



**City of Seattle**  
**Seattle Planning Commission**

Josh Brower, Chair  
Barbara Wilson, Executive Director

SEATTLE PLANNING COMMISSION  
DECEMBER 10, 2009  
APPROVED MEETING MINUTES

**COMMISSIONERS IN ATTENDANCE**

Josh Brower, Chair; Leslie Miller, Vice-Chair; Catherine Benotto; David Cutler; Jerry Finrow; Chris Fiori; Colie Hough-Beck; Mark Johnson; Marty Kaplan; Kay Knapton; Amalia Leighton; Kevin McDonald; Christopher Persons; Matt Roewe; Amanda Sparr

**COMMISSION STAFF**

Barbara Wilson, Director; Katie Sheehy, Planning Analyst; Diana Canzoneri, Demographer; Michael Pickford, Intern

**COMMISSIONERS ABSENT**

Linda Amato

**GUESTS**

Stella Chao and Karen Gordon, Department of Neighborhoods; Tom Hauger, Mark Troxel and John Skelton, Department of Planning and Development

**IN ATTENDANCE**

Rebecca Herzfeld, Council Central Staff; Brian Chasse, Michael Kent, Don Blakeney

*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**

Vice-Chair Leslie Miller called the meeting to order at 3:03 pm.

**COMMISSION BUSINESS**

Minutes approval

**ACTION: Commissioner Kay Knapton moved to approve the November 12, 2009 minutes; Commissioner McDonald seconded the motion. The minutes were approved with one abstention.**

**Chair's Report**

Vice Chair Miller thanked Commissioner Johnson for hosting this year's holiday party, which was thoroughly enjoyed by all who attended. She noted that Chair Brower has been invited to attend the

**Infrastructure of Sustainability Conference** in Copenhagen next week on behalf of the Planning Commission. Vice Chair Miller also reminded Commissioners that a call for applicants has gone out and will close at the end of the month. There will be two open positions on the Commission. Vice Chair Miller asked the Commissioners to follow up with Executive Director Wilson if they have any questions. Ms. Canzoneri said that the Commission's intern, Mike Pickford would be leaving before the end of the month and thanked him for his great work. Ms. Wilson and the Commissioners also thanked Mike for his work.

Chair Brower reviewed the upcoming meetings: the Executive Committee will meet on December 15; the LUT committee will meet on December 17; the full Commission will meet next on January 14.

Ms. Wilson briefly outlined the DRAFT 2010 work plan. (see attached?)

## **BRIEFING & DISCUSSION**

### **Briefing: Historic Preservation in Seattle's Neighborhoods**

- Stella Chao, Karen Gordon, DON

Ms. Chao provided an overview of the Department of Neighborhood's historic preservation work, which includes seven historic districts that have separate review boards. [Please see DON's website for more information: <http://seattle.gov/neighborhoods/preservation/>] Ms. Gordon demonstrated how to access the historical sites database, which can be located here: <http://web1.seattle.gov/dpd/historicalsites/>. Ms. Chao noted that DON and DPD are working together to engage communities and minimize disruptions to the permitting process related to historic properties.

Chair Brower asked if historic vessels were included in the database. Ms. Gordon replied that they currently are not and noted that owners are permitted to sail historic vessels beyond city limits.

Ms. Chao reviewed the City's Neighborhood Matching Fund and indicated that DON is trying to improve the application process. Applications can be found on-line here: <http://seattle.gov/neighborhoods/nmf/>. Commissioner Kaplan asked if the fund would be open to citywide projects; he expressed concern that citywide projects could compete for limited funds and reduce funds available for neighborhood projects. Ms. Chao replied that DON exploring the best way for the NMF to be granted for citywide projects.

Commissioner Finrow noted that DON defends the city's history every day, which is very important. He noted that the Planning Commission rarely works on such a fine grained level of detail. Ms. Gordon said that many of the historic districts have been created through citizen and community activism. Ms. Chao noted that individual buildings can also be designated as historic; it doesn't have to be an entire district.

Ms. Gordon explained that the minimum age for historic designations within in Seattle is 25 years, compared to 50 years for federal designations. The Space Needle is the only building in the city less than 25 years old before it was designated as an historic building.

Ms. Gordon noted that of the buildings inventoried downtown, 47% were determined NOT to be eligible for historic designation and therefore will not have to go through that process as part of the SEPA review. Ms. Wilson noted that historic preservation was a common concern expressed by participants in the Neighborhood Plan Update.

