



**City of Seattle
Seattle Planning Commission**

Josh Brower, Chair
Barbara Wilson, Executive Director

**SEATTLE PLANNING COMMISSION
JUNE 23, 2011
APPROVED MEETING MINUTES**

COMMISSIONERS IN ATTENDANCE

Chair – Josh Brower, Vice Chair – Leslie Miller, Kadie Bell, Catherine Benotto, David Cutler, Mark Johnson, Kay Knapton, Jeanne Krikawa, Amalia Leighton, Matt Roewe

COMMISSIONERS ABSENT

Colie Hough-Beck, Martin Kaplan, Bradley Khouri, Kevin McDonald, Christopher Persons,

COMMISSION STAFF

Barbara Wilson-Director, Katie Sheehy-Planning Analyst, Robin Magonegil-Administrative Staff Assistant, Diana Canzoneri-Demographer

IN ATTENDANCE

Patrice Carroll, DPD;

Please Note: Seattle Planning Commission meeting minutes are not an exact transcript but instead represent key points and the basis of the discussion.

CALL TO ORDER

Chair Josh Brower called the meeting to order at 7:32 am.

COMMISSION BUSINESS

▪ **Chair's Report**

- Commission Chair Josh Brower

Executive Director, Barbara Wilson introduced Patrice Carroll, a new urban planner with DPD to the Commission.

Chair Brower reviewed the upcoming meetings and events and called attention to the Affordable Trends Workshop. He noted that this four-hour work session with Commissioners and City Staff will help the Commission develop recommendations and finalize the affordable housing trends report. . Chair Brower stated that at the next Executive Committee meeting the Commission will be making recommendations on a package of regulatory reform measures being proposed by a stakeholder group.

▪ **Approve: June 9, 2011 Minutes**

ACTION: Commissioner Kay Knapton moved to approve the June 9, 2011 minutes. Commissioner Leslie Miller seconded the motion. The minutes were approved with Commissioner Krikawa abstaining.

Ms. Wilson noted that now is the time that they Commission begins to think about new leadership and in July we typically elect new officers. She added that she will be sending out some information regarding that and would like the Commission to offer nominations for the leadership positions. Ms. Wilson also noted that if Commissioners were interested in being on the nominations committee that they let her know.

Ms. Wilson stated that the Comprehensive Plan update is moving forward with a 'soft release' video that will be launched next week.

Ms. Wilson noted that the Planning 101 assignments have been handed out and that they are meant to be short and informative.

DISCUSSION AND APPROVAL

- **Discussion & Approval: Annual Comprehensive Plan Amendments**
 - SPC docket/threshold recommendations

Chair Brower noted that the Commission would be providing recommendations to the City Council regarding which proposed Comp Plan applications should move forward for further review. He added that this is referred to as the "docket setting" or "threshold decision" and that this is where the Commission reviews the proposed amendments to see if they are appropriate for further consideration and analysis. He asked the Commission to refer to the last page of the draft letter for the criteria used by City Council to determine which amendments should move forward and be placed on the docket. Chair Brower continued in explaining that the proposals that are placed on the docket for further review are then evaluated and analyzed by DPD staff. He noted that the Commission will then review DPD's analysis, as well as bringing their own knowledge and expertise, to provide independent and objective advice on which proposals should be adopted into the Plan.

Chair Brower called for any disclosures or recusals.

Disclosures:

- Commissioner Josh Brower disclosed that his firm, Brower Law PS represents maritime and industrial businesses as well as developers of single and multifamily housing throughout the city.
- Commissioner Amalia Leighton disclosed that her firm, SvR Design works on various Seattle transportation projects and that she represented the Planning Commission on the Emerald City Task Force.
- Commissioner Matt Roewe disclosed that his firm, Via Architecture, has done planning work in South Lake Union and Uptown that has helped define and advance The Lake to Bay Trail concept.

Ms. Wilson stated that the docket is always a very quick timeline and that the Full Commission has not reviewed all of the proposed amendments. She added that what is before the Commission is the draft recommendations that came from the Executive Committee.

Commissioner Johnson stated that he thought the tone was good but wondered when they would get the actual acreage figures. Ms. Wilson replied that she has asked Tom Hauger but if she does not find out soon they will pull that out of the letter.

Commissioner Roewe suggested that they quote how much of the total is industrial. Ms. Wilson responded that she thought it was 12% of the total land in Seattle. Commissioner Roewe stated that he felt that the industrial piece was well written but wondered if it was necessary to be restated several times. Commissioner Miller pointed out that people don't often read the introductions and suggested maybe just one sentence for each.

Ms. Wilson called to the Commission's attention several proposed amendments that should be discussed.

