



City of Seattle
Seattle Planning Commission

Grace Kim, Chair
Vanessa Murdock, Executive Director

SEATTLE PLANNING COMMISSION

Thursday, January 11, 2018

Approved Meeting Minutes

Commissioners Present:	Michael Austin, Eileen Canola, Sandra Fried, David Goldberg, Grace Kim, Kara Martin, Tim Parham, Marj Press, David Shelton, Patti Wilma
Commissioners Absent:	Ellen Lohe, Julio Sanchez, Lauren Squires, Jamie Stroble
Commission Staff:	Vanessa Murdock, Executive Director; John Hoey, Senior Policy Analyst; Katy Haima, Planning Analyst
Guests:	Gary Johnson, Janet Shull, and Nick Welch, Office of Planning and Community Development; Aly Pennucci, City Council Central Staff

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

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 Kim called the meeting to order at 3:05 pm. She provided an overview of the meeting agenda and upcoming Commission meetings.

ACTION: Commissioner Patti Wilma moved to approve the December 14, 2017 meeting minutes. Commissioner Sandra Fried seconded the motion. The motion to approve the minutes passed.

Announcements

Executive Director Vanessa Murdock informed the Commissioners of several upcoming community events. She encouraged them to attend the upcoming MHA community public open houses that will be held over the next several months. Commissioners were encouraged to attend at least two meetings, including the meeting in their City Council District if possible.

The Commission's annual retreat is being planned and will be used to set the 2018 workplan.

Ms. Murdock announced the resignation of Commissioners David Shelton and Kara Martin. Both Commissioner Shelton and Commissioner Martin expressed gratitude for the opportunity to serve on the Planning Commission for the last several years.

The Commission's annual post-holiday potluck will be held on January 21st.

Action: Seattle Planning Commission Leadership Slate

Seattle Planning Commission Nominating Committee

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

Executive Director Murdock introduced the proposed 2018 Seattle Planning Commission leadership slate. The proposed slate includes the following:

- Chair: Tim Parham
- Vice Chair: Michael Austin
- Housing and Neighborhoods Committee Co-Chairs: Lauren Squires and Jamie Stroble
- Land Use and Transportation Committee Co-Chairs: David Goldberg and Patti Wilma

ACTION: Commissioner David Shelton moved to approve the 2018 Seattle Planning Commission leadership slate. Commissioner Kara Martin seconded the motion. The motion to approve the minutes passed.

Outgoing Chair Grace Kim thanked her fellow Commissioners for the opportunity to serve in that capacity for the past two years. She stated that she has learned a lot about leadership as the Commission's membership and expertise have evolved. She acknowledged her pride that the Commission has become an important voice for diversity and social equity in citywide planning issues. Incoming Chair Tim Parham thanked outgoing Chair Kim for her leadership and thanked the Commissioners for their support. He shared his enthusiasm for the Commission's involvement in a variety of issues in the coming year.

Update: Accessory Dwelling Units Environmental Impact Statement (EIS)

Nick Welch, Office of Planning and Community Development; Aly Pennucci, City Council Central Staff

If you would like to view the Accessory Dwelling Units Environmental Impact Statement presentation, it is included in the supporting documents found in the minutes section of our website.

Mr. Welch and Ms. Pennucci provided an update on the Accessory Dwelling Units Environmental Impact Statement (EIS). They described the scoping phase of the EIS process, including soliciting public comments on what should be considered in the EIS and how potential impacts should be mitigated. The study area for the EIS includes all single-family zoned areas outside of urban villages and the proposed urban village expansion areas. Mr. Welch reviewed the proposal's objectives, as well as the EIS's initial alternatives and proposed scope. He described the various public comment opportunities that were provided during the scoping phase, including an online comment form, project website, and two public open house meetings. More than 1000 comments were received, which is more than usual for a programmatic EIS. Ms. Pennucci thanked the Planning Commission for its comment letter and provided a summary of how public comments were considered. A scoping summary report has been published. The Draft EIS will be prepared in the coming months and will include a third alternative for analysis.

