



City of Seattle Seattle Planning Commission

Tony To, Chair
Barbara Wilson, Executive Director

SEATTLE PLANNING COMMISSION SEPTEMBER 27, 2007 APPROVED MEETING MINUTES

Commissioners in Attendance

Tony To, Chair; Linda Amato, Vice Chair Jerry Finrow, Chris Fiori, Colie Hough-Beck, Mark Johnson, Kay Knapton, Amalia Leighton, M. Michelle Mattox, Kevin McDonald, Steve Sheehy

Commissioners Absent

Mahlon Clements, Tom Eanes, Martin Kaplan, Kirsten Pennington

Commission Staff

Barbara Wilson-Director, Casey Mills-Planning Analyst, Robin Magonegil-Administrative Specialist,

Guests

Vanessa Murdock, Department of Planning & Development; Chelsea Levy, Get Engaged Commissioner (term begins September 30, 2007);

In Attendance

Nathan Torgelson, Mayor's Office Staff; Rebecca Herzfeld, Council Central Staff; Ketil Freeman, Council Central Staff; Bob Morgan, Council Central Staff; Steve Wilson

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

The meeting was called to order at 7:31 am by Chair Tony To.

COMMISSION BUSINESS

ACTION: Commissioner Kay Knapton moved to approve the September 13, 2007 minutes. Commissioner Mark Johnson seconded the motion. The motion was approved unanimously.

▪ Chairs Report

Chair To noted that this meeting was Commissioner Amalia Leighton's last and thanked her for her time serving on the Commission then presented her with a same gift from Commissioners as a token of appreciation.

Chair To noted the upcoming meetings. He stated the next Executive Committee meeting is scheduled for Tuesday, October 2 from, 7:30 – 9:00 am. He noted that on the agenda will be any follow up on the Commission's recommendations on the Comp Plan, discussion about research on single family zoning, and beginning to draft the 2008 work plan.

Chair To stated that the next Full Commission meeting will take place October 11th from 3-5:30 pm. He added that at that meeting the Commission will get an update by DPD and DON staff on neighborhood plan updates and give feedback on the direction of the effort.

Chair To reported that on October 5th the UDP committee has asked the Commission to come and talk about Industrial Lands and the current legislation regarding limiting the size of non industrial uses in Industrial zoned land. Chair To noted that he will be on vacation but Vice-Chair Linda Amato will represent the Commission.

Chair To mentioned that on October 15 there will be an open house on the Multifamily Zoning update and that on Wednesday, October 24, 2007 there will be a reception for all of the City's Boards and Commissions. He added that the reception will be at City Hall in the Bertha Landes Room from 6:00 – 8:00 p.m. and that Commissioners will receive official invites soon.

COMMISSION DISCUSSION

- **ACTION:** Commission Recommendations on Legislation Regarding New Limits on Size and Use for Industrial Zoned Lands
 - **Discussion & Possible Vote**

Chair To called for any recusals or disclosures.

Recusal & Disclosures: None
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Chair To noted that some language had been added to the letter since the Commission last reviewed it. He added that this language was added to take into account points made at the recent industrial lands forum. Chair To stated that there appeared to be a lot of misinformation about the legislation.

Executive Director Barbara Wilson noted that paragraphs 3 and 4 had been altered and that Commissioner Sheehy had submitted some grammatical and stylistic changes that would be included in the final draft.

Commissioner Chris Fiori asked a question about the 10,000 square foot limit and whether it applied to accessory uses or not. Ms. Wilson replied that it did not apply to accessory uses for sites on which the principle use is industrial but it does apply to accessory uses when the principle use on the site is non-industrial, all of which are listed in Chart A of the ordinance.

Commissioner Steve Sheehy suggested that the ordinance be clearer about this fact. Commissioner Johnson suggested some information that could do this. Commissioner Fiori added that more clarity in

distinguishing between what is and is not an industrial use, and what defines a Research and Development use, is an important next step in developing the City's policies towards industrial land.

Commissioner To asked if the Commission would be writing a letter regarding the Mayor's more general report on industrial lands. Ms. Wilson responded that staff has not scheduled it yet but did have plans to do so.

