

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
STUDY SESSION MINUTES

December 14, 2022
6:30 p.m.

Bellevue City Hall
Room 1E-113

COMMISSIONERS PRESENT: Chair Ferris, Vice Chair Bhargava, Commissioners Brown, Cálad, Goepple

COMMISSIONERS ABSENT: Commissioners Malakoutian, Morisseau

STAFF PRESENT: Thara Johnson, Emil King, Elizabeth Erickson, Linda Abe, James Chow, Department of Community Development; Kristina Gallant, Nick Whipple, Department of Development Services; Matt McFarland, City Attorney's Office

COUNCIL LIAISON: Councilmember Robertson

GUEST SPEAKERS: None

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER
(6:31 p.m.)

The meeting was called to order at 6:31 p.m. by Chair Ferris who presided.

Chair Ferris stated that the meeting and future meetings would be held via hybrid format with both in-person and virtual options via Zoom.

2. ROLL CALL
(6:32 p.m.)

Upon the call of the roll, all Commissioners were present with the exception of Commissioners Malakoutian and Morisseau.

3. APPROVAL OF AGENDA
(6:33 p.m.)

A motion to approve the agenda was made by Commissioner Brown. The motion was seconded by Commissioner Goepple and the motion carried unanimously.

4. REPORTS OF CITY COUNCIL, BOARDS AND COMMISSIONS
(6:33 p.m.)

Councilmember Robertson reported that the City Council has completed its work for the year and will be at recess until January 9. At the last meeting both Comprehensive Plan amendments recommended by the Planning Commission were passed by the Council. Also discussed was the Wilburton kickoff and two housing issues: the ~~Housing Needs Assessment~~ update and the Next

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Right work. The Council also discussed the issue of allowing for greater FAR for residential uses in the Downtown on an interim official control basis given the fact that the office market is softening. The hope is that some property owners might be encouraged to develop residential instead. In a second phase the focus will widen to the rest of the growth corridors, except for Wilburton and BelRed, to also consider increased FAR for residential. That work will come before the Commission. At a previous meeting the Council talked about the planning for Airfield Park, which is currently before the Parks Board. The Council strongly expressed support for one of the alternatives with the major aquatics center.

Chair Ferris asked why the Downtown would be separated from the rest of the growth corridors in discussing the increased FAR issue. Councilmember Robertson said that is what was proposed by staff to the Council. The Downtown has the most recent Land Use Code update and that likely has something to do with it. As that code update has worked its way through the system, some issues have been identified and some tweaks are needed. At the end of the day the Council just wants to make sure that housing is incentivized at least to the same degree as office if not more so.

Comprehensive Planning Manager Thara Johnson added that the FAR increase is being analyzed as part of the Environmental Impact Statement for the Comprehensive Plan update.

5. STAFF REPORTS (6:39 p.m.)

A. Planning Commission Meeting Schedule

Comprehensive Planning Manager Thara Johnson took a few minutes to review the Commission's schedule of upcoming meeting dates and agenda items.

Thara Johnson introduced two new staff members who will be working on affordable housing: Linda Abe, new Planning Manager, and James Chow, Senior Planner. Also introduced was Bryce Tuggle, new city Demographer.

6. ORAL AND WRITTEN COMMUNICATIONS (6:46 p.m.)

Lee Sargent, 16246 NE 24th Street, spoke as president of the Sherwood Forest Homeowners Association and on behalf of Trees for Livability. Appreciation was voiced for Councilmember Robertson who has worked well with the team in putting together those things that will make trees actually be a part of the community rather than an arbitrary decision by individuals. Some 1500 people have signed the tree pledge and more are signing all the time. Currently there is only a limited presence for trees. Only large trees are specifically called out in the code. It takes 30 or 40 years to become six-inches in diameter, and it takes 60 to 80 years to reach a diameter of 26 inches. Those are the trees that have been removed from the neighborhood pretty much at will, usually be developers.

Alex Zimmerman noted having asked two weeks before for the resumes of the Commission members. To date nothing has been provided. Idiots work for the government. The Commissioners are zombies. In Nazi Germany and the Soviet Union government people worked against the people. Having spoken before the Council for the last 30 years, it is known that people used to be given five minutes to talk, now it is three minutes, and now the total number of speakers has been limited. With fewer people allowed to speak, fewer people apply to speak.

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Bellevue should have a webpage that shows everyone who is running for election so the people can know. Conrad Lee is a classic example for having served for 35 years and idiots continue to vote in favor. Commissioners can change the rules but nothing is being done. Citizens should be allowed five minutes to speak as before.