Commission Discussion

- Commissioners asked for more information about the differences between attached accessory dwelling units (AADUs) and detached accessory dwelling units (DADUS). Mr. Welch stated that each type of ADU have different impacts that are important to distinguish and analyze separately. For example, an aesthetics impacts analysis does not apply to AADUs. The two types have different economic impacts for analysis.
- Commissioners recommended that the DEIS clearly define the differences between the two action alternatives being analyzed.
- Commissioners asked how Mandatory Housing Affordability (MHA) regulations would apply to accessory dwelling units. Mr. Welch stated that a consultant is conducting a pro forma analysis including MHA. Because MHA does not currently apply to single-family zones, the lowest MHA requirements and in-lieu payment would apply. Commissioners have historically supported application of MHA in single-family zones. They expressed concern that only in-lieu payment will be studied, noting on-site performance can provide additional benefits. Mr. Welch stated that OPCD has been talking with stakeholders about strategies to provide ADUs for low-income families.
 - Commissioners suggested that any visualizations included in the EIS should be at a pedestrian scale and should not include too many architectural details. A report from Toronto called “A Citizens' Guide to Density” shows good examples.
- Commissioners asked staff their opinion on why so many comments were received. Mr. Welch replied by saying that this work has been going on for a long time and the City has built a robust list of interested people. OPCD reached out to local blogs, which generated significant attention.
- Commissioners asked how the EIS will address the impact of ADUs as short-term rentals. Ms. Pennucci stated that new short-term rental regulations were adopted in December. The City has new data on short-term rental bookings and associated income. The EIS will look at income differentials between short-term rentals and long-term rentals.

The Commissioners thanked Mr. Welch and Ms. Pennucci for their presentation and requested an update when the Draft EIS is published.

Briefing: Chinatown/International District Community Development Planning

Janet Shull and Gary Johnson, Office of Planning and Community Development

If you would like to view the Chinatown/International District Community Development Planning presentation, it is included in the supporting documents found in the minutes section of our website.

Ms. Shull and Mr. Johnson provided a history of the Chinatown/International District (C/ID) neighborhood. They gave an overview of recent planning processes and reports generated for this neighborhood. Mr. Johnson acknowledged some ongoing community concerns and a challenging relationship between the City and the neighborhood over the years. The City received a formal request to engage with the neighborhood in addressing their concerns. A Community Advisory Committee has been convened to empower the community and incorporate elements of the City’s Race and Social Justice Initiative. The community advisory committee process will use the City’s Racial Equity Toolkit. A

comprehensive outreach and engagement strategy has been designed to capture seniors, limited-English speakers as well as others.

Commission Discussion

- Commissioners asked how the work being done by the Community Advisory Committee will be vetted by the broader community if they are not participating in the workgroups. Mr. Johnson stated that the City's Community Liaisons have been engaged in the process and will help with outreach, especially to the business community. The Department of Neighborhoods is also preparing a one-page summary that will be translated into several languages.
- Commissioners recommended that OPCD include a representative from the community in a future presentation to the Planning Commission.
- Commissioners asked if Mayor Durkan's policy priorities might change this planning process. Mr. Johnson stated that the Mayor spent time getting to know the C/ID community during the campaign and has indicated a desire to be engaged as the process moves forward.
- Commissioners recognized that there are a lot of issues associated with homelessness in the C/ID neighborhood. Affordable housing is needed to prevent displacement and keep people in the neighborhood.
- Commissioners asked whether various demographic populations, such as millennials and seniors, have been involved in the planning process. Mr. Johnson stated that a group of millennials called the C/ID Coalition has been very vocal. The planning process will make significant efforts to include the large number of seniors in the neighborhood.

The Commissioners thanked Ms. Shull and Mr. Johnson for their briefing and encouraged them to return as the community planning process moves forward.

Public Comment

There was no public comment.

The meeting was adjourned at 5:20pm.