

## GROWTH MANAGEMENT PLANNING COUNCIL

Wednesday, July 23, 2014  
Puget Sound Regional Council Boardroom  
Seattle, WA

### MEETING SUMMARY

#### Members present:

King County Executive Dow Constantine, Chair  
Councilmember Dembowski, King County  
Councilmember Jane Hague, King County\*  
Councilmember Lambert, King County\*  
Councilmember McDermott, King County  
Councilmember Phillips

Councilmember O'Brien, Seattle

Councilmember Robertson, Bellevue\*

#### Representing Suburban Cities:

Councilmember Barnes, Maple Valley  
Councilmember Bertlin, Mercer Island\*  
Councilmember Marts, Issaquah\*  
Councilmember Prince, Renton\*  
Councilmember Stilin, Redmond  
Mayor Pro-Tem Wagner, Covington

*\* Participated via teleconference*

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Councilmember Phillips convened the meeting at 4:10 pm and served as temporary Chair of the GMPC. GMPC members introduced themselves.

Staff affirmed that a quorum was present

**Agenda Item II – approval of the minutes from May 21, 2014.** The minutes were approved unanimously.

**Agenda Item III – Public Comment.** Chair Phillips opened the meeting to public comment.

1. Eileen Quigley, Climate Solutions  
Ms. Quigley expressed strong support for the Motion 14-5 that would amend the 2012 King County Countywide Planning Policies to define countywide greenhouse gas reduction targets and greenhouse gas measurement and reporting commitments. King County leads the nation with its climate efforts.

2. Randy Bannecker, Seattle-King County Association of Realtors

Mr. Bannecker addressed the 2014 Buildable Lands Report and stated that we all have a shared interest to make sure King County communities thrive. The Buildable Lands Report is an important tool to be used in planning for growth that is relevant and true to the market. The Buildable Lands Reports demonstrates that success moving forward will be reliant upon multi-family development and redevelopment of single-family detached housing. We need to make multi-family housing attractive and viable and that regulations promote quality products and the timely redevelopment of single-family housing. We need to rethink lot size and the units/acre to make our use of land is more efficient. We need to make a new commitment for planning for residential growth in a way that works with the market that makes multi-family communities successful and thriving and that will make the most of our single-family zones.

3. April Putney, Futurewise

Ms. Putney urged adoption of Motion 14-5 and stated that King County is leading the state and nation in moving forward on setting greenhouse gas reduction targets. And support of the BLR, also. KC and the cities have long been a leader in the state and nation to in making sure we're taking action to address climate change locally. We have the opportunity to put science-based goals into our CPPs.

4. David Hoffman, Master Builders Association King and Snohomish Counties

Mr. Hoffman addressed the Buildable Lands Report and stated that the Report shows that we have sufficient capacity for moving forward. Mr. Hoffman looked at the numbers from the period 1996-2011 and compared them to the current Buildable Lands Report. During the period from 1996-2011 we had construction of 57,410 single-family homes (3600 homes/year) and 91,000 multi-family units (5700 /year). The current Buildable Lands Report states that we have capacity for 57,536 single-family and 323,574 multi-family, which represents a split of 15% single-family and 85% multi-family. If the county continues on the current average pace of the 1996-2011 period, then we have 20 years of single-family capacity and 57 years of multi-family capacity. Concern that as a region, we are not planning for every sector of the market.

**Executive Constantine joined the GMPC and assumed duties as Chair.**

**Agenda Item IV was an action item, the 2014 Buildable Lands Report: Motion 14-4**

Councilmember Robertson opened the discussion by stating that the final placement of the Sound Transit maintenance facility in a major growth area may impact Bellevue's capacity numbers.

Councilmember Robertson thanked the GMPC for making sure that this is noted within the Report.

Chandler Felt, King County, presented a PowerPoint presentation on the background and conclusions of the 2014 Buildable Lands Report stating that King County has more than sufficient capacity to accommodate the growth targets through the year 2031.

Councilmember Lambert thanked staff for the briefing and for including a section on the Rural Area. She further stated:

- Capacity within the Rural Area should be added to the chart so that all numbers were in one place;
- Concern that single-family housing could be maxed-out by 2033; and
- Concern with the cost of redevelopable land.

Councilmember Phillips moved Motion 14-4 and Councilmember O'Brien provided the second. Chair Constantine called the question; Motion 14-4 passed unanimously.

**Agenda Item V was an action item on Climate Change, amendment to CPP EN-17 and add new EN-18A: Motion 14-5**

Matt Kuharic, King County, answered member questions regarding Motion 14-5. He explained that the per capita emissions contained in the proposed amendment to EN-17 provided another way to look at the emissions target and accounts for growth in population.

Councilmember Barnes stated that the Sound Cities Association (SCA) Public Issues Committee supports the current wording of the policies but added that SCA further recognizes that the greenhouse gas reduction targets are aspirational and countywide in nature and that cities are encouraged but not required to individually adopt the targets.

Chair Constantine affirmed that in fact, the policies are meant to be countywide and he further thanked the SCA for participating in the discussion and noted that many of the cities are members of King County Climate Collaboration.

Councilmember O'Brien stated that this is a great step forward and that we won't ever reach our goals if we don't set ambitious targets.

Councilmember Phillips stated that while we don't have all the answers we need to be part of the leadership effort to set benchmarks. He added that he is part of a national symposium on a collaborative effort regarding national security issues associated with climate change.

Councilmember Barnes moved Motion 14-5 and Councilmember McDermott provided the second. Chair Constantine called the question; Motion 14-5 passed unanimously.

**Agenda Item VI was a preview of the September 24<sup>th</sup> meeting.**

The focus of the next meeting will be a presentation and discussion of affordable housing issues.

**The next GMPC meeting is scheduled for Wednesday, December 17<sup>th</sup> at PSRC.**

**Chair Constantine adjourned the meeting at 5:17 pm.**