



**City of Seattle**  
Seattle Planning Commission

Grace Kim, Chair  
Vanessa Murdock, Executive Director

**SEATTLE PLANNING COMMISSION**

Thursday, June 22, 2017  
Approved Meeting Minutes

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<b>Commissioners Present:</b>	Michael Austin, Keiko Budech, David Goldberg, Grace Kim, Kara Martin, Tim Parham, Marj Press, David Shelton, Lauren Squires, Jamie Stroble
<b>Commissioners Absent:</b>	Eileen Canola, Sandra Fried, Jake McKinstry, Julio Sanchez, Patti Wilma
<b>Commission Staff:</b>	Vanessa Murdock, Executive Director; Katy Haima, Planning Analyst; John Hoey, Senior Policy Analyst; Robin Magonegil, Administrative Assistant
<b>Guests:</b>	Cindi Barker, Deborah Bitanga, Jimmy Blais, Craig Kispert, Gabriel Leon, Quinn Majeski, John Owen, Lish Whitson

*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**

Chair Grace Kim called the meeting to order at 7:35 am. She provided an overview of the meeting agenda and upcoming Commission meetings.

### **Announcements**

Executive Director Vanessa Murdock reminded the Commissioners about upcoming community events.

### **Discussion: 2017-2018 Comprehensive Plan Amendment Docket Setting**

*John Hoey, Senior Policy Analyst, Seattle Planning Commission*

If you would like to view the presentation, it is included in the supporting documents found in the minutes section of our website.

Mr. Hoey provided an overview of the docketing process, including the docket setting criteria, for the 2017-2018 proposed Comprehensive Plan Amendments. Mr. Hoey presented an overview of each proposed amendment, noting if the proposed amendment had been previously submitted and docketed. Mr. Hoey also included the staff's recommendation on whether the proposed amendment met the docketing criteria. Chair Kim reminded the Commissioners that the docketing process is only to determine which amendment proposals meet the docketing criteria, and not to evaluate the merits of the individual proposed amendments.

## Commission Discussion

- Commissioners requested clarification on how the urban village boundary changes proposed in Amendment #1: Wallingford Residential Urban Village and #2: West Seattle Junction Hub Urban Village are consistent with docketing criteria C (3), which states that the amendment is consistent with the overall vision and established policies of the Comprehensive Plan, or the Mayor or the Council wishes to consider changing the vision or policies. Commissioners commented that the single-family zoning that is proposed to be removed from the Wallingford and West Seattle Junction urban villages is limiting growth and housing in those urban villages.
- Commissioners commented on the staff recommendation to not docket Amendment #3: Morgan Junction Residential Urban Village, citing criteria A(5) that it would be better addressed through the ongoing citywide Mandatory Housing Affordability (MHA) process, and suggested that the same criteria could be applied to Amendments #1 and 2. Commissioners also commented that Amendment #3 appears to reaffirm existing policies within the Comprehensive Plan and therefore does not meet the intent of the amendment process.
- Commissioners requested clarification on the staff recommendation not to docket Amendment #12: Pier One, asking how this amendment is different from the decision to docket all of the other Future Land Use Map changes to industrial lands. Mr. Hoey and Director Murdock clarified that the proposed use of the Pier 1 property for a marine mammal rehabilitation center is a permitted use under the current zoning and therefore the property does not need a Comprehensive Plan amendment. Some Commissioners expressed interest in docketing this amendment to be consistent with the other industrial lands amendments.
- The Commissioners were reminded that several Comprehensive Plan Amendments were docketed in the 2016-2017 in order that they could be reviewed in the context of the Mayor's Task Force on Industrial Lands. Any amendments during the 2017-2018 cycle that propose changes to industrial lands are also recommended for docketing, acknowledging the upcoming recommendations from that task force. Director Murdock stated that the Office of Economic Development has indicated that the task force will have recommendations to the Mayor by the end of this summer.
- Commissioners asked about the relationship between any proposed amendments and the MHA process. Director Murdock stated that the Office of Planning and Community Development will be proposing additional amendments to make the MHA rezones and urban village expansions consistent with the Comprehensive Plan.
- Chair Kim directed the Commissioners to send comments on the draft recommendations to staff. Director Murdock reminded the Commissioners that after the Planning Commission makes its final recommendations, City Council makes the final decision on which amendments to docket.

## Minutes Approval

The Commission did not have quorum. Approval of the May 25<sup>th</sup> minutes will be moved to the next meeting.

## Discussion: Mandatory Housing Affordability Draft Environmental Impact Statement

*Vanessa Murdock, Executive Director, Seattle Planning Commission*

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Director Murdock provided an overview of the timeline for writing and approving a letter on the MHA Draft Environmental Impact Statement (DEIS). She presented the purpose and contents of the DEIS, including:

- An overview of the 3 alternatives presented in the DEIS;

- How the approach for Alternative 3 differed from Alternative 2 based on the Equity and Growth Analysis;
- Staff observations and considerations, in relationship to the Planning Commission's May 25<sup>th</sup> letter on MHA Implementation Recommendations; and
- Suggested questions and criteria to consider for further discussion.

#### *Commission Discussion*

- Commissioners asked whether the information presented in the DEIS includes demographics and income statistics for each urban village that is proposed for expansion.
- Commissioners asked if the graphs showing the number of anticipated income-restricted affordable units to be built with MHA include both on-site performance and payment in-lieu.
- Commissioners volunteered to review individual sections of the DEIS before the next discussion on this subject.

#### **Public Comment**

Jimmy Blais, the applicant for the Pier 1 Comprehensive Plan amendment, commented that the Pier 1 project has been submitted several times and has repeatedly not been docketed according to criteria C(4). He stated that in addition to a proposed marine mammal rehabilitation center, the project will also involve development of ancillary uses including office space, a waterfront esplanade, and an event center. He expressed concern that the Mayor's Industrial Lands Task Force will not review and make recommendations on small industrial parcels such as Pier 1. He requested that the Commissioners reconsider the proposed amendment for docketing.

Cindi Barker urged the Commissioners to re-read the proposed Comprehensive Plan amendment #3: Morgan Junction Residential Urban Village. She stated that the existing neighborhood plan policies conflict with the proposed MHA regulations. The applicants want to retain the existing neighborhood plan policies until the community has the opportunity to complete additional neighborhood planning and the conflicts are resolved. She also stated that the revised Comprehensive Plan Amendment application form should include language related to criteria C(4) to acknowledge that the Planning Commission and the City Council both review applications for docketing.

Ian Morrison stated that he supports the Commission's recommendations to docket the amendments related to industrial lands and encouraged them to re-consider Amendment #12: Pier 1.

John Owen commented that current methods of community engagement are staff-intensive and often ineffective. He noted that it is difficult to engage whole communities on a project-by-project basis, and recommended using existing community groups to conduct outreach with the goal of getting inclusive participation and building social infrastructure. He also commented that the root cause of growth is rapid corporate expansion, which is a good thing, but encouraged the Commission to think about equity and consider who benefits most from this growth vs. who bears the burdens.

**The meeting was adjourned at 9:01 am.**