Heidi Dean, a Newport Hills resident, commented that Bellevue seems to be following along in the footsteps of other cities when it comes to affordable housing. The efforts have not, however, yielded affordable housing. The question is why. At the heart of the issue is land speculation. Professor Patrick Condon at the University of British Columbia, the godfather of Vancouver's massive upzones, always believed that density equals affordability. The professor has since argued against that position and now claims the problem is land speculation. Fully one-third of Vancouver's residential areas included accessory dwelling units and still the units were not affordable. The state, the county and the city should address the issue of land speculation, the foreign investors who are parking their money in Bellevue housing, and the corporations that are buying up housing, and the luxury builders who are tearing down affordable homes, and the homes being bought just to be rented out as airbnbs.

Thara Johnson noted that a letter of community had been included in the Commission packet. Since publication of the packet additional emails were received relating to the [Housing Needs Assessment](#). Staff is working on responses to those emails and is also working on updating the website with the full [Housing Needs Assessment](#) and pertinent information.

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Chair Ferris asked if questions asked by the public can be posted to the website along with answers in an FAQ format. Thara Johnson agreed to look into that possibility.

7. PUBLIC HEARING – None
(6:59 p.m.)

8. STUDY SESSION

A. [Housing Needs Assessment](#) Update
(6:59 p.m.)

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Senior Planner Elizabeth Erickson said the last [Housing Needs Assessment](#) completed by the city was in 2016. The work ultimately led to the adoption of the Affordable Housing Strategy in 2017. The data from the latest work will be used to prioritize housing unit types; the equitable distribution of housing units across the city, both in terms of housing type and affordability; housing stability in terms of home ownership and the preservation of existing naturally occurring affordable units; inclusionary affordability; prioritizing affordability levels; funding strategies; and innovative approaches.

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Elizabeth Erickson said the [Housing Needs Assessment](#) identifies a number of trends, including the national trend of an aging population. Bellevue is seeing a diversified population as well and with that comes other needs, such as larger unit sizes to accommodate multigenerational families and more low-income opportunities. There also is a trend toward developing more multifamily units and fewer single family units. Most single family homes are home ownership opportunities, but few multifamily homes are.

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There was a lot of housing developed in Bellevue in the 1960s and 1970s, primarily on the single family side. Those units are aging, and most units now being developed are multifamily. Cost burden is a term used to describe spending a lot on housing. By definition, anyone spending

more than 30 percent of their income on housing is deemed to be cost burdened. Those spending more than half their income on housing are classified as severely cost burdened. Households with higher incomes are less likely to be cost burdened, while the opposite is true of households with lower income levels. Currently, 11 percent of Bellevue's workers are engaged in the office and administrative support category. With a median annual wage of \$47,820, they can afford monthly housing costs of \$1196. That annual wage equates to about 50 percent of area median income, and there are very few units in the city affordable at that level.

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There is a gap in homeownership opportunities when households are broken down by race. White households are more than twice as likely to own their home than Black households; Hispanic households are also less likely to own their homes.

Between 2000 and 2020, Bellevue did produce some single family units, 4087 in all, though most of them were through annexation rather than new units. Only 776 new single family units were produced. During those same years, the city added more than 12,000 new multifamily units. The city lacks the room needed to add new single family units, thus the transition over the last two decades to developing multifamily units.

A map was shown to the Commissioners that indicated the variation in displacement risk across the city. The area with the highest risk was shown to be in the Crossroads/Lake Hills area, as well as in the central part of the city. Naturally occurring affordable housing is a term applied to housing that is not income restricted and not subsidized but by virtue of the age or condition of the units the rents and home prices are lower, thereby causing the price to be affordable to families earning under 80 percent of area median income. Of the naturally occurring affordable housing, less than five percent are units with three or more bedrooms.

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There is a mismatch given that many of the larger homes have one- or two-person households.

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Elizabeth Erickson allowed that Bellevue has a lot of jobs. Just over ten percent of those who work in Bellevue live in Bellevue. Just over a quarter of those who live in Bellevue work in Bellevue.

