



**City of Seattle**  
Seattle Planning Commission

Tim Parham, Chair  
Vanessa Murdock, Executive Director

**SEATTLE PLANNING COMMISSION**  
Thursday, May 24, 2018  
Meeting Minutes

**Commissioners Present:** Michael Austin, Eileen Canola, David Goldberg, Grace Kim, Rick Mohler, Tim Parham, Marj Press, Julio Sanchez, Amy Shumann, Lauren Squires, Jamie Stroble, Patti Wilma

**Commissioners Absent:** Sandra Fried, Ellen Lohe, Kelly Rider

**Commission Staff:** Vanessa Murdock, Executive Director; John Hoey, Senior Policy Analyst; Katy Haima, Planning Analyst; Robin Magonegil, Administrative Assistant

*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 Tim Parham called the meeting to order at 7:30 am.

**ACTION: Commissioner Michael Austin moved to approve the May 10, 2018 meeting minutes. Commissioner Rick Mohler seconded the motion. The motion to approve the minutes passed. Commissioner Patti Wilma abstained.**

Chair Parham provided an overview of the meeting agenda and upcoming Commission meetings.

**Announcements**

Vanessa Murdock, Seattle Planning Commission Executive Director, announced several upcoming community events. She encouraged the Commissioners to attend the final Mandatory Housing Affordability (MHA) Public Hearing on Monday June 4th. She asked them to summarize any observations of this meeting, as well as the other MHA meetings. City Councilmember Rob Johnson has requested feedback from the Commissioners on these meetings. Executive Director Murdock also encouraged the Commissioners to attend upcoming meetings sponsored by the Seattle Design Commission on the West Seattle and Ballard Link Extensions project. The Design Commission will be inviting members of several other City boards and commissions to attend these meetings.

**Discussion: Draft Accessory Dwelling Units Environmental Impact Statement Letter**

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

John Hoey, Seattle Planning Commission Senior Policy Analyst, introduced the staff draft letter on the Accessory Dwelling Units (ADU) Draft Environmental Impact Statement (DEIS). The draft letter focuses on what elements of the various alternatives analyzed in the DEIS the Planning Commission recommends be carried forward to a preferred alternative in

the Final EIS. Mr. Hoey provided an overview of each of the draft letter's recommendations, which are based on previous recommendations made by the Planning Commission in 2016. He then introduced several additional issues identified in the DEIS for discussion, including a maximum floor area ratio (FAR) limit, application of Mandatory Housing Affordability (MHA) requirements to construction of ADUs, and ways to reduce predevelopment costs. Finally, he described ideas for additional resources that would allow property owners to facilitate development of ADUs.

### *Commission Discussion*

- Commissioners noted that current regulations do not allow more than one unit within a detached ADU (DADU) and encouraged flexibility in the Land Use Code to allow two separate units within a DADU if all other development standards on the lot are met.
- Recognizing that the DEIS concludes increased ADU production would not have an adverse impact on the availability of on-street parking, Commissioners recommended removing the parking requirements for ADUs, regardless of whether a lot has one or two ADUs on the property.
- Commissioners recommended adding more specific data on how many additional single family lots would be eligible for ADUs if the minimum lot size were reduced from 4,000 square feet to 3,200 square feet.
- Commissioners requested clarification about the possibility of increasing the maximum lot coverage standards for a primary residence to allow more square footage for attached ADUs (AADUs).
- Commissioners clarified that the current proposal for increasing the rear yard coverage limit to 60% is limited to only single-story DADUs.
- Commissioners encouraged flexibility in the allowed household size on lots with an AADU and/or DADU.
- Commissioners recommended including graphics in the FEIS from street view angles to represent impacts from a more common neighborhood-based perspective.
- Commissioners expressed support for applying FAR limits to new development in single-family zones, stating that this policy would address community concerns about new large homes, preserve existing housing, and incentivize adding ADUs to both new and existing homes.
- Commissioners discussed the proposal analyzed in Alternative 3 of the DEIS to apply Mandatory Housing Affordability (MHA) requirements when a property owner applies for a permit to construct a second ADU on a lot that already has one ADU. The Commissioners expressed general support for MHA to increase the amount of affordable housing citywide but had concerns about applying MHA to the production of ADUs. Commissioners stated that the additional costs to a property owner to create a second ADU could act as a disincentive. Commissioners noted that applying MHA requirements to ADUs could suppress production of these units.
- Commissioners expressed support for reducing predevelopment costs for the construction of ADUs. They noted that predevelopment costs including design, permitting, and utility charges can act as a disincentive to the production of ADUs. Commissioners encouraged the City to explore a wide range of process improvements that would further incentivize the development of AADUs and DADUs. The King County sewer hook-up fee was specifically noted as an obstacle for potential ADU developers. Commissioners recommended that the City work with King County to evaluate waiving those fees. They also recommend providing a sliding scale for other predevelopment fees tailored to different income levels and project sizes.

### **Public Comment**

There was no public comment.

**The meeting was adjourned at 9:00 am.**