

PLANNING COMMISSION
Minutes of October 26, 2009, Meeting

Members Present: Richard Forschler, Melvin McDonