



City of Seattle Seattle Planning Commission

David Cutler and Amalia Leighton, Co-Chairs
Vanessa Murdock, Executive Director

SEATTLE PLANNING COMMISSION SEPTEMBER 25, 2014 APPROVED MEETING MINUTES

COMMISSIONERS IN ATTENDANCE

Catherine Benotto, Luis Borrero, David Cutler, Brad Khouri, Jeanne Krikawa, Amalia Leighton, Kevin McDonald, Tim Parham, Morgan Shook

COMMISSIONERS ABSENT

Keely Brown, Grace Kim, Marj Press, Matt Roewe

COMMISSION STAFF

Jessica Brand - Policy Analyst, Diana Canzoneri – Demographer, Robin Magonegil - Administrative, Vanessa Murdock, Executive Director

GUESTS

Ketil Freeman, Council Central Staff; Esther Handy, Councilmember O'Brien's staff; Patrice Carroll, Tom Hauger, DPD;

IN ATTENDANCE

Michael Austin, Cindi Barker, Bill Bradburd, Lauren Craig, Susan McLain, David Shelton, Lauren Squires, Nathan Torgelson

Please Note: The Seattle Planning Commission meeting minutes represent key points and the basis of the discussion.

CALL TO ORDER

- **Chair's Report**
 - Co-Chair David Cutler

Co-Chair Cutler called the meeting to order at 7:30 am.

- **Briefing: Incentive Zoning/Linkage Fee**
 - Ketil Freeman Council Central Staff
 - Esther Handy, Staff Councilmember O'Brien

Council's Goals for the review of the Linkage Fee and Incentive Zoning

1. Produce more affordable housing units
2. Ensure that affordable housing requirements are economically feasible!
3. Create/sustain mixed income communities
4. Target resources to households with the greatest needs
~30% for households earning 60-80% of median income

For details on the report out regarding the Incentive Zoning/Linkage Fee presentation, please see the corresponding documents on our website.

Commission discussion and questions

Commissioners expressed interest in better understanding the Nexus Study and its contents. Also, why Lowrise, Industrial and Single Family were not included as part of the Nexus Study.

There were several clarifying questions about how this fee would be applied and how the high, medium and low neighborhoods would be identified. There was concern expressed that the current thinking was to include Lowrise without the necessary Nexus Study. There was also concern about whether or not the Council was planning to implement the necessary tracking mechanisms to ensure the high, medium and low were appropriate over time.

Commissioners also expressed interest in better understanding the rationale behind using this new fee instead of increasing the levy which is a city wide property tax.

In regards to how the fee would be charged a clarifying question about the application only on market rate housing or would this also apply to affordable housing. Also, what happens to the application of the fee when one underbuilds a lot? Is the fee applied to zone or building type?

Murdock summarized the upcoming PLUS calendar and when Commissioners would be asked to weigh in on this topic.

▪ Briefing: Comprehensive Plan Introduction and Timeline

- Patrice Carroll, Tom Hauger, DPD

Mr. Hauger briefed the Commission on the new timeline for the Comprehensive Plan roll out. The Draft Environmental Impact Statement is planned to be released in January and DPD is intending to submit to Council the legally required, per the Growth Management Act (GMA), components of the Comprehensive Plan by June 30, 2015. The new timeline includes a phased approach that starts first by passing the legally required components and then continuing the work on goals and policies that will be passed later in the year. The June 2015 timeline includes very few policy changes but is largely inventory changes that are required under GMA such as Transportation and Capital Facilities. Legally the City is required to update the growth targets for Urban Centers and thus that will also be a part of phase 1. Phase 1 will also include the 2014-2015 Annual Amendment Cycle and consideration of those Comprehensive Plan items that have been submitted.

The current timeline includes final EIS adoption by later summer and the final plan would be voted on in early 2016.

Commissioner discussion and questions

Commissioners were asked clarifying questions on what might be included in the 2 phase plan and when the contents of the phase 1 adoption might be finalized.

Commissioner Leighton briefed the Commission on the Comprehensive Plan Task Force meeting and preliminary notes from that meeting. The CPT suggested adding health and health indicators to the plan, for reader context suggested moving the GMA framework before the Urban Village Strategy, and expressed interest in helping to finalize the trends section of the introduction.

Commissioners also expressed interest in being involved with the indicator selection process and mentioned the latest indicator project ISO.

▪ August 14, 2014 & September 11, 2014 Minutes Approval :

ACTION: Commissioner Kevin McDonald moved to approve the August 14, 2014 minutes. Commissioner David Cutler seconded the motion. The minutes were approved with Commissioners Catherine Benotto and Morgan Shook abstaining.

ACTION: Commissioner Amalia Leighton moved to approve the September 11, 2014 minutes. Commissioner David Cutler seconded the motion. The minutes were approved with Commissioners David Cutler and Morgan Shook abstaining.

PUBLIC COMMENT

Cindi Barker expressed interest in better understanding how the implementation of the linkage fee may impact current and future growth targets. She also asked the Commission for its guidance on what to do with the neighborhood plans. The plans will be adopted as part of the Major Update and yet many of the plans are close to 20 years old and have not been refreshed.

Bill Bradburd asked the Commission to consider as part of its comments on the linkage fee the incorporation of not only rental property but also for sale units. These extra resources could be very helpful in working toward more affordability. He also expressed some concern about unmitigated density and developments that have not been subject to the Design Review process.

ADJOURNMENT

Co-Chair Cutler adjourned the meeting at 5:30 pm.