## Briefing: 2009 Comprehensive Plan Amendments

- Tom Hauger, Mark Troxel, DPD

### Recusals & Disclosures:

- Commissioner Amalia Leighton disclosed that her firm, SvR, is working on the Yesler Terrace project.
- Commissioner Leslie Miller disclosed that she is a member of OSCAT, the Othello Station Community Advisory Committee.
- Commissioner Mark Johnson disclosed that his firm, ESA Adolfson, is preparing the EIS for the Northgate rezone.
- Commissioner Chris Fiori disclosed that his firm, Heartland LLC, is working on the Yesler Terrace project and on projects within the Roosevelt Urban Village.
- Commissioner Persons disclosed that his firm, Capitol Hill Housing, manages and develops affordable housing projects.
- Chair Josh Brower disclosed that he is on the board of directors for Eldercare NW.
- Commissioner Cutler disclosed that his firm, GGLO, is working on a project adjacent to the proposed FLUM in the Greenwood/Phinney Ridge Urban Village.

The proposed 2009 Comprehensive Plan amendments can be found here:

[http://www.seattle.gov/council/comp\\_plan/2009amendments.htm](http://www.seattle.gov/council/comp_plan/2009amendments.htm)

Mr. Troxel provided a brief overview of the Mayor's recommendations on the proposed amendments. Please click [here](#) to download the Director's Report.

Commissioner McDonald asked about the parcels within the Roosevelt Urban Village that would be redesignated from multifamily to single family. Mr. Troxel explained that the parcels are single family houses on the north side of a church. Chair Brower asked if there was community support for the proposed future land use map changes and Mr. Troxel indicated that there is community support.

Commissioner Johnson said that using the downtown zoning designation east of the I-5 freeway is momentous. Mr. Troxel noted that the area is within the Downtown Urban Center.

Commissioner Roewe asked changing the boundaries of the Ballard-Interbay Manufacturing Industrial Center (BINMIC) would allow the zoning on that property to be changed to something other than industrial. Mr. Hauger indicated that is correct and that the proponents of the amendment testified that they would like to rezone the property to Industrial Commercial, which would be permitted within the BINMIC. Commissioner Johnson expressed support for the Mayor's recommendation not to approve the proposed amendment.

Commissioner Finrow suggested that the proposed amendment related to vehicle miles traveled (VMT) would be better housed in the Transportation Strategic Plan. Mr. Hauger indicated that his suggestion could be appropriate, particularly in light of the fact that there are not many numeric targets currently in the Comp Plan. Commissioner McDonald indicated that the proposed amendment could have unintended consequences in terms of how the city accommodates growth over the coming decades. Commissioner Knapton agreed and noted that measuring VMT does not take fuel efficiency into consideration. Commissioner Leighton suggested that perhaps reducing greenhouse gas emissions is part of the intent behind the proposed amendment. Mr. Troxel stated that the Seattle Climate Action Plan includes goals related to greenhouse gas emissions. Commissioners Johnson and Roewe cautioned that measuring emissions can be complicated.

Commissioner Johnson asked when the Sandpoint policies could be removed from the Comp Plan. Mr. Hauger replied that it could happen as part of the 2011 update.

## **Briefing: Planning Division Year End Update**

- John Skelton, DPD

Mr. Skelton briefly reviewed some of the major projects of 2009 including:

- [Multifamily Zoning Update](#): revisions to the Midrise and Highrise zones have recently been approved and changes to Lowrise zones will be finalized in 2010.
- [Livable South Downtown](#): legislation has been transmitted to Council and will be reviewed in 2010.
- [Neighborhood Plan Updates](#): updates for three neighborhood plans will be completed soon (North Beacon Hill, North Rainier and Othello) and status reports are being prepared for 24 others, with which the Commission was very involved.
- [Backyard Cottages](#): Council approved legislation that allows backyard cottages citywide, which the Commission was also very involved with over the years.
- [Yesler Terrace](#): City staff are working closely with the Seattle Housing Authority, and concepts for redevelopment are underway.
- [Living Building Challenge](#): this program will assist projects that seek to attain the highest levels of sustainability.
- [Pike/Pine Conservation Overlay District](#): new incentives to preserve historic buildings in the Pike/Pine neighborhood.
- [Capitol Hill light rail station TOD](#): DPD staff have been coordinating with Sound Transit about the future development above the Capitol Hill light rail station.
- [Shoreline Master Program](#): the City's shoreline regulations are in the process of being updated and should be adopted by the end of 2010.
- Design guidelines have been approved for [Uptown](#) and [Upper Queen Anne](#).

Mr. Skelton indicated that Mayor-elect McGinn has indicated that he would like to allocate more resources for neighborhood planning. Other upcoming projects for 2010 include reviewing the size of single family homes and the West Seattle Triangle design framework – much of the property within the triangle is zoned C1, which is an auto-oriented zone. Harbor Properties has some projects moving forward in the area. He noted that there is a possibility of both internal and external reorganization as the incoming administration. McGinn has also expressed an interest in simplifying the land use code. Mr. Skelton indicated that because the Planning Division lost quite a number of positions due to budget cuts during the past year, the work program will have to be reevaluated.

## **PUBLIC COMMENT**

There was no public comment.

## **ADJOURNMENT**

Chair Josh Brower adjourned the meeting at 5:30 pm.