



City of Seattle Seattle Planning Commission

Linda Amato, Chair
Barbara Wilson, Executive Director

SEATTLE PLANNING COMMISSION JULY 24, 2008 APPROVED MEETING MINUTES

Commissioners in Attendance

Chair Linda Amato, Josh Brower, Colie Hough-Beck, Mark Johnson, Kay Knapton, Amalia Leighton, Kevin McDonald, Leslie Miller, Tony To

Commission Staff

Barbara Wilson-Director, Robin Magonegil-Administrative Assistant, Katie Sheehy-Planning Analyst, Diana Canzoneri-Demographer, Lee Roberts-Intern

Commissioners Absent

Tom Eanes, Jerry Finrow, Chris Fiori, Martin Kaplan, M. Michelle Mattox

Guests

Gordon Clowers, Susan McClain, Dennis Meier, DPD

In Attendance

Rebecca Herzfeld, Bob Morgan, Council Central Staff; Riisa Conklin, Mimi Sheridan, Cheryl Sizov, DPD

Please Note: Seattle Planning Commission meeting minutes are not an exact transcript but instead represent key points and the basis of the discussion.

CALL TO ORDER

Chair Linda Amato called the meeting to order at 7:30 am.

COMMISSION BUSINESS

- Minutes Approval

ACTION: Commissioner Mark Johnson moved to approve the July 10, 2008 minutes. Commissioner Josh Brower seconded the motion. The motion to approve the minutes passed unanimously.

▪ **Chairs Report**

Chair Amato noted the upcoming meetings and events. She stated that, on August 14, in lieu of the regular meeting, the Commission would be taking a tour of Sound Transit’s central Link light rail line and the station areas.

Chair Amato made two brief announcements. First, she thanked outgoing Chair Tony To for his service as chair to the Commission for the past year. She noted the Commission’s successes under his leadership including the Affordable Housing Action Agenda and Industrial Lands Strategy. Second, Chair Amato introduced the newest staff members of the Seattle Planning Commission: Diana Canzoneri is the Demographer and Senior Analyst, Lee Roberts is the planning intern, and Katie Sheehy is the new Planning Analyst.

PUBLIC COMMENT

There was no public comment.

COMMISSION DISCUSSION

- **2008 Comprehensive Plan Amendments**
 - **Report from LUT Committee (Commissioner McDonald)**

Chair Linda Amato called for any disclosures or recusals.

Recusal & Disclosure: Commissioner Amalia Leighton disclosed that her firm, SVR Design Company, is working on the Seattle Pedestrian Master Plan, which relates to amendment 13. Commissioner Tony To disclosed that he is a voting member of the Southeast District Council. Commissioner Leslie Miller disclosed that she is also a voting member of the Southeast District Council and a member of a neighborhood group working on station area planning near the Othello station. Commissioner Josh Brower disclosed that his law firm, Tupper Mack Brower, represents industrial land owners but not for anything specifically related to the proposed amendments. There were no recusals.

Executive Director Barbara Wilson summarized the new process and schedule this year for the Comprehensive Plan amendment updates based on Council Resolution 31016. She noted that the August 1 deadline from the Resolution will not be met this year in part because DPD has yet to provide the completed analysis and final language of the amendments to be considered. Ms. Wilson added that, once DPD has completed their work, likely in early August, Commissioners will have time to review the final language of the amendments prior to taking action at the September 11 Full Commission Meeting. Commissioner Kevin McDonald provided a brief summary of the LUT Committee’s recommended action for the proposed Comprehensive Plan amendments.

Proposed Amendment	Recommended Action	Comments
1	Approve	
2	Approve	
3	Do not approve	Pending further analysis, particularly for the land north of the Goodwill site
4	Approve	

Proposed Amendment	Recommended Action	Comments
5	Defer to 2009	Needs further study related to the Industrial Jobs Initiative
6	Defer to 2009	Needs further study related to the Industrial Jobs Initiative
7	Do not approve	
9	Do not approve	While the Commission endorses the concept behind the amendment, the goals could be better addressed through the Forest Management Plan and a consolidated reference guide related to tree policies.
12	Do not approve	The Land Use Code already restricts the types of parking specified in the proposed amendment.
13	Do not approve	While the language of the amendment is still being revised, as it is currently worded the scope and associated infrastructure costs would be tremendous
16	Do not approve	Current policy allows for neighborhood plans regardless of neighborhood size
18	Defer to 2009	Needs further study related to the Industrial Jobs Initiative
19	Do not approve	Distinct policy guidance currently exists
20	Do not approve	While the language of the amendment is still being revised, as currently written, there are already sufficient goals and policies in place.
21i-iv	Approve	Pending final language
22	Approve	Pending final language
23	Do not approve	While the Commission supports the concept of high-quality non-motorized transportation, it does not support establishing specific level of service standards
24	Approve	Pending final language
25	N/A	Proposal withdrawn

Chair Linda Amato called for questions and comments.

