



City of Seattle
Seattle Planning Commission

Grace Kim, Chair
Vanessa Murdock, Executive Director

SEATTLE PLANNING COMMISSION

Thursday, September 28, 2017

Approved Meeting Minutes

Commissioners Present: Michael Austin, Eileen Canola, David Goldberg, Grace Kim, Ellen Lohe, Marj Press, Julio Sanchez, David Shelton, Patti Wilma

Commissioners Absent: Sandra Fried, Kara Martin, Tim Parham, Lauren Squires, Jamie Stroble

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

Guests: Rebecca Lovell and Roque Deherrera, Office of Economic Development; Tom Hauger, Office of Planning and Community Development

In Attendance: Emily Mines

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 and Minutes Approval

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

ACTION: Commissioner Patti Wilma moved to approve the September 14, 2017 meeting minutes. Commissioner Julio Sanchez seconded the motion. The motion to approve the minutes passed.

Announcements

Executive Director Murdock announced several upcoming community events.

She congratulated Commissioner Marj Press on her recent election to APA's National Board of Directors in the at-large position for a Planning Board Member. Commissioner Press begins her 4-year term on January 1st, 2018.

Nomination ballots for Planning Commission leadership positions will be sent out at the beginning of October and are requested to be returned by Thursday, October 12th.

Discussion: Draft Seattle Planning Commission Bylaws, Protocol and Procedures Manual

Vanessa Murdock and John Hoey, Seattle Planning Commission staff

Executive Director Murdock and Mr. Hoey provided an overview of several revisions to the draft Seattle Planning Commission Bylaws and Protocol and Procedures Manual. Revisions were made based on comments by the Commissioners at the September 14th Commission meeting. Revisions in the Bylaws included edits to reflect the Commission's commitment to diversity and use of gender-neutral language. Similar revisions were also made in the Protocol and Procedures Manual. Additional revisions to the draft Manual clarified when the Commission allows public comment.

If you would like to view the Draft Bylaws and Protocol and Procedures Manual presentation, it is included in the supporting documents found in the minutes section of our website.

Commission Discussion

- Commissioners noted a potential discrepancy between language in the Bylaws that states "If a member of the Executive Committee vacates a position prior to completing their term, a special election shall be held to fill that position" and "When the Chair is absent or unavailable, the Vice Chair will perform the duties of the Chair." It was noted that common practice often allows the Vice-Chair to assume the position of Chair if it is vacated, rather than holding a special election. Commissioners agreed to insert language clarifying that the Vice Chair would assume the position of Chair if the current Chair resigns. Additional language was inserted to clarify that a special election would be held to fill any vacant position on the Executive Committee other than the Chair.
- Commissioners suggested additional language for the Protocol and Procedures Manual to clarify when the Commission allows public comment. The revised language states: "Opportunity for public comment is provided at full Commission meetings. Public comment will generally be taken at the end of full Commission meetings. Comment may be invited at other times during meetings, such as prior to taking action on an agenda item."

ACTION: Commissioner Press moved to approve the revised Seattle Planning Commission Bylaws with revisions as proposed by the Commissioners. Commissioner Wilma seconded the motion. The motion to approve the revised Seattle Planning Commission Bylaws passed.

Commissioner David Shelton moved to approve the Protocol and Procedures Manual with revisions as proposed by the Commissioners. Commissioner Michael Austin seconded the motion. The motion to approve the Protocol and Procedures Manual passed.

Update: Mayor's Task Force on Industrial Lands Recommendations

Rebecca Lovell and Roque Deherrera, Office of Economic Development; Tom Hauger, Office of Planning and Community Development

If you would like to view the Mayor's Task Force on Industrial Lands Recommendations presentation, it is included in the supporting documents found in the minutes section of our website.

Ms. Lovell from the Office of Economic Development (OED) provided an update on the Mayor's Task Force on Industrial Lands. This group has been meeting since July 2016. The Task Force includes a broad cross-section of industrial stakeholder representatives and is consensus-based. The Task Force hopes to complete its recommendations in October or November of this year. Ms. Lovell stated that there is a possibility that the recommendations may be delayed due to the Mayoral and Port Commissioner elections in November, but the group is still hoping to submit their recommended Comprehensive Plan language and workplan/resolution to the City Council by the end of this year.

