

SEATTLE PLANNING COMMISSION
APRIL 10, 2003
APPROVED MINUTES

Commissioners in Attendance: John Owen, Chair; Lyn Krizanich, Matthew Kitchen, Jeanne Krikawa, Steve Sheehy, Angali Bhagat, Mimi Sheridan, Paul Tomita, Angela Brooks, Joe Quintana, Tony To.

Commissioners Absent: Denise Lathrop, Vice Chair, George Blomberg, Gregory Davis.

Staff: Cheryl Sizov, Acting Director; Barbara Wilson, Planning Commission Analyst

Visitors:

Bob Morgan, Central Staff; Jackie Kirn, OPM.

Call to Order

Chair John Owen called the meeting to order at 3:10 p.m.

Approval of Minutes

Commissioner Jeanne Krikawa noted a correction in the March 27th minutes under the Monorail discussion. With the correction the Minutes from the March 27, 2003 full Commission meeting were unanimously approved.

Chairs Report

Chair John Owen reported on several issues and upcoming events. These include;

The Planning Commission/Design Commission **received a response from the SPMA Board with regard to the joint commission letter dated April 1, 2003.** Copies were passed out to the Commission. The possible **Joint SPC/SDC presentation on monorail for Thursday, April 17, 2003, has been cancelled.** Commissioner Mimi Sheridan asked why it had been cancelled. Planning Commission staffer Barbara Wilson responded that we had received notice from Ethan Melone that SPMA did not feel prepared for the meeting but that Michele Jacobsen would prepare a memo in response to questions that have come up thus far at the Commission meetings. Barbara said she would obtain a copy of the letter and forward it to Planning Commissioner as soon as she had it. Commissioner Sheridan iterated that things are moving fast and decisions are being made quickly therefore the Planning and design Commissions need to have constant dialogue and opportunities for input.

Chair Owen also reminded the Commissioner of the **Monorail Green Line tour scheduled for Friday, April 18, 2003, 1-4 p.m. and noted that in addition to both Commissions and SPMA staff, we would also be joined by** City Councilmember's and staff, central staff, and other city department staff.

Chair Owen reminded the Commission of staffing during Marty's Sabbatical. Cheryl will lead the Northgate-related work and waterfront planning; Barbara will lead Housing Choices follow-up and commercial code work. Both will work on the Monorail and overall Commission

administration. Cheryl works 4 days per week (off on Wednesdays) and can be reached via Marty's phone or her own at 233-7236, and Marty's e-mail or her own at Cheryl.sizov@seattle.gov.

There will be a presentation on the **Mayor's Action Agenda for Northgate at the City Council Committee-of-the-Whole** meeting on Friday, April 14, 2003, 10:15 am. SPC will be scheduled for a future C-O-W to present a response to President Steinbrueck's letter.

On April 26, from 9:30 a.m. – 2:00 p.m **SPMA will hold a Public Workshop on Parking Access Issues**. It will be held at the WS Convention Center, Planning Commission attendance is optional.

COMMISSION BUSINESS

- **REPORT ON CITY COUNCIL SOUTH LAKE UNION BROWN BAG –**

Planning Commissioner Lyn Krizanich gave on the April 12th Brown Bag discussion that was sponsored by Councilmembers Nick Licata, Peter Steinbrueck and Richard Conlin regarding South Lake Union Development Plans.

The discussion included brief updates on SLU Neighborhood Plan implementation, a presentation of the new initiatives and projects that are not identified in the Neighborhood Plan and a discussion of how these new plans for SLU relate to the Comprehensive Plan and Comp Goals and growth targets, the Neighborhood's Plan, and other neighborhood plans. The discussion also included questions about public investment and will the SLU Neighborhood Plan need to be modified and adopted by Council.

Council members raised the following points:

1. Neighborhood Plans are dynamic – new opportunities and projects will come up – these should flow from the Neighborhood Plan.
2. Stakeholders need to be asked and involved to ensure new vision doesn't trample Neighborhood Plan.
3. Need to determine the level of investment – should public investment be made prior to implementing initiatives/projects in order to serve as catalyst for them or concurrently or once projects are completed.
4. Review changes to Plans and be consistent in how that's done but planning shouldn't limit opportunities.
5. Balance public investment with benefit. Capitalize on private investment. Don't take away from other neighborhoods
6. Determine if resources are focused in one particular neighborhood as compared with doling out resources more broadly or evenly to many/all neighborhoods.
7. Where is the housing that comes with these jobs

A brief discussion ensued. Commissioner Matthew Kitchen proposed the idea that there may be a legitimate fundamental lack of clarity on growth targets. He suggested the questions to ask are:

- If you achieve growth targets faster than expected, does it or should it trigger some new process to deal with growth?
- At what point do you begin to make public investment in an area that is growing faster than initially predicted?
- If there is a legitimate development potential that was not necessarily predicted in Comprehensive and neighborhood plans, what triggers a reassessment of the need for investment?

