Legislation Details (With Text)

File #:	Res 31762 **Version:** 3	**Name:**	
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On agenda:	8/7/2017		
Final Action:		**Ord. No.**	
Title:	A RESOLUTION identifying proposed Comprehensive Plan amendments to be considered for possible adoption in 2018, and requesting that the Office of Planning and Community Development and the Seattle Planning Commission review and make recommendations about the proposed amendments.		
Sponsors:	Rob Johnson		
Indexes:			
Attachments:	1. Attachment A: OPCD Director's Memorandum, 2. Summary and Fiscal Note, 3. Proposed Amendment 1 (added; 8/9/17), 4. Proposed Amendment 2 (added; 8/9/17), 5. Central Staff Memo (07/24/17), 6. Central Staff Memo (8/1/17) (added; 8/28/17), 7. Memo Amendment 3 (added; 08/28/17), 8. 2017-18 Comprehensive Plan Amendments (CF 320265), 9. Signed Resn_31762, 10. Affidavit of Publication		

Date	Ver.	Action By	Action	Result
8/7/2017	3	City Clerk	attested by City Clerk	
8/7/2017	2	City Council	adopted as amended	Pass
8/1/2017	1	Planning, Land Use, and Zoning Committee	adopt as amended	Pass
7/17/2017	1	City Council	referred	
7/13/2017	1	Council President's Office	sent for review	
7/11/2017	1	City Clerk	sent for review	

CITY OF SEATTLE

RESOLUTION _____

A RESOLUTION identifying proposed Comprehensive Plan amendments to be considered for possible adoption in 2018, and requesting that the Office of Planning and Community Development and the Seattle Planning Commission review and make recommendations about the proposed amendments.

WHEREAS, under the Washington State Growth Management Act, chapter 36.70A RCW, The City of Seattle ("City") is required to have a comprehensive land use plan ("Comprehensive Plan") and to review that plan on a regular schedule; and

WHEREAS, except in limited circumstances, the Growth Management Act allows the City to amend the Comprehensive Plan only once a year; and

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WHEREAS, the City adopted a Comprehensive Plan through Ordinance 117221 in 1994; and

WHEREAS, the City adopted a revised Comprehensive Plan reflecting significant changes through Ordinance 125173 in 2016; and

WHEREAS, Resolution 31117 establishes procedures for amendment of the Seattle Comprehensive Plan; and

WHEREAS, Resolution 31402 prescribes criteria by which proposals for amendments to the Comprehensive Plan are solicited from the public and selected for analysis and possible adoption, a process known as setting the Comprehensive Plan docket; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE THAT:

Section 1. Comprehensive Plan docket of amendments to be considered in 2018. The following amendments proposed by individuals or organizations should be reviewed by the Mayor and Council as possible amendments to the Comprehensive Plan. The full texts of the proposals are contained in Clerk File 320265.

1. Application by the City Neighborhood Council to amend land use policies to reduce the spillover of parking from urban centers and villages into the surrounding community.

2. Application by the Neighborhood Planning and Land Use Committee of the City Neighborhood Council to amend the Glossary to add a definition of "Concurrency."

3. Application by the Neighborhood Planning and Land Use Committee of the City Neighborhood Council, Wallingford Chamber of Commerce, and Wallingford Community Council to amend Land Use Goal 6 to state that increasing affordable housing is a goal in setting parking requirements, rather than lowering construction costs, as currently stated.

Section 2. Mandatory Housing Affordability amendments. The Council requests that the Executive provide recommendations for potential amendments to Comprehensive Plan policies and maps to facilitate the implementation of the Mandatory Housing Affordability Program (MHA) citywide, consistent with Resolution 31612, including amendments to the Growth Strategy, Land Use, Housing, Neighborhood Planning, or other

elements or maps in the Plan, as appropriate. The potential amendments are further described in the memorandum dated July 10, 2017, from the Director of the Office of Planning and Community Development (OPCD), included as Attachment A to this resolution. The Executive should consider, analyze and provide recommendations on the following proposed amendments proposed by individuals and organizations in concert with the MHA amendments:

A. Amendments to Urban Village boundaries and Neighborhood Plans

1. Application to amend the boundaries of the Wallingford Residential Urban Village to remove single-family zoned properties from the urban village.

