Idziorek

*Seattle Planning Commission meeting minutes are not an exact transcript and represent key points and the basis of discussion.*

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Referenced Documents discussed at the meeting can be viewed here:

<http://www.seattle.gov/planningcommission/when-we-meet/minutes-and-agendas>

**Chair's Report & Minutes Approval**

Chair Michael Austin called the meeting to order at 3:47 pm and recognized that we are on indigenous land, the traditional and current territories of the Coast Salish people. Land acknowledgement is a traditional custom dating back centuries for many Native communities and nations. For non-Indigenous communities, land acknowledgement is a powerful way of showing respect and honoring the Indigenous Peoples of the land on which we work and live. Acknowledgement is a simple way of resisting the erasure of Indigenous histories and working towards honoring and inviting the truth. Chair Austin provided a preview of the agenda. He announced that the next meeting will be held on April 23. This meeting will also be held online.

**ACTION: Commissioner David Goldberg moved to approve the February 27, 2020 meeting minutes. Commissioner Patti Wilma seconded the motion. The motion to approve the minutes passed.**

**Announcements**

Seattle Planning Commission Executive Director Vanessa Murdock stated that this is the Planning Commission's first online meeting. She thanked the Planning Commission staff for setting up the online

meeting technology and thanked the Commissioners for their patience and adaptability. She then asked two questions for each Commissioner to answer: 1) what are you grateful for during this difficult time, and 2) what acts of kindness and/or heroism have you witnessed during the COVID-19 crisis?

- Chair Michael Austin stated that he is grateful for his partner and family, as well as his parents' homecooked food. He has noticed the work of the Cities of Seattle and Bellevue to respond to the health crisis.
- Commissioner Amy Shumann stated that she is grateful for having a safe and beautiful spot to stay home and that all of her family are healthy. She expressed gratitude for the health care providers who are so committed to their profession.
- Commissioner David Goldberg stated that he is grateful to be associated with the other Commissioners and staff. He noted there are acts of heroism big and small - his family and neighbors made masks for the workers at his neighborhood QFC.
- Commissioner Grace Kim stated that she is grateful for her cohousing community of nine families. They have not been able to share meals together but have been using Zoom for videoconferencing. She has been amazed by the acts of heroism from front line workers including those at grocery stores, bus drivers, etc.
- Commissioner Jamie Stroble stated that she has noticed small acts of kindness such as mutual aid efforts and friends who have been working hard to support small businesses and donating money to pay for meals for hospital workers. She is grateful for the recent sunny weather.
- Commissioner Patti Wilma stated that she is grateful for the opportunity to connect with family in unexpected ways. She is also grateful that the millennials are taking this seriously. She stated that the State of Washington is doing a great job. Everyone is taking this seriously but are also kind and friendly.
- Commissioner Rian Watt stated that he is grateful for the health of friends and family. He applauded Teen Feed for their efforts in feeding homeless and at-risk youth during this crisis.
- Commissioner Rick Mohler stated that he is grateful for his students and is inspired by their positive attitudes. He noted an act of kindness he experienced while walking down an alley where neighbors had hung a banner saying thank you to essential services workers.
- Commissioner Sandra Fried recognized her gratitude to a neighbor, who is a nurse practitioner and is also pregnant, for coming to assist when her son had a high fever. Both her son and her neighbor are both healthy.

### **Briefing: 2019-2020 Comprehensive Plan Amendment Recommendations**

Michael Hubner and Jim Holmes, Office of Planning and Community Development (OPCD)

Mr. Holmes provided an update on the 2019-2020 docketed Comprehensive Plan Amendment proposals. The City Council docketed eight amendments for further analysis. OPCD analyzed three of those amendments and declined to analyze the remaining five. The Mayor is recommending adoption of two of the three amendments that OPCD analyzed. Mr. Holmes stated that OPCD has recently published a State Environmental Policy Act (SEPA) notification for the proposed amendments. The appeal period closes April 30<sup>th</sup>. OPCD is working with City Council staff to explore the possibility of holding a public hearing for the proposed amendments on or around June 10.

The amendments recommended for adoption are:

- A Future Land Use Map (FLUM) amendment to include the Providence Mt. St. Vincent property as part of the West Seattle Junction Hub Urban Village. This proposal meets the criteria for inclusion in a Hub Urban Village and is within the ten-minute walkshed of frequent transit. Mr. Holmes stated that this proposal will provide Providence Mt. St. Vincent with more density to expand their services. They will continue to consult with the community on their plans.
- Delridge Neighborhood Plan amendments are a result of several planning processes. The amendments include several goals and policies related to neighborhood health, parks programming, and conservation. The amendments are supported by the community.

The amendment not recommended for adoption is:

- A FLUM amendment to expand the Northgate Urban Center. Mr. Holmes stated that this proposal was not recommended due to its small size and because it does not meet the criteria for inclusion in an Urban Center. Mr. Hubner added that the proposal includes two parcels along an unimproved road with infrastructure constraints. The parcels are currently zoned as Single Family. OPCD did not find the applicant's desire for upzoning to allow for infrastructure upgrades to be compelling. The Urban Center boundaries may be reviewed during the future Major Update to the Comprehensive Plan.