Ms. Wilson asked Nathan Torgelson to outline the items of the work plan beyond the 2007 comp plan amendments related to Industrial Lands and the Size of Use legislation. Mr. Torgelson stated that the Mayor's recommendations lay out future work plan items that include examining the definition of R&D, mapping the industrial zones and particularly examining the edges of these zones, and figuring out a regulatory way to handle the request for expansion from very large industrial businesses in the Duwamish MIC.

ACTION: Commissioner Jerry Finrow moved to approve the Commission's recommendations to support the Mayor's Size of Use legislation including recommendations for some minor changes and additions as stated. Commissioner Mark Johnson seconded the motion. The motion passed unanimously.

▪ **ACTION: Commission Recommendations on 2007 Comprehensive Plan Amendments
- Discussion & Possible Vote**

Chair To stated that the Commission's goal is to begin approving some of the recommendations. He noted that the Commission will have further discussion on the items where there is significant comment or where there is not yet consensus on the recommendation. Chair To noted that the LUT committee has reviewed this a couple of times, the Executive Committee has reviewed this and the Commission has had a briefing from DPD with Q & A. Chair To stated that the Commission's goal is to have final approval of the recommendations on the 2007 Comp Plan amendments at the next full Commission meeting on Oct 11. He added that the City Council will have a public hearing on this matter on October 22 and will want to have the Planning Commissions advice before that date.

Chair To called for any disclosures or recusals.

Recusal & Disclosures:

- Commissioner Chris Fiori disclosed that his firm, Heartland, has clients with land in multifamily zones that could, in the future, be developed. He also added that his firm has done work with the City regarding Fort Lawton.
- Commissioner Colie Hough Beck disclosed that her firm, Hough Beck and Baird Inc., in contract negotiations with the Seattle Parks Department.
- Chair Tony To disclosed that his firm, Homesight, is a developer who does work in multifamily zones and with affordable housing.
- Commissioner Leighton disclosed that her firm, SvR, has done work in Fort Lawton and also has contracts with SPU, SDOT and the Seattle Parks Department.
- Commissioner Jerry Finrow noted that he will recuse himself from the discussion regarding the Nordic Heritage Museum and will leave the room when the Commission gets the amendment that deals with that matter.

Chair To proposed proceeding by first entertaining a motion to approve what the Commission has agreed on as the amendments where the Commission will not make significant comment and would like to see them approved as a package Chair To noted that these amendments are:

- B. Affordable housing as a public benefit for zoning changes.
- E. Crown Hill future land use map amendments.
- H. Furthering pedestrian safety.
- K. Increase access to worker training and social support for working families.
- L. Include “heritage” within the concept of “culture”.
- M. Further public safety.
- N. Include “resilient city” concept in City’s emergency management planning.
- O. Support excellent educational system for all Seattle students.
- R. South Lake Union future land use map amendment.
- S. South Downtown policy and future land use map amendments.
- T. Harbor Avenue future land use map amendments.
- W. Reconsider designation of North Highline as a potential annexation area.

**ACTION: Commissioner Steve Sheehy motioned to approve the Commission’s stated recommendations as written for these amendments as follows:
Amendment B Approve; Amendment E Approve; Amendment H Approve; Amendment K Approve; Amendment L Approve; Amendment M Approve; Amendment N Approve; Amendment O Approve; Amendment R Defer; Amendment S Defer; Amendment T Defer; Amendment W Do not Approve.
Commissioner Jerry Finrow seconded. The motion passed unanimously.**

Chair To called for discussion and/or a motion on the Commission’s comments and recommendation to ‘approve’ **Amendment I, (Complete Streets Concept).**

**ACTION: Commissioner Steve Sheehy motioned to approve the Commission’s recommendation to approve Amendment I and the comments outlined in the letter.
Commissioner Mark Johnson seconded. The motion passed unanimously.**

Chair To called for discussion and/or a motion on the Commission’s comments and recommendation to ‘approve’ **Amendment J, (Affordability goals for households earning 80-120% of median income).**

ACTION: Commissioner Jerry Finrow motioned to approve the Commission’s recommendation to approve Amendment J and the comments outlined in the letter.

Commissioner Steve Sheehy seconded. The motion passed unanimously.