2. Application to amend the boundaries of the West Seattle Junction Hub Urban Village to remove single-family zoned properties from the urban village.

3. Application to amend policies MJ-P13, MJ-P14, and MJ-P19 to require formal community planning engagement as a pre-requisite for further amendments to these policies. The Council requests that the Executive, in conjunction with the Department of Neighborhoods (DON), develop a plan for outreach to the Morgan Community Association in considering this or other MHA-related amendments to the Morgan Junction Neighborhood Plan.

B. Amendments to the Land Use Element

1. Application to amend the Land Use Element to add a new policy encouraging affordable housing designed for larger families in low density multi-family areas.

2. Application to amend policies in the Land Use Element to allow for yards and trees in multifamily areas.

3. Application to amend the Land Use Element to include a policy to discourage the demolition of residences and displacement of residents.

4. Application to amend the Land Use Element to adopt policies related to establishing zone and

rezone criteria to guide zoning decisions and ensuring that zoning decisions are done with public notice, outreach, and inclusiveness with a regard for local conditions, community preferences, and neighborhood plans.

Section 3. Manufacturing/Industrial amendments. Consistent with Resolution 31682, the Council requests that the Executive provide recommendations of potential amendments to Comprehensive Plan policies related to industrial lands including policies to strengthen the long-term viability of Manufacturing/Industrial Centers and a re-evaluation of the Stadium District for Council consideration in 2018. In developing these recommendations, the Executive should consider, analyze, and suggest improvements to the following amendments proposed by individuals and organizations, in addition to the amendments docketed in Resolution 31682:

1. Application to amend the Future Land Use Map to remove the Interbay Armory property from the Ballard-Interbay-Northend Manufacturing Industrial Center (BINMIC) and designate it a "Commercial/Mixed-Use" area.

2. Application to amend the Future Land Use Map to remove property located at 1819-1893 15th Avenue West and 1855-2033 15th Avenue West from the BINMIC and designate it "Mixed Use/Commercial."

3. Application to amend the boundaries of the BINMIC and amend policies and the Seattle Municipal Code to allow for expansion of the Major Institution use onto industrial land outside of the BINMIC and south of the ship canal.

4. Application to amend the Future Land Use Map to remove Pier One, located at 2130 Harbor Avenue SW, from the Greater Duwamish Manufacturing/Industrial Center and designate it Mixed Use/Commercial.

Section 4. Impact fee amendments. The Council requests that the Executive forward any amendments necessary to support implementation of an impact fee program for: public streets, roads, and other transportation improvements; publicly owned parks, open space, and recreation facilities; and school facilities. This may include amendments to update or replace level-of-service standards or to add impact fee project lists

in the Capital Facilities Element and amendments to other elements or maps in the Plan, as appropriate.

Section 5. Request for review and recommendations. The Council requests that the Office of Planning and Community Development review the amendments described and listed in Sections 1, 2 and 3 of this resolution, and prepare amendments consistent with Section 4 of this resolution; conduct public and environmental reviews as appropriate; and present its analyses and the Mayor's recommendations to the Planning Commission and to the City Council on the schedule set by Resolution 31117 for review and consideration in 2018.

Section 6. Comprehensive Plan amendments that will not be considered in 2018. The Council rejects the following proposed amendments:

1. Application to amend the Growth Strategy Element to include a policy related to the monitoring of development activity in urban villages and a special review procedure in response to that monitoring.

2. Application to amend the Transportation Element to adopt a new policy discouraging pedestrian grade separations, including skybridges, aerial trams, and tunnels, in urban centers and villages.

3. Application to amend the Transportation Element to add a new policy to limit street and road damage caused by heavy vehicles.

4. Application to add a new element related to "Open and Participatory Government."

Adopted by the City Council the _____ day of _____, 2017, and signed by me in open session in authentication of its adoption this _____ day of _____, 2017.

_____

President _____ of the City Council

Filed by me this _____ day of _____, 2017.

_____

Monica Martinez Simmons, City Clerk

(Seal)

Attachment:
Attachment A - OPCD Director's Memorandum, dated July 10, 2017