OPCD did not analyze the following amendments:

- Impact Fees: this amendment is subject to ongoing City Council consideration.
- Alternative Name for Single Family Zones: OPCD believes this amendment is more appropriate for the 2024 Major Comprehensive Plan Update; and that it is a bigger change outside of the scope of the annual amendments.
- Fossil Fuels and Public Health: this amendment is more appropriate for the 2024 Major Comprehensive Plan Update; analyzing levels of service for car-share and other non-transit modes would require more staff time.
- 130th Street Station Urban Village: OPCD is currently engaged in a planning effort around the future 130th Street station; the schedule will depend on Sound Transit decisions on that station.
- South Park Urban Village Designation: this amendment is more appropriate for the 2024 Major Comprehensive Plan Update.

Mr. Hubner stated that OPCD did not recommend docketing the above amendments in 2019, but the City Council did docket them for further analysis. The decision to not analyze these proposed amendments at this time was under the direction of the Mayor's Office.

### Commission Discussion

- Executive Director Murdock reminded the Commissioners that the purpose of this briefing is to hear OPCD's recommendations on the 2019-2020 docketed Comprehensive Plan Amendments. The Planning Commission will compose a letter with its own recommendations based on today's briefing.
- Commissioners expressed concern about waiting until the 2024 Major Update to the Comprehensive Plan to address the proposed amendment regarding an alternative name for single

family zoning. Changing the name of the zoning earlier than the Major Update could inform the policy process considering alternatives to single family zoning. Mr. Hubner stated that the Mayor's Office has expressed a preference to wait until the Major Update to have a zoning designation name that is consistent with any new goals and policies related to alternatives to single family zoning. He stated that it will be a major undertaking to look at the range of housing types that could replace single family zoning. The 2020 budget included funding for analyzing a variety of housing types in single family zones in the Major Update Environmental Impact Statement (EIS). This work will begin this year to comply with the adopted budget proviso.

- Commissioners requested additional information about the scope of the EIS related to housing typologies and expressed concern that an EIS could make this work more complicated than necessary. Mr. Hubner stated that the EIS alternatives have not been defined at this point, but it is anticipated that the EIS will address all single-family zoned areas citywide. OPCD may consider multiple neighborhood residential zone alternatives instead of a one-size-fits-all approach and will incorporate access to opportunity, parks, and other components of livability in shaping the alternatives. OPCD will look for guidance and feedback from the Planning Commission when developing the alternatives.
- Commissioners requested more information on the status of the 130<sup>th</sup> Street station area planning process. Mr. Hubner stated that he did not have enough information to say anything definitive about the timing of this planning process. OPCD is waiting for Sound Transit to make a decision on the timing of the 130<sup>th</sup> Street station. Executive Director Murdock stated that the Commission will receive a separate briefing on this planning process when the timing is more defined.
- Commissioners inquired about the status of the proposed Stadium District Comprehensive Plan Amendment. Mr. Holmes stated a number of amendments have been proposed related to industrial lands. These were not included in the docketing resolution as a result of a separate industrial lands policy process. The Mayor's Industrial Maritime Strategy is well underway and was originally planned to be complete this spring or summer. The process will hopefully start again this spring. Any Comprehensive Plan Amendments related to industrial lands may be part of the next annual amendment cycle.
- Commissioners asked if the proposed Delridge Neighborhood Plan amendments are the result of a process similar to the recent Crown Hill community planning process. Mr. Holmes stated that the Delridge planning process took place over several years. Mr. Hubner added that the proposed Delridge amendments are primarily the result of the recent North Delridge Action Plan process. These amendments were crafted with robust community input and data.
- Commissioners requested additional information on the proposed format for future policy discussions regarding alternatives to single family zoning. Mr. Hubner stated he anticipated a name change and FLUM changes in single family zones to be included in development of the EIS alternatives. Growth projections and a housing need analysis will be used to inform these alternatives. OPCD will seek input from the Planning Commission and community members in forming the alternatives. The Major Update was scheduled to commence work this fall and winter, but there will now be at least a six-month delay. Executive Director Murdock stated that the Commission would appreciate a briefing on the changes to the Major Update timing due to the state legislature Comprehensive Plan timing changes and COVID-19.

- Commissioners requested additional information on why the Northgate FLUM change was not recommended for adoption. Mr. Holmes stated that the nearest transit center to the proposed amendment property is more than a mile away. The surrounding area is in transition to single family zoning and does not fit with the criteria for an Urban Center designation.
- Commissioners expressed interest in making a recommendation to move renaming single family zoning forward. One potential new name might be "neighborhood village." Commissioners see value in pushing for a change now. The name 'single family' zoning is not representative of the households that currently live in those zones.
- Commissioners asked for more information on what happens to Comprehensive Plan Amendment proposals that are not recommended for adoption. Mr. Hubner stated that the amendment docketing process is primarily administered by City Council staff, including interaction with applicants. OPCD communicates with applicants when more information is needed to make a recommendation on whether or not to adopt the amendment. For example, OPCD recently communicated with Providence Mt. St. Vincent about their community engagement efforts related to the proposed FLUM amendment.

The Commissioners thanked Mr. Hubner and Mr. Holmes for their briefing.

#### **Public Comment**

There was no public comment.

**The meeting was adjourned at 4:50 pm.**