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The Housing Needs Assessment includes a gap analysis in terms of income and housing affordability. The consultant looked initially at existing residents in terms of gaining an understanding of who is cost burdened and where the mismatch lies between the affordability of units currently and the incomes of the households in the city. Attention was also given to possible future residents, including those who work in Bellevue but do not live in Bellevue who might want to move to the city in the future. The consultant also looked across the county at household incomes. The greatest need identified involved existing residents who earn 30 percent or less of area median income. There is actually a surplus of housing for those at or above 50 percent of area median income, including in the 50- to 100-percent area median income categories, compared to the number of households, but there is such a lack of housing below that that issues in those categories are created as well. The total additional need adds up to 35,000 housing units, which matches the Comprehensive Plan target for 2044.

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Elizabeth Erickson said there is an ongoing regional process that ties into the local work. The King County wide draft need 2019-2044 is based on a process begun during the 2021 legislative session aimed at planning for the additional housing need across different income categories. The individual need for the various jurisdictions has not yet been defined as the process is ongoing. The initial finding for King County is that the need is very high for those earning up to 30 percent of area median income, followed by the 31 percent to 50 percent of area median income

category. There is also a strong need identified in the emergency housing category.

A similar presentation with much of the same information will be provided to the Council in January 2023. The full [Housing Needs Assessment](#) has been posted to the city's website.

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Commissioner Brown said the need for housing for households in the zero to 30 percent of area median income category is massive. The question asked was what can be tangibly done to fill the gaping hole that is not already being done. Elizabeth Erickson said [that](#) answering that question is difficult, particularly since housing for that category relies [nearly entirely](#) on subsidies. At the same time there are questions around emergency housing and permanent supportive housing [that impact this category as well](#).

Councilmember Robertson said the low-income housing tax credit has successfully been used to build more than 2000 units in Bellevue. There is not, however, enough of that to go around and the lack of money makes the field incredibly competitive. Only non-profits can get the funds. The issue is of high interest to Senator Cantwell and Congresswoman DelBene.

Commissioner Brown suggested [that](#) micro-apartments might help address the need and asked if there is anything being done by other jurisdictions to address the need. Elizabeth Erickson said staff [generally](#) look closely at what other cities are doing to identify what works and what does not work.

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Commissioner Goeppele zeroed in on the fact that only 11 percent of Bellevue workers live in Bellevue, and the overall need of 35,000 additional housing units. Taking those two facts together one might wonder if 35,000 new units is enough. Elizabeth Erickson said 35,000 housing units is tied to the projected 70,000 anticipated jobs. That 2:1 ratio is lower than the city's current ratio and the intent is to bring things more into balance, hopefully allowing the 11 percent number [to go up](#). Attention is being paid to a range of housing capacities and more will be shared on that in the coming months. That could extend things beyond the 35,000 units by making sure there is capacity to build the needed number of units.

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Commissioner Goeppele asked if the city has ever looked for opportunities for new development that might involve the subdividing of existing parcels within single family areas. If developers had a choice of being able to build several smaller houses on existing lots rather than mega homes, the result could be beneficial to the community without being entirely out of line with existing neighborhoods. Elizabeth Erickson said that topic is on the docket for discussion by the Commission in the coming year. Much of the NextRight work relates to additional housing typologies, which the Comprehensive Plan update work will also consider.

Vice Chair Bhargava allowed that there are gaps in certain categories of housing. The question asked was if Bellevue has looked at other cities that have been successful in creating the required mix of ownership, rentals, affordability and pro-development opportunities. Elizabeth Erickson said the needs assessment has identified gaps relating primarily to those who live or work in the city, and that is a good place to start. But in looking toward the future to determine what an ideal situation would look like, the question might come in [through](#) the exercise of setting targets. Referencing what other cities are doing will be an important part of the question. Vice Chair Bhargava commented that the successes achieved by other cities are important to consider. The city should know the strategies it puts in place will move the needle in the right direction toward having the right mix in place.

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Chair Ferris commented that for most of the Baby Boomer population, their wealth is tied up in

their homes, and unless they sell their homes they really have nowhere to go to get the care they might need. That essentially reduces the housing that would otherwise be available. Coming up with solutions for that population will be critical for the community. Chair Ferris asked if King County has any jurisdiction or authority over what Bellevue is required to do to meet its targets. Elizabeth Erickson said the ongoing work includes looking at what the review process should look like. The needs allocations are not targets or requirements. Bellevue is certainly part of the regional approach, but how things will play out is still somewhat up in the air.

Commissioner Brown noted the state legislature would be back in session in January. During the last session there were some interesting bills proposed but not passed. Staff was asked if there is any legislation Bellevue is looking at that could have an impact on land use either positively or negatively. Elizabeth Erickson said the city's legislative priorities are established by the City Council. There are quite a few issues the legislature will take up that have to do with housing, and the city will be watching those closely.