Chair To called for discussion and/or a motion on the Commission's comments and recommendation to not approve **Amendment X, (Reconsider 2006 future land use map amendment at the Goodwill site).**

ACTION: Commissioner Jerry Finrow motioned to approve the Commission's recommendation to not approve Amendment X and the comments outlined in the letter. Commissioner Amalia Leighton seconded. The motion passed unanimously.

Chair To called for discussion and/or a motion on the Commission's comments and recommendation to conditionally approve **Amendment C, (Future Land Use Map change related to the Fort Lawton Army Reserve).**

Commissioner Kevin McDonald asked if a discussion between the City and King County Metro had begun about how to increase transit to the area. Ms. Wilson noted that the Commission's conditional approval of the amendment notes that this is the wish of the Commission.

ACTION: Commissioner Steve Sheehy motioned to approve the Commission's recommendation to conditionally approve Amendment C and the comments outlined in the letter. Commissioner Linda Amato seconded. The motion passed unanimously.

Chair To called for discussion and/or a motion on the Commission's comments and recommendation to not approve **Amendment U, (Nordic Heritage Museum future land use map amendment).**

Recusal: Commissioner Jerry Finrow left the room for this discussion, motion and voting.

ACTION: Commissioner Steve Sheehy motioned to approve the Commission's recommendation to not approve Amendment U and the comments outlined in the letter. Commissioner Kevin McDonald seconded. The motion passed unanimously.

NOTE FOR THE RECORD: Commissioner Finrow reentered the room.

Chair To called for discussion and/or a motion on the Commission's comments and recommendation to not approve on **Amendment V, (Colman Dock ferry terminal redevelopment).**

ACTION: Commissioner Mark Johnson motioned to approve the Commission's recommendation to not approve Amendment V and the comments outlined in the letter. Commissioner Amalia Leighton seconded. The motion passed unanimously.

Chair To, called for discussion and/or a motion on the Commission's comments and recommendation to conditionally **approve Amendment P, (Use natural drainage and restored watersheds to handle storm water).**

ACTION: Commissioner Steve Sheehy motioned to approve the Commission's recommendation to conditionally approve Amendment P and the comments outlined in the letter. Commissioner Jerry Finrow seconded. The motion passed unanimously.

Chair To called for discussion and/or a motion on the Commission's comments and recommendation to approve **Amendment A, (Multifamily policy changes).**

ACTION: Commissioner Chris Fiori motioned to approve the Commission's recommendation to approve Amendment A and the comments outlined in the letter. Commissioner Mark Johnson seconded. The motion passed unanimously.

Chair To called for discussion and/or a motion on the Commission's comments and recommendation to not approve **Amendment G, (Parking facilities in City parks).**

ACTION: Commissioner Jerry Finrow motioned to approve the Commission's recommendation to not approve Amendment G and the comments outlined in the letter. Commissioner Colie Hough Beck seconded. The motion passed unanimously.

Chair To called for discussion and/or a motion on the Commission's comments and recommendation to approve **Amendment Q, (Defining City's industrial lands strategy).**

ACTION: Commissioner Jerry Finrow motioned to approve the Commission's recommendation to approve Amendment Q and the comments outlined in the letter. Commissioner Linda Amato seconded. The following friendly amendments were made.

- Commissioner Kevin McDonald suggested some consistency in the way that MIC's are referred to.
- Commissioner Colie Hough Beck suggested that the language be strengthened when referring to public entities citing non industrial uses.
- Commissioner Chris Fiori stated that he felt the language referring to R&D lab uses should be more in alignment with the Planning Commission's July 2007 report. Commissioners Finrow and Amato accepted these as friendly amendments.

The motion passed unanimously with stated amendments.

Chair To called for discussion and/or a motion on the Commission's comments and recommendation to not make a recommendation on **Amendment D, (Sustainability goals related to: 1) greenhouse gases; 2) green canopy in the city; 3) aggressive solid waste reduction; 4) management of transportation demand in Urban Centers; 5) city as an affordable place to live in all respects; 6) number of healthy years lived in Seattle).**

ACTION: Commissioner Jerry Finrow motioned to approve the Commission's recommendation to not make a recommendation on Amendment D and the comments outlined in the letter. Commissioner Linda Amato seconded. The motion passed unanimously.

Chair To suggested that **Amendment F, (Commercial space exemption in the Duwamish Manufacturing/Industrial Center)**, that voting be delayed until the October 11, 2007 meeting so that further discussion could happen today and at upcoming committee meetings.