Ms. Lovell shared some highlights from a recent study on Seattle's industrial lands. She stated that transit and livability were shared values among the Task Force members, but the group was collectively opposed to the possibility of allowing housing in industrial-zoned areas. She previewed a possible zoning concept that would be applied in the SODO Manufacturing-Industrial Center (MIC) that would allow additional commercial development above industrial uses. This would only be allowed within 1/4 - 1/2 mile of transit and would include transportation strategies such as limits on single-occupancy vehicles. Mr. Hauger stated that the Office of Planning and Community Development (OPCD) will be developing an Environmental Impact Statement (EIS) to review this proposal. He stated that OPCD will be conducting an additional study to determine the additional demand for commercial jobs. This work will be incorporated into the SODO study EIS. OPCD and the Seattle Department of Transportation (SDOT) are in the process of developing scopes of work for additional studies in the Georgetown, Interbay, and Ballard industrial areas.

Commission Discussion

- Commissioners asked if data was available to determine where industrial workers live. Ms. Lovell responded that the City does not have that data, but of the 100,000 industrial jobs in Seattle, 2/3 of those are in the SODO MIC and the other 1/3 are in the Ballard-Interbay MIC. Ms. Lovell stated that there is interest in re-evaluating the results of a 2013 study done by the former Department of Planning and Development on the potential for transit-oriented development in Interbay.
- Commissioners asked if OED is working with the Office of Sustainability and Environment (OSE) on resilience and climate change issues. Ms. Lovell stated that an OSE staff member is a member of the inter-departmental team and they are looking at resilience issues such as contamination, liquefaction, and transportation-related carbon emissions.
- Commissioners asked if OED is working with SDOT on new mobility solutions, including autonomous freight delivery vehicles. Mr. Deherrera replied that they are looking at all new

mobility solutions, especially last-mile connections. They are also considering transportation management solutions such as restricting single-occupancy vehicles within the 1/4 - 1/2 mile study area.

- Commissioners recognized the new Prologis warehouse project in Georgetown as an example of innovative development in an industrial area and asked if that is the preferred model for all new industrial development. Mr. Deherrera commented that there are not many development sites of that size left in the industrial zones. Ms. Lovell stated that many new industrial uses are increasing demand for land, including food, beverage, and cannabis businesses.
- Commissioners requested clarification on the proposed height limits for new development in the proposed SODO study area. Ms. Lovell stated the heights for new development in the study area are restricted to the current limits. However, industrial stakeholders have inquired whether projects could go above those limits if a project was 100% industrial use.
- Commissioners asked about the status of several Comprehensive Plan amendments that have requested a change to the Future Land Use Map from industrial use to commercial or mixed use. Ms. Lovell replied that several of those amendments are subject to additional studies in the Ballard and Interbay areas.
- Commissioners asked what measures are being considered to reduce air pollution in industrial areas and whether outreach is being conducted to those communities most affected by air quality impacts. Mr. Hauger replied that air quality impacts and strategies to reduce those impacts, such as reducing single-occupancy vehicle use, will be analyzed in the EIS. The City Council will be adopting a Comprehensive Plan amendment in early October that considers the potential health impacts of air pollution on residential populations and other sensitive uses near corridors with high volumes of vehicle traffic, freight routes, and point sources of pollution.
- Commissioners requested more detail on any additional recommendations from the Task Force on protecting industrial lands. Mr. Deherrera mentioned a proposal under consideration that would limit Comprehensive Plan amendments requesting changes to the Future Land Use Map to every 2-4 years. Mr. Hauger also mentioned a proposed change to the Land Use Code that would prevent creative interpretations of the Code resulting in larger developments than intended.
- Commissioners asked what strategies are being considered to address the homeless population in industrial areas. Mr. Deherrera stated that the SODO Business Improvement Association is involved in addressing this significant issue, especially the increasing number of people living in cars.

The Commissioners thanked the presenters for their briefing and requested to stay informed as the Task Force recommendations are released.

Public Comment

There was no additional public comment.

The meeting was adjourned at 9:05am