

GROWTH MANAGEMENT PLANNING COUNCIL

Wednesday, July 22, 2015
Puget Sound Regional Council Boardroom
Seattle, WA

MEETING SUMMARY

Approved unanimously by the GMPC on November 6, 2015

Members present:

King County Executive Dow Constantine, Chair
Councilmember Dembowski, King County
Councilmember Lambert, King County
Councilmember McDermott, King County
Councilmember Phillips, King County

Councilmember Burgess, Seattle
Councilmember O'Brien, Seattle

Representing Sound Cities Association (SCA):

Councilmember Barnes, Maple Valley
Councilmember Guier, Pacific
Councilmember Marts, Issaquah
Councilmember Stilin, Redmond
Councilmember Tom Stowe, Beaux Arts Village
Mayor Pro Tem, Wagner, Covington
Councilmember Walker, Duval

Executive Constantine convened the meeting at 4:07 pm. GMPC members introduced themselves.

Staff affirmed that a quorum was present.

Agenda Item II – Approval of the minutes from April 22, 2015. The minutes were approved unanimously.

Agenda Item III – Public Comment.

1. Tom Vance, Mayor, City of Sammamish
Mayor Vance proposed a revision to Countywide Planning Policy, DP-16, to add a fourth option for expanding the Urban Growth Area (UGA). Under this proposal, the UGA could be expanded if the rural area is surrounded on three sides by a city and bounded on the fourth side by a

natural or man-made feature. This policy would allow for the Duthie Hill notch to be added to the Sammamish UGA. Mayor Vance stated that 80% of Duthie Hill residents would like to have access to urban services.

2. Lyman Howard, Deputy City Manager, City of Sammamish

Mr. Howard stated that adding Duthie Hill to the UGA would be a correction because a notch-like configuration is less than ideal. The change to DP-16 would be a “surgical adjustment.” The City of Sammamish governs Duthie Hill Road for three miles west of Duthie Hill and then .5 miles to the east. Mr. Howard requested that the GMPC send this request to the IJT for further discussion.

Agenda Item IV – Panel Discussion – Climate Change.

Presentation on implementation of amended policy EN-17 and new policy EN-18A.

Executive Constantine stated that exactly one year ago, the GMPC approved ambitious but achievable countywide greenhouse gas reduction goals and added a policy to establish a gas emissions inventory and measurement framework. These policies were ratified by the jurisdictions on April 3, 2015. Executive Constantine further noted that many of the GMPC members are also represented at the King County-Cities Climate Collaboration (K4C) and that it is important to bring those discussions to a wider audience and demonstrate how cities of all sizes can make a difference in reducing greenhouse gas emissions.

Matt Kuharic, King County, opened the panel stating that ten of the fourteen cities in the K4C, representing 70 percent of King County’s population, signed onto the Joint Commitments. Mr. Kuharic referred to the King County Strategic Climate Action Plan, which links actions to outcomes. He further noted that King County has calculated the greenhouse gas emissions avoided through implementation of the state Growth Management Act.

Nicole Sanders, City of Snoqualmie, talked from the perspective of a small city. She stated that the first step any city should take is to assign staff to take action on sustainability issues. Ms. Sanders identified the following steps with co-benefits: urban forestry, commute-trip reduction, PSE Green Power program, and a solarized campaign.

Nancy Backus, Mayor, City of Auburn, talked from the perspective of a medium-sized city. She stated that cities should have flexible development standards to promote sustainability and that sustainability has a great return on investment. Mayor Backus talked about several projects completed or underway in Auburn to advance sustainability. She concluded that this can’t be done without focused action.

Paul Andersson, City of Bellevue, talked from the perspective of a large city. He stated that Bellevue has reduced greenhouse gas emissions from municipal operations by 22 percent since 2006. He added that there has been a 150 percent increase in the use of solar over the past two years.

Lisa Verner, King County, concluded the panel discussion with a presentation of the Green Building Handbook and a list of the top actions that cities can employ to start on a path of reducing greenhouse gas emissions. The top four actions were to: appoint a staff person to focus on sustainability efforts, adopt mixed-used zoning, join the K4C, and plant trees.

Councilmember Stilin asked about collaboration among cities to purchase LED fixtures to drive the cost down. The response was this was not happening at this point.

Councilmember Lambert expressed concern about LED lighting stating that it is not as bright as conventional bulbs.

Councilmember Marts stated that the infrastructure around electric vehicles will have a profound impact on carbon emissions.

Councilmember O'Brien stated that there is a connection between land use and carbon emissions. He added that the Auburn TOD development near the Sounder Station is a great example. Councilmember O'Brien asked the GMPC to look specifically at the CPPs and how affordability is addressed. The challenge in Seattle is affordability – while the city is building lots of housing it needs affordable housing. He asked if staff would be willing to work on a countywide planning policy to address affordability.

Executive Constantine asked if Councilmember O'Brien had a notion of how to dig into the issue. Councilmember O'Brien suggested that the GMPC look at policies to address affordability. Executive Constantine directed IJT staff to work directly with Seattle staff to look into this issue. Staff responded that this issue can be addressed in advance of the next GMPC meeting for presentation at that meeting.

Councilmember Burgess expanded on this issue stating the need for mandatory provisions and identified several cities that have a mandatory affordable housing set-aside requirement. He suggested that policies in alignment with those approaches would be appropriate.

Agenda Item V – Other Business.

Duthie Hill Notch

Councilmember Barnes stated that the SCA Caucus discussed this issue prior to the meeting and that the pros and cons of adding a fourth rationale for changing the UGA should be reviewed.

Councilmember Marts stated that Issaquah has long-standing support for the Four-to-One Program. He suggested that the program be evaluated to look at the provision requiring that the open space properties be adjacent to the annexing city and not necessarily to the expanded UGA outright.

Executive Constantine brought up the law of unintended consequences – he suggested that the GMPC should pursue options to see if the Four-to-One program could be tailored to make sense in this case instead of defining a fourth rationale for moving the UGA.

Councilmember Lambert stated that the Four-to-One program is not a GMA requirement.

Councilmember Dembowski stated that the scoping motion for the King County Comprehensive Plan update does not specify a Four-to-One approach for this area and that onsite Four-to-One doesn't make sense in this situation.

Councilmember Phillips urged caution about the way this discussion is heading. He stated that the GMPC should be very careful about making changes to the CPPs and that the City should explore the use of the Four-to-One program especially in light of the climate change discussion. Councilmember Phillips further stated that there are different ways to fund the road issue that is of concern to Sammamish.

Executive Constantine directed staff to:

- Study application of the Four-to-One program and identify modifications that would allow adjustments in the case of Duthie Hill and analyze the implications;
- Report back to the GMPC at a future meeting; and
- If this approach doesn't work, then review the proposal by the City of Sammamish.

Councilmember Lambert asked that both options be studied at the same time. Councilmembers Phillips and O'Brien expressed concern. Councilmember Phillips moved the Chair's motion to: study modifications to the Four-to-One program, then to study a fourth way to expand the UGA, and finally to study how to pay for the road segment. Councilmember Lambert seconded the motion. The motion passed unanimously.

Chair Constantine adjourned the meeting at 5:45 pm.