

GROWTH MANAGEMENT PLANNING COUNCIL

**Wednesday, February 26, 2014
Puget Sound Regional Council Boardroom
Seattle, WA**

MEETING SUMMARY

Unanimously Approved on May 21, 2014

Members present:

King County Executive Dow Constantine, Chair
Councilmember Dembowski, King County
Councilmember Hague, King County
Councilmember Lambert, King County

Councilmember Burgess, Seattle
Councilmember O'Brien, Seattle

Representing Suburban Cities:

Councilmember Barnes, Maple Valley
Councilmember Deady, BlackDiamond
Councilmember Eggen, Shoreline
Mayor Guier, Pacific
Councilmember Odell, Sammamish
Councilmember Stilin, Redmond
Councilmember Wagner, Covington

Chair Constantine convened the meeting at 4:00 pm. Chair Constantine welcomed the new members to the GMPC. GMPC members introduced themselves.

Staff informed the Chair that a quorum was not present. The Chair moved to Agenda Item IV.

Agenda Item IV – Public Comment. Chair Constantine opened the meeting to public comment.

1. Kamuron Gurol, Planning Director, City of Sammamish
Mr. Gurol presented a letter signed by Tom Vance, Mayor, City of Sammamish, regarding the Klahanie Potential Annexation Area (PAA.) The City requests that the PAA map in the Countywide Planning Policies be amended to remove the PAA from the City of Issaquah and transferred to the City of Sammamish.
2. Paul Winterstein, Council President, City of Issaquah
Councilmember Winterstein explained that the annexation vote of the Klahanie PAA to the City of Issaquah fell short by only 36 votes. He further explained that the City of Issaquah is considering several options including: keeping a portion of the PAA and transferring the

remainder to Sammamish, transferring all of the PAA to Sammamish, and making no change in the status of the PAA. The councilmembers and mayor will work with stakeholders to sort out the next steps.

Chair Constantine responded by stating that it is the cities who designate PAAs and that traditionally, overlaps have been resolved by cities. He suggested that the two cities, with time to reflect, should work this out and not the GMPC. He further stated that it would be a departure from past practice for the GMPC to decide which city should have the PAA.

Councilmember Lambert asked that the PAA designation be determined in six months. She further asked that a PAA be evaluated whenever a new city is formed.

Chair Constantine asked that the cities and staff come back at the July GMPC meeting with a status report.

Staff informed the Chair that a quorum was now present. The Chair moved back to Agenda Item III

Agenda Item III – approval of the minutes from September 25, 2013. The minutes were approved unanimously.

Agenda Item V was a discussion of the 2014 GMPC meeting schedule and work program.

Karen Wolf, King County, reviewed the 2014 meeting schedule and work program with the GMPC. Councilmember Hague asked that the Eastside Rail Corridor be added to the work program for a briefing in May and possible action in July. Under the topic of school siting, Councilmember Lambert asked that the disposition of rural properties owned by the school districts be added to the work program. Councilmember Odell asked that a placeholder be added to deal with the PAA issue – specifically, he asked that it be considered as a technical correction. Chair Constantine stated that the GMPC is not the correct body to officiate between Issaquah and Sammamish. Chair Constantine asked for a briefing in May on the progress being made by the two cities. He further stated that staff would work with the county attorneys to identify exactly what action the GMPC can take. Councilmember Lambert suggested that the state consider legislation to allow an annexation vote with a choice of cities.

Agenda Item VI was a briefing on the 2014 Buildable Lands Report.

Chandler Felt, King County, briefed the GMPC on the progress made on the 2014 Buildable Lands Report (BLR.) He provided background on the BLR and explained the approach being used to complete the report. He explained that a consultant, Community Attributes, has been brought on board to assist in the preparation of the 2014 BLR. A well-attended workshop for city staff was held in January with a second workshop being planned for April. A meeting with stakeholders will be held in early May. Councilmember Eggen asked about avoiding the double-counting of commercial and residential space in mixed-use zones. Mr. Felt explained that land within mixed-use zones is calculated for both residential and commercial capacity based on a proportional assessment. Councilmember Odell asked about accounting for a significant proportion of jobs being accommodated through home-based businesses. Mr. Felt responded by explaining that it is difficult to measure home-based businesses. He suggested that this be a consideration for the next BLR. Councilmember Dembowski asked about accounting for

transfer of development rights (TDRs) when calculating capacity. Mr. Felt responded that this is unlikely to be a significant factor. Councilmember Lambert asked about how much capacity is actually on land that is a steep slope or a wetland. Mr. Felt explained that all critical areas are subtracted from the capacity number – the resulting capacity is net of critical areas. Councilmembers asked that staff brief the Master Builders Association and other key stakeholders prior to the scheduled stakeholder meeting in May. Staff responded that they would set up a meeting for late March to discuss the BLR with them in advance of the release of the Public Review Draft BLR.

The next GMPC meeting is scheduled for Wednesday, May 21st at the PSRC.

Chair Constantine adjourned the meeting at 5:20 pm.