Commissioner Sheehy noted that he is not comfortable with the "no recommendation" proposed and would like to see a recommendation one way or the other. Commissioner Linda Amato agreed and noted that she had visited the site. She shared her concerns about the impacts to industrial uses in the area, especially the Burlington Northern Santa Fe Railroad SIG yard. Commissioner Sheehy suggested that Planning Commission staff do some additional review and analysis on potential land use mechanisms such as the Property Use and Development Agreement.

- **Presentation: Neighborhood Main Street Mapping Project**
 - **Vanessa Murdock, DPD Staff**

Vanessa Murdock reported that the P-Mapping project is an outgrowth of the Neighborhood Business District Strategy, which was meant to stimulate commercial and pedestrian activity in the city's neighborhoods. Ms. Murdock stated they had changed the name of the project as it seemed like the former name would make people think it was about providing more pedestrian amenities to neighborhoods, such as crosswalks. She added that because the project is narrowly aimed at where to include an additional overlay that requires commercial uses on the bottom floor of a development, the name was changed to the Neighborhood Main Street Mapping Project.

Ms. Murdock stated that DPD staff had divided the city into six sectors and is working on two sectors at a time. She noted that they are currently completing work in the Northwest and Eastern sectors. Ms. Murdock reported that they looked at 20 areas and there are four sectors and 39 more areas remaining to review. She noted that they have had two public meetings to announce the draft recommendations and have done outreach to about a dozen community groups. Ms. Murdock added that they will be following up with another round of meetings with community groups, and will take input until the end of October. Ms. Murdock stated that the next two sectors will have a slightly different outreach plan. DPD plans to have recommendations on this first phase of the project to Council early next year and the next round not long after that.

Ms. Murdock discussed two areas they had reviewed. She noted that one was 15th Ave NW, where a P designation had not been recommended, due in part to a lot of auto body and other car-related uses on

the street, many residential uses that would be non-conforming if a P-zone was approved, and other considerations. She added that the neighborhood, however, wanted a P designation to calm traffic and create a pedestrian-oriented environment.

Ms. Murdock noted an area around South Jackson street and that DPD recommended some areas to be given a P designation, but not the entirety of eligible land along South Jackson Street, due in part to the large amount of residential uses on and around some areas of this street. She added that the neighborhood, however, requested P-zones along the entirety of eligible land along South Jackson Street.

Chair To opened up the floor for questions and discussion.

Disclosure: Commissioner Steve Sheehy disclosed that he rides his bike in this area.

Commissioner Sheehy complimented Ms. Murdock on a very good presentation and noted that the handouts were very useful tools that helped provide clarity. He noted that while there was misperception in the community about what the project could do, there would also be misperceptions about this same issue among Council members. He suggested ensuring that they are well educated about what the overlay and mapping project are attempting to achieve.

Commissioner Johnson noted that buildings not found in designated P zones would still have to build the bottom floor to be large enough to be converted to commercial use at a later time. Commissioner Finrow noted that the Commission had recommended this.

Commissioner Michelle Mattox noted that this could be confusing around South Jackson Street and 28th as this is an area in dire need of pedestrian amenities but not necessarily P zones.

Commissioner Kay Knapton stated that she thought that changing the name of the project was a very good and useful in helping to provide more clarity about the intent of the project. She recommended that in addition to the name of the designation should be changed so it is better understood. She suggested changing it from a Pedestrian Zone Designation to a Neighborhood Main Street Designation or a NM zone. Commissioner Johnson agreed. There was a general consensus from the Commission that a name change for the designation would prevent confusion

Commissioner Fiori noted that there are market realities that need to be considered, for example, 15th Ave. NW could not support the kind of ground-level commercial development a P-zone would encourage. He noted that DPD's idea of providing nodes of designated P-mapping along the length of the street represents a good approach. Mr. Fiori also complimented DPD staff on their evaluation criteria for designating a P zone. He noted the assessment criteria does a good job of taking into account market realities and that the regulations provide needed flexibility while focusing primary development.

Commissioner McDonald recognized the market realities as stated by Commissioner Fiori, and that the city should work to encourage pedestrian-oriented streets with a focus on developing activity nodes.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Chair To adjourned the meeting at 9:05 am.