Commissioner Krizanich stated that it was reported by DCLU that there was sufficient capacity under the current zoning in South Lake Union to accommodate the proposed increased of households to a total of approx. 5,000 households and increase of approx. 50,000 jobs.

Commission Chair Owen asked what the PC's role should be now and Commissioner Krizanich recommended that the Commission continue to monitor the Stakeholder and City's activities in this area.

- **COMMISSIONER SPOTLIGHT: ANGELA BROOKS**

Planning Commissioner Angela Brooks was the focus of this months Planning Commissioner Spotlight. Commissioner Brooks shared that she is a native Seattleite, born and raised. She grew up in the Mount Baker neighborhood and enjoyed the life of an only child until her father remarried and had a child. She now has an eleven-year-old brother and she spends a lot of time with him going to his football games and little league games. She knows nothing about sports but enjoys spending time with her brother. She went to Jackson University where she received a degree then got her Masters from the University of New Orleans. While attending graduate school Angela interned at the Mayor's Office where she handled constituent affairs. After graduate school her first job was as a Parole officer in New Orleans. She went to the police academy where she had to learn how to shoot a .357. She found the job very difficult but learned many lessons. She then went to work for Fair Housing where she learned about the impacts of zoning on social justice issues. At an APA conference the American Cell Towers Corporation recruited her. She moved back home to Seattle and went to work for T-Mobile where she reviews zoning, site plans and variances. Currently she is studying for her AICP certification. Angela is an avid reader of fiction and polishes off 2-3 books a week. She grew up going to Mt. Zion Baptist Church and remains involved with numerous church activities today.

- **UPDATE ON COMPREHENSIVE PLAN TRANSPORTATION ELEMENT**

Commissioner Jeanne Krikawa asked PC staff to follow up with DCLU and SDOT staff on the Planning Commissions involvement with the transportation element of the Comprehensive plan. Acting Director Cheryl Sizov said she would check in with Tom Hauger at DCLU and Barbara Gray at SDOT and have an update at the next Full Commission meeting on 3/24. She also said we could put it on the 3/24 Transportation Committee agenda.

- **UPDATE ON COMMERCIAL CODE**

Commission Analyst Barbara Wilson reported on the status of the commercial code review. Barbara announced that Planning Commissioner Chair John Owen has been selected to be on the Advisory Committee, as has new Planning Commissioner Joe Quintana and former Commissioner Val Thomas. Barbara also announced that she would attend the city's Interdepartmental staff meetings on this topic.

Barbara noted that she had received a tentative schedule from DCLU planner Jory Phillips. DCLU will send a draft scope to the Advisory Committee on April 16. The Advisory Committee will meet two weeks after that to talk about their role, the scope, and the purpose(s) of this work. Some tentative milestones and work will be sketched out. The dates announced are highly subject to change and Barbara urged the Advisory Committee members to stay tuned for the official schedule. The proposed Schedule for Meeting w/ Commercial Areas Advisory Committee is as follows:

- First meeting of the Advisory Committee on May 1, 2003 to introduce members, discuss purpose of the Advisory Committee, conduct of meetings, and discuss proposed project scope and timeline.
- A background Report will be sent to Advisory Committee on June 2, 2003.
- The second meeting of the Advisory Committee will be held on June 15, 2003 where there will be a review of the Background Report and policy analysis. The committee will discuss possible amendments to Policies; need for focus groups and possible topics for focus groups.
- The committee may conduct Focus Groups from July 1 - August 1, 2003 the third meeting of the Advisory Committee will be held August 1, 2003 to discuss results of focus groups and the progress on Code Analysis Findings/Conclusions and Options Report.
- The fourth Meeting of Advisory Committee will be held in September, 03.

- **HOUSING CHOICES: PLANNING COMMISSION SUMMARY AND REVIEW**

Barbara Wilson distributed an outline and preliminary draft of the Planning Commission's summary and report on the Housing Choices public process and recommendations. She recommended a process for moving forward, suggesting that the Commission prepare the following products; a memo to DCLU to give input to the development of legislation and a strategy for moving forward, and email to the City Council on the results of the public forum, a briefing to the Land use committee of the Council. She noted the Council might want to wait until they have the Mayor's proposal.

In addition, she suggested preparing a letter to the Mayor outlining early results of the public process and the Commission's recommendations to the executive, a report on the public process, a review and analysis of the Executive Proposal and perhaps an Op-ed or letter to the editor when it's formally transmitted to Council. She then asked the Commission to comment on the draft and the strategy.