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Commissioner Calad expressed an interest in learning more about micro-apartments and the logic behind them. While micro-apartments appear to be a solution, they provide a very low quality of life, at least that has been the case in other countries. [Elizabeth Erickson said that is a separate project that will come before the Commission.](#)

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Councilmember Robertson noted having been the Councilmember who negotiated the 35,000 new housing units number. The city initially sought a higher number of units on the thinking that the total number of jobs would be higher. Traditionally, Bellevue has had 2.1 persons per housing unit, so 35,000 housing units should be close to enough to accommodate 70,000 jobs. The city currently has enough capacity to add about 27,000 new housing units. Accommodation for additional units will need to be addressed as part of Wilburton, the BelRed look forward, the tweaks to calculating FAR and the Comprehensive Plan update. With regard to single family housing types, many neighborhoods have expressed support for allowing more housing units so long as they are on a smaller scale. At the policy level, it will be important to figure out the creation of zoning that is possible. Developers have been clear about the fact that it costs more to build four small houses on a single lot than one big house. The economics will have to be an important consideration in crafting policy.

B. Tree Canopy Land Use Code Amendments (7:36 p.m.)

Planning Manager Nick Whipple allowed that there is a lot of interest on the part of the community and the City Council in the tree canopy topic. It has been about 30 years since the city zeroed in on trees in a comprehensive fashion. The topic is complicated and multifaceted, and a robust discussion is expected.

Senior Planner Kristina Gallant said strategy N.1 from the Environmental Stewardship Plan calls for the city to increase the tree canopy citywide. The goal is a 40 percent tree canopy. The sub-actions call for ensuring sufficient code provisions in place to protect the tree canopy and support the goal; incentivizing the right trees in the right place; and identifying opportunities for tracking tree canopy data. Policy EN-71 in the Comprehensive Plan calls for preserving a proportion of the significant trees throughout the city in order to sustain fish and wildlife habitat. Policy PA-31 calls for managing Bellevue's forest resources, including street trees, formal plantings and self-sustaining natural stands to ensure their long-term vitality.

The city has monitored the tree canopy regularly even before the Environmental Stewardship

Plan was adopted in 2020. The most recent report, based on 2019 data, estimates the city's tree canopy at 39 percent, a 3.4 percent increase over 2011-2019. While that is a positive trend, there are known gaps and opportunities for improvement within the code. Moving forward, an update on the tree canopy will be provided every two years.

Kristina Gallant said the project objectives include a comprehensive code review of the tree provisions; to support tree preservation, retention, replacement and protection; balancing housing production needs; improving the function and clarity of the code; and capturing better data.

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With regard to the existing code, Kristina Gallant said the tendency is to refer generally to the tree code. The reality, however, is that there are provisions in several different places throughout the code. In general the provisions can be grouped into two major categories: one that applies to tree removal as part of a development proposal, and one that applies to tree removal apart from a development proposal. In the first category, there are the tree retention requirements in the Land Use Code that establish how many trees must be retained as part of a development. There are some specific variations applicable in Bridle Trails and in other parts of the city. With regard to the second category, where someone may want to remove a tree on their own property, the regulations are housed in the clearing and grading code, again with variations for Bridle Trails and other areas. In both cases, the critical areas ordinance in the Land Use Code regulates trees located in critical areas, and the transportation code also regulates trees that interact or impact transportation rights-of-way and public utilities. There are enforcement provisions established in the civil violations code.

Not all trees are regulated. The code establishes a threshold for significant trees which currently means healthy trees with a minimum eight-inch diameter. What constitutes a healthy tree is neither objective or well defined. Many neighboring jurisdictions set their threshold tree diameter at six inches. Landmark trees are defined by an interim ordinance passed in the summer of 2022. The ordinance requires a permit to remove any tree 24 inches in diameter or greater. The ordinance is set to sunset at the end of 2023 or whenever the permanent code provisions are adopted, whichever comes first. There are variations in the existing code relative to critical areas and areas where landscaping is required.

With regard to tree removal outside of a development project, a permit is currently required to remove any landmark tree of 24 inches or greater diameter and at least 20 feet tall. A permit is also required to remove more than five significant trees within three years; any significant tree in the Bridle Trails R-1 district; and more than 25 percent of the live crown of any significant tree. There are no limits on the number of trees that can be removed with the proper permits, and the project will take up that question. Currently, the replacement of significant trees is only required in limited cases, and that is another question to be looked at as part of the project.