- *Add Lake to Bay Loop to Comp Plan's urban trails system map.*

Commissioner Leighton wondered what the purpose or value of the urban trails system map. She noted that they did not use the urban trails system in the Pedestrian plan. Ms. Wilson stated that it seems that the Commission is wondering about the purpose and value now that there is much more comprehensive pedestrian and bike plans. Commissioner Leighton suggested that they could point to those actions for the plans for either segment. Commissioner Cutler wondered if it was something they could put on their list for the major update. Commissioner Leighton asked if the map is in the transportation element and Katie Sheehy responded that it was.

- *Greenhouse Gas Reduction Targets*

Ms. Wilson stated that the Commission got a great presentation on this from OSE at the last Full Commission meeting. She added that there is a question regarding what metrics should be included in the Comp Plan and to what level of detail. Ms. Wilson stated that OSE's work is much more appropriate than the statewide VMT reduction targets.

- *Add A One-Block Walkway (Between the Blaine and Howe Stairs) to The Urban Trails System Map*

Ms. Wilson noted that there has been a lot of discussion via email regarding this one. She added that some Commissioners have suggested that this would be better dealt with through the bike master plan. Ms. Wilson asked where the Commissioners were on this. Commissioner Miller stated that she was reluctant to add one block and felt that there was no evidence that there was any public outreach on this. Chair Brower noted that the problem with putting something like this in the Comp Plan is that it leads to problems down the road. He added that articulating broad policies about connecting street end green ways is appropriate for the Comp Plan but one block additions are not. Commissioner Johnson stated that in looking at the criteria it does not seem to work and if the map is going to be in there then let's make it look like what we want it to look like. He added that this needs to be put off to some other level of planning. Commissioner Leighton noted that SDOT did identify it in both the Pedestrian Plan and the Bike Plan. Ms. Wilson noted that it seems like there is consensus on this one that it not be included.

- *Amend the FLUM for two parcels Roosevelt Residential Urban Village from single family to Commercial Mixed Use*

Commissioner Miller noted that this is the only proposed amendment that we do not say anything about. Ms. Wilson noted that we could add a sentence. She added that FLUM change only be done through the Comp Plan and she stated that she does not think they want to weigh in on the merits.

Ms. Wilson noted that there are few late arrivals and reminded the Commission that they do not have to weigh in on these as they were submitted late in the process.

- o *No Net Loss of Affordable Housing*

This amendment was proposed a couple of years ago by John Fox and is now being championed by Councilmember Licata. She noted that the main difference is that no net less of affordable housing ‘where feasible.’ Ms. Wilson added that since it came in late they are not required to weigh in on it. Commissioner Cutler asked what the threshold is for feasibility. Commissioner Knapton wondered how does policy like this support slum landlords if what is affordable is housing that has not been maintained. She asked if we are discouraging investment to keep things at a reasonable standard. Commissioner Roewe stated that it would have to be like the incentive program and that it would be onerous. Commissioner Johnson added that it would discourage building. Commissioner Cutler asked if they would need to maintain the mix, the same number of bedrooms and wondered if you would want the language to be more specific. Commissioner Johnson stated that it is hard to argue that it is not a big policy issue for the city so let them take it on the docket. Commissioner Cutler suggested that the biggest argument for not recommending it for the docket is that the overall update might totally overhaul the housing element. Ms. Wilson stated that the thing about this one is that, with the exception of the Port, none are as broad and substantive. Commissioner Johnson stated that he felt it should go forward and that the Commission can raise some of the issues. Commissioner Leighton asked why it couldn’t just be one policy. Ms. Wilson stated what really bugged people previously is that it takes a policy about a specific thing and then tacks on one-for-one replacement. She added that it doesn’t make a lot of sense. Commissioner Leighton offered that it would be like saying that we are going to tack bike and pedestrian on every transportation policy. Commissioner Knapton wondered if the intent was to counter transit communities. Chair Brower noted that he thought that Nick would say redevelopment shouldn’t just be gentrification. Commissioner Cutler stated that it seemed to him that it is not one-for-one but is inclusionary zoning and wondered if it would be possible to just include those two words and use other city policies. Commissioner Roewe responded that he does not think we should use the term inclusionary. Chair Brower suggested that this could undermine the long-term effort to encourage transit communities.

Ms. Wilson asked if the Commission felt that they should include it. Commissioner Leighton stated that since it will be included anyway this would be a chance for the Commission to raise some flags. Ms. Wilson added that there is a lot of precedent for things being included on the docket and wondered if it would be appropriate to include it knowing that the information would come out.

Chair Brower asked the Commissioners to vote on whether or not to include it. The Commission voted to include this amendment in their recommendations.

ACTION: Commissioner Kay Knapton moved to approve the Draft Proposed 2011-2012 Comprehensive Plan Applications letter. Commissioner Leslie Miller seconded the motion. The Draft letter was approved.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Chair Brower adjourned the meeting at 8:55 am.