Commissioner Jeanne Krikawa noted she would like a detailed summary of the decision-making steps, including when and how Council will make its decision. She also noted that we may want to change the terminology from areas of disagreement to something like "key areas of concern". Commissioner Mimi Sheridan said several people had noted that cottage housing would be a challenging venture because of the lack of available property to build cottage housing in the city. Commissioner Sheridan recommended the SPC respond to this criticism by clearly articulating that we are looking at this as a housing option that will have impacts for the long term and may not yield big results overnight. Nonetheless a long-term vision is important in allowing for these housing types.

Commissioner Steve Sheehy recommended the legislation be two separate pieces; one on cottage housing and one on detached accessory dwelling units. He also recommended that the ordinance needs to be simple or the city should not do it. The city should keep in mind the target for these housing types and who will actually build them. For DADU's the single-family homeowner will likely build these and the city needs to be sure to address the concerns of keeping it simple. He suggested that the simplicity question has to do with process such as whether to do design review or not and that this was a fundamental question to wrestle with. Commissioner Sheridan suggested imposing design review on DADU's would be unlikely. Commissioner Sheehy recommended that the Commission provide general parameters on how the City should proceed with the proposals on these housing options.

Commissioner Joe Quintana asked what the "hot" issues are in the matrix noting that the matrix currently does not really identify what issues are more intense than others. Commissioner Owen suggested that the issues of parking, privacy, fit, and design quality were hot issues and also homeowners and developers wanted to ensure that the process was not overly burdensome.

Commissioner Sheridan asked if the SPC could review the updated draft proposal. Barbara committed to find out the current status of the proposals from DCLU's Jory Phillips and Michael Kimelberg. Commission Chair Owen asked the Commissioners to review the draft and respond to Barbara Wilson with suggestions and changes.

- **NORTHGATE: RESPONSE FOR REVIEW OF MAYOR'S PROPOSAL**

Interim Planning Commission Director Cheryl Sizov passed out a summary of the fundamental questions proposed by Council President Steinbruek in his letter to the Commission regarding the Mayor's Proposal on Northgate. She organized the questions by general topic and suggested that the Commission determine what it can answer right

away based on previous Commission involvement with Northgate, and what will require further investigation by either Commissioners or City staff.

Several Commissioners wanted to clarify some fundamental questions about what the Commission can and cannot answer and what aspects of the Northgate proposal are being viewed as quasi judicial and which are legislative because of the development agreement with Simons. The Commission needs to understand this because it may impact the way we communicate with Council.

Cheryl Sizov noted that she had spoken with Bob Tobin of the City's law department and he had noted that the Planning Commission can still give written recommendations to the city council. Commissioner Sheehy asked that we get a letter from legal that outlines parameters of the Commissions involvement and articulating any additional requirements that the PC is obliged to follow under the Appearance of Fairness doctrine.

Commissioner Sheehy also stated that he is a big fan of development agreements as a tool and that the Commission could probably provide valuable comments on Northgate as long as we know the ground rules. Commissioner Quintana asked if there are restrictions that the Commission needs to know of regarding what they can say about policy and the development agreement. Commissioner Sheehy noted that policy questions are fair game for comment. Jackie Kirn added that her understanding of the quasi judicial requirements is that all things need to be discussed in a public forum. She asked whether Planning Commission is subject to the appearance of fairness doctrine and ex parte communication issues. Cheryl Sizov noted that she will get more clarity in the form of a letter from the city's law department. Barbara Wilson noted that in the Commissions enabling legislation it is within the scope of the Planning Commission to comment on development agreements.

Commissioner Tomita suggested that some of the questions asked by Council President Steinbruek may also need to be addressed by DCLU staff. Commissioner Quintana suggested the PC distinguish what issues the Commission does not have the capacity to answer versus what issues are not within the Commissions role and scope to answer. He also noted that in regards to some of the questions the Commission could take a responsive approach. Commissioner Sheridan noted that there is actually a lot that the Commission can respond to and has the background, knowledge and expertise to answer because of the Commissions long term involvement with Northgate. Commissioner Owen agreed that the Commission's past involvement provides the internal knowledge and capacity for a literal response to Council President Steinbrueck request. He suggested that we send a memo to President Steinbruek and CC the Mayor. Cheryl Sizov said she would draft a letter to President Steinbrueck for the Commission's Northgate subcommittee's review, outlining the Commission's process and approach for responding to the requested review of the Mayor's proposal. She said she would also do an assessment of the technical information necessary for a policy analysis and a timeline for review. The Commissioner concurred with this approach.

Barbara Wilson reminded the Commission they had wanted to begin a quarterly submission to *DCLU Info.* beginning with the next addition. The submission deadline is

April 21. The Commission believed they could not make the deadline and that they would try to do the first submission for the June issue.

PUBLIC COMMENT

There was no public comment.

ADJOURN

Commission Chair Owen adjourned the meeting at 5 p.m.