Tree retention as part of a development proposal only applies when significant trees exist. Dead or unhealthy trees are not subject to retention, nor are small trees below the diameter threshold. Previously removed trees are not counted for tree retention purposes, even if the tree was only recently removed. Counting recently removed trees could be added to the retention process. Under the tree retention provisions, typically 30 percent of the total diameter inches of the significant trees must be retained. On a site having 60 total diameter inches of significant trees, 30 percent would be 18 inches, which could be accommodated with a couple of trees or one very large tree. For sites that have no trees, there are no requirements to add trees. Establishing a minimum could be considered as part of the project, as could the issue of replacement which currently is required only in limited cases. The Land Use Code has some guidance in regard to selecting which trees are to be retained, but the guidance is not well aligned with the city's

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canopy goals and is not overly useful. The Land Use Code does require tree protection techniques for the trees retained as part of a construction project. The techniques are housed in the best management practices and one opportunity might be to pull in some of those protections into the code to make sure they are clear. The duration of retention is not defined in the current code and that will be addressed.

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With regard to tracking and enforcement, the city has limited data to track the removal and retention of trees in an effective way. Issues typically arise through the filing of complaints. Many residents are simply unaware of the requirements, thus someone buying a home would not necessarily have been informed as to which trees are designated for retention. They may know they can remove up to five trees without a permit and may proceed to do that not knowing they have inadvertently removed retained trees. The city's typical practice has been to work with property owners toward voluntary compliance, usually via replanting trees, rather than levying fines. One element of the project going forward could be to review the enforcement mechanisms to make sure the right tools are in place and that there is a solid tracking system.

Kristina Gallant said the complexity of the issues involve argues in favor of initiating a slightly different process that involves a third phase. The project scope is currently very broad and there are a number of branches paths that could be taken. The proposal is that the first phase should involve a focus on education, gaining input on priorities, confirming the code approach and making sure the definitions are clear. There would be a check for both the Commission and the Council as part of the first phase. At that point the more typical code amendment process would kick off with development of a proposal and continued public outreach. At the end of the second phase there would be two study sessions with the Commission ahead of the final phase involving a public hearing and forwarding a recommendation to the Council.

There are certain stakeholder groups that will be involved. They involve a number of environmental advocacy groups; residents, including renters and multifamily residents; developers; and staff from parks and transportation. Other input sources will include neighboring cities, several of which have recently updated their tree regulation policies.

The project was launched a couple of weeks ago with the Council. The Council reinforced the value of improving the clarity of the regulations and underlined the needs to more fully understand the housing impacts. It was noted there are internal resources that can be drawn on, and the importance of engaging stakeholders was stressed. The Council directed incorporating considerations for different tree species, and expressed an interest in counting recent tree removals with retention decisions. There was also some discussion about understanding the different perspectives between neighborhood around trees and how much tree cover the individual neighborhoods want to see. On the implementation side, the Council directed the staff to explore encouraging tree protection outside of development, and analyzing the tree canopy more frequently.

Commissioner Goeppel voiced support for what the city is doing relative to the Environmental Stewardship Plan and noted being pleasantly surprised to see there has been a lot of good progress made over the last decade in increasing the tree canopy. Given the city is now very close to meeting the 40 percent tree canopy goal, it would appear the city is on the right course. Kristina Gallant allowed that because of where things stand, there is no emergency in need of immediate action. The city can therefore be deliberate in crafting regulations. It is true, however, that while certain neighborhood are punching above their weight, other neighborhoods are far behind and over the past few years have experienced a net loss.

Commissioner Goepple voiced support for the notion of the right tree in the right place. As new landscaping goes in around new houses, many people look for something pretty, but their decisions prove over the next 20 years to be poor decisions. Some recognition of flexibility will be a good thing.

Commissioner Brown said Bellevue's trees is something both to be proud of and to love. One can drive down major streets and they are tree-lined and forested. Bellevue should do all it can to keep the city in a park feel. It is very concerning that people are allowed to cut down a bunch of trees, all within the guidelines, and then apply for a permit to remove more trees without counting the ones already removed. That makes no sense. The 30 percent retention requirement seems low, especially as climate change is occurring. Kristina Gallant said 30 percent is a fairly common percentage in terms of tree retention. Some jurisdictions have higher thresholds for single family homes versus multifamily, and others have credit systems under which credits are earned by achieving certain tree goals.

