

Magnolia Community Council  
Board of Trustee Meeting  
Open meeting on Zoom, not recorded

November 16, 2021 | minutes final

Present: Trustees David Kaplan, Carol Burton, Lynn Hogan, Alison Grevstad, Janis Traven, David Moehring, Cheryl Jacobs, Pat Craft, Jayson Morris, Stephanie Ballard, Matthew Koenig, Valerie Cooper, Steve DeForest, Stephen Faciszewski, Mary Hoverson, Lisa Barnes, Nicole Shiosaki and Don Schlosser.

Guests: Catherine Middleton-Hardie (guest MIQA Hubs and Seattle ACS), Frank Gaul (MIQA HUBS), Maliq Phakdymanivong (Councilmember Lewis representative), Fred Rappaport, Russell Howes, Amy Platenberg, Jessica Keller (Mag/QA News), Chris Kyle, Paul Carlson, Ben Broesamle, FMastrobattista.

General Meeting called to order at 7:00 by Stephanie Ballard, President  
Slate of trustee candidates presented to the board: Bruce Carter, Valerie Cooper, Pat Craft, Cheryl Jacobs, Matthew Koenig, Jayson Tod Morris, Amy Platenberg. Lynn Hogan made a motion to accept the slate by acclamation. Motion was seconded and passed.

Trustee Meeting called to order at 7:10 by Stephanie Ballard, President  
Meeting agenda approved. October meeting minutes approved.

Catherine Middleton-Hardie (guest MIQA Hubs and Seattle ACS), Frank Gaul (MIQA HUBS):

Resident experts on *Emergency Preparedness*:

Family, Neighborhood/Church/School, Community Hubs, Office of Emergency Management.

Resources: Seattle Auxiliary Communications Service – Ham radio operators trained to work with OEM AlertSeattle – free emergency alerting service that the city has implemented. Neighborhood Link Map – Blockwatch groups, SNAP (Seattle Neighborhoods Actively Prepare), Hubs w/Radio training. The City has divided into seven sectors. West Magnolia, QA Playfield. Enhanced Hubs could have both general or ham radio and city P-Patches also serve as gathering places.

Ready.gov – making a plan and supplies, Red Cross, CDC WashDOT have good websites for resources.

City of Seattle has a 'Build a Kit' handout.

*What to Do in an event of an Emergency:*

City has a Hazard Explorer website using your address. Perimeter of Magnolia has areas of higher risk, flooding information and winter storms.

MIQUA Hubs will set up points for communication – they need 5 volunteers to man each hub. They meet once a month. It takes two zoom meetings to be trained to volunteer. Jayson Morris volunteers to help with this.

Barbara Biondo is the block watch organizer at SPD.

Maliq Phakdymanivong (replacing Daniella): A new high acuity facility is being set up downtown.

Interbay tiny house village being expanded. Another village is being set up at 85<sup>th</sup> and Aurora. 100 million of bond funds for bridges is included in the budget funded by a commercial parking tax. Maliq will be the person to schedule appointments with Councilmember Lewis.

Maliq.Phakdymanivong@Seattle.gov

Land Use Committee, David M and Cheryl J. and Matthew K. – follow-up to discussion of month prior on selling ADUs as condominiums.

Cheryl on Community Outreach – public records request on information with Nick Welch (senior planner on ADUs). Follow-up on survey results they'll have this coming July.

Matthew K and Paul – a proposed written plan for neighbors to add a Covenant to approve or disapprove development of ADUs to Condos for individual sale. Next step to add one to a property and create a template of what this looks like. Discover what the attorney costs might be. Through neighborhood communities – engage and talk about what could be done as property owners.

“Neighbors at 1234, 1235 Main Street covenant together that no structures on the respective properties may be formed into a condominium association or be sold separately without the agreement of each neighbor. This covenant shall run with the land and be binding on all future property owners.”

Document one was a Padlet presented as a rough workplan regarding the Sale of Accessory Dwellings in Seattle (image attached). The second document was a draft for Trustee review titled “City of Seattle Green-Lights Investors to Build Condo-Townhomes on Your Neighbor’s Property. [ How You and Your Neighbors can decide Yes or No.”

Questions: Janis – how does it increase the value of the property if you do or don’t add the covenant? Lisa B – as a renter, this document has no impact. Suggests working with the City to fix the current legislation rather than adding this covenant. Cheryl J – says that she can draw a connection with these kinds of development can drive up rent prices. We’re not getting information on whether this legislation is actually addressing the issues it was intended to. Pat C – This speaks to the community impact these kinds of developments will have. We’re trying to support good city planning. Carol B – In rental homes/ owners mixed neighborhood, she sees them pulling down little houses and building 3 stories macmansions. Matthew K – this document is not a one size fits all for all of Magnolia. It’s intended as an option to talk to your neighbors about how your block will look in five to ten years. Bruce C – thinks the developers really corrupted the good intentions of the original program. Mary H – MCC needs to tell people in the community what is happening (Condoization). It’s our job to tell them why it’s happening as communicators for the community.

David M – Proposed next steps:

(1) Trustees provide comments on document “City of Seattle Green-Lights Investors...” before next LUC meeting.

(2) David seeking help looking at public records.

(3) David reaching out to other Seattle communities. And

Cheryl: (4) discuss educating neighbors through info on our webpage or Facebook

Matthew: (5) An example of the covenant in legal language for appending to this document.

Transportation/Mobility, Janis T: She was invited to the West Seattle/Ballard Link extension advisory committee. (Congratulations Janis!) Early 2022 a draft EIS will be issued w/a 90 day public comment period. They are still showing Light Rail going down the middle of 15<sup>th</sup> Avenue. March will have in-person meetings. 2023 final EIS. Community Advisory group meetings will be viewable on YouTube. December 8<sup>th</sup> from 5-7 on station planning. Ben B. - Funding is brewing in the Senate. David M – comments on the practicality of 90-foot stations.

Ursula Judkins Viewpoint Litigation Update, David K: Our motion for reconsideration was granted. MUP reissuance is required as the original decision is no longer the one appealed from. David M thinks this will help get the developer to come to the table.

DSA Letter: Discussion on whether to support MCC as an organization sign in on an online portal Alliance for Pioneer Square. David K forwarded a motion to join the Queen Anne Community Council (et al) in online support of the Downtown Seattle Association budget requests to the Seattle City and King County Councils. Janis T and Lisa B do not support this. Mary H opinion is to support. Lisa B – Having LEAD or REACH be able to expand their capacities would really help. It would be nice to specifically support strategies that work. MCC votes to approve. 18 trustees present – 4 abstain, 3 vote no, 11 vote yes.

Neighborhood Advisory Committee Update – table for next month.

Thank you to Lynn for going out twice to tag the holiday trees and for her long time service on MCC.

Janis T – motion to send welcoming letters to newly elected leaders.

Format for Meeting planning for the future: Resume in January on Zoom and determine if we want to

transition to in-person meetings.

Holiday Gathering: December 6<sup>th</sup> on Zoom?

Meeting adjourned at 9:22pm.

Respectfully submitted,

Alison Grevstad, Recording Secretary