Commissioner Josh Brower commented that he thought some proposed changes to the language of specific amendments might not have been included in the current draft. Ms. Wilson explained that specific language for the amendments is still being revised by the Executive. She confirmed that staff will continue to work closely with DPD staff and keep the Commission up-to-date on the relevant changes.

Commissioner McDonald confirmed that amendment 24 keeps affordable housing as the top priority for surplus City land while allowing for other potential uses to also be considered if affordable housing is not feasible.

Commissioner Tony To mentioned that the Commission's previous discussions emphasized the need for significant density as part of incentive zoning related to amendment 21 IV. Ms. Wilson clarified that the original intent of the amendment was to ensure that affordable housing is included as part of the rezone criteria.

Chair Amato called on former Commissioner Mimi Sheridan. Ms. Sheridan questioned whether or not that would apply to contract rezones of single lots as well. Multiple Commissioners stated that that is in fact the intent and there was a brief discussion about the contract rezone process and whether or not the rezone criteria are simply a checklist.

Chair Amato confirmed that there was no further discussion and reiterated that staff will continue to work on this and that the Commission will take action at the September 11 meeting.

- **Presentation & Discussion: Livable South Downtown**
- Gordon Clowers, Suzan McLain, Dennis Meier, DPD

Chair Linda Amato called for any disclosures or recusals.

Recusal & Disclosure: Commissioner Mark Johnson disclosed that his firm, ESA Adolfsen prepared the environmental impact statement, specifically performing work on the noise analysis. There were no recusals.

Ms. Wilson reviewed the process for developing the Livable South Downtown Planning Study and stated that former Commissioner Mimi Sheridan was the Commission's representative to the advisory group and continues to participate as our ex-officio rep. She reminded the Commission that its major involvement was to review the Draft Environmental Impact Statement, weighing in on Industrial Lands, Transportation, Open Space/Public Amenities, Housing, and the Physical Environment, as summarized in the Planning Commission's letter on January 30, 2008. She added that, today, the Commission is here to learn more about the focus of the Livable South Downtown Study and DPD's recommendations thus far. Ms. Wilson continued that, while we will have a bit of time for discussion, there will also be future meetings about this topic.

Chair Linda Amato introduced Gordon Clowers, Susan McLain and Dennis Meier of DPD.

They gave a power point presentation. The link to that presentation is:

http://www.ci.seattle.wa.us/dpd/Planning/South_Downtown/Planning_Study/index.htm

Commissioner Colie Hough-Beck asked if the Transferable Development Rights would stay within in the planning area. Susan McLain confirmed that, while the receiving sites could be elsewhere in the Center City area, benefits will likely be kept within the study area. She added that DPD is still working on the direct relationship what the final process will be. There was a brief discussion about whether or not there will be enough receiving sites due to recent upzones and raised height limits. Dennis Meier replied that new receiving sites are also being created.

Commissioner Kay Knapton asked if DPD has analyzed whether or not the TDR program would actual provide enough money for the rehabilitation of historic buildings within the study area. Susan McLain responded that they have analyzed that and the program would contribute to rehabilitation.

Commissioner McDonald asked whether or not the City was planning to move the Charles Street yards. Susan McLain said not currently, but that they are looking at the how study area for what could happen within the next 20-30 years. Mimi Sheridan stated that the City would have to replace the yards at another close in location and that the site is probably highly contaminated.

Chair Linda Amato thanked everyone for their time and reiterated that the Commission will discuss the Livable South Downtown Study at future meetings and will get back to DPD staff with any other questions.

Chair Amato introduced Cheryl Sizov, who will be job-sharing with Barbara Wilson while she is on ½ time maternity leave. Cheryl briefly described her experience, including 10 years working with DPD, 10 years working with the Department of Neighborhoods, and 10 years with King County doing reviews of historic properties. She added that she had filled in for former Seattle Planning Commission Executive Director Marty Curry for a couple of months a few years ago and that she is looking forward to working with the Commission again.

ADJOURNMENT

Chair Linda Amato adjourned the meeting at 9:05 am.