Commissioner Cálad noted having lived in Hong Kong where there is nothing but concrete and found it to be suffocating and disturbing to the wellbeing of the entire city. The question asked was whether 30 percent is sufficient or if it should be higher. Kristina Gallant said the city's retention standards were adopted in the 1980s and it would require some research to determine how the 30 percent figure was determined, and to determine if it is an adequate percentage. Commissioner Cálad added that Bellevue has a limited supply of land on which to plant trees. At the same time the city wants to see more housing developed, so the question is where the trees will be planted.

Nick Whipple noted that prior to 2009 the retention percentage stood at 15 percent. The increase came about as part of neighborhood livability.

Vice Chair Bhargava commented that because not every tree is the same, it is not critical to save every tree. The biodiversity needs to be taken into account over time. Location is also important, particularly in regard to supporting wildlife. In regard to the 40 percent threshold, some neighborhoods fall far below that while others are far above it. It would seem to make more sense to enforce tree retention at the granular level to avoid creating island areas having no trees. In other words, the areas that are well below the threshold may need to have higher tree retention percentages set for them so that over time things will even out. Kristina Gallant said that approach could be considered. Nick Whipple noted the Bridle Trails area already has embedded in the code a different approach relative to tree retention. In thinking about crafting the Land Use Code, it is always important to consider the needs of specific neighborhoods, but also to look at ways to streamline as much as possible. It is challenging to administer codes that are neighborhood specific. Flexibility will be the key. With regard to biodiversity and selection criteria, there already are specifics around which trees are appropriate based on the local environment. Regulations in critical areas do have more specific clarity. Going forward, guidance could be provided relative to which trees need to be retained beyond just size and including location and suitability.

Chair Ferris asked for more information with regard to exactly what counts as a tree, noting that a previous neighbor planted a laurel hedge which the current neighbor has left to grow to about 45 feet tall. It provides a lot of greenery, but because a laurel is not a tree it likely does not count. Kristina Gallant explained that the canopy analysis is done using aerial data. It does distinguish between shrubs and trees, though the city does not have the ability to check each tree.

Chair Ferris voiced support for not trying to retain cottonwoods and alders. Kristina Gallant said

those specifics are currently discounted in the code relative to size. Those species are of a lower quality and do not have as long a lifespan, thus they are discounted by a 0.5 factor when doing the retention calculations.

Chair Ferris allowed that the need for additional housing units can run up against the need to retain trees. A question was asked about possibly implementing a system through which the developer of something like an affordable housing project would pay into a fund for the right to remove trees to make room for the development, and then using those funds to plant trees in other areas such as along streets or in parks. Kristina Gallant agreed that it is a challenging balance. The issue with fee in lieu programs is getting to the place where everyone chooses that option rather than retaining trees, resulting in more trees to plant than there are places to plant them.

9. OTHER BUSINESS
(8:13 p.m.)

A. Remote Participation Approval

Commissioner Cálad asked if a Commissioner who gets sick the day before a meeting can still participate remotely, even without prior approval. Thara Johnson said the ordinance passed by the Council regarding remote participation requires remote participation to be approved at a prior meeting. There is a one-year evaluation period at which a report will be provided to the Council on how well the system has worked. The Council will then have the ability to modify the ordinance.

Assistant City Attorney Matt McFarland said staff are keeping copious notes about what works and what does not. It is not lost on anyone that there are issues with the current approach that will need to be discussed with the Council.

Commissioner Brown asked if Commissioners previously approved to participate remotely can in fact show up for a meeting and participate in person. Matt McFarland said that is allowed.

No requests were made to participate remotely at the first Commission meeting in January.

10. APPROVAL OF MINUTES
(8:18 p.m.)

- A. October 26, 2022
- B. November 9, 2022

A motion to approve both sets of minutes was made by Commissioner Brown. The motion was seconded by Commissioner Cálad and the motion carried unanimously.

11. CONTINUED ORAL COMMUNICATIONS
(8:19 p.m.)

Betsi Hummer, 14541 SE 26th Street, 14541 SE 26th Street, thanked the Commissioners for their service on behalf of the city, allowing that the Commission has a number of vital issues on its plate. The Commissioners were urged to independently research the issues and to reach out to constituents for input.

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12. EXECUTIVE SESSION – None

(8:21 p.m.)

13. ADJOURNMENT
(8:21 p.m.)

A motion to adjourn was made by Commissioner Brown. The motion was seconded by Commissioner Goeppele and the motion carried unanimously.

Chair Ferris adjourned the meeting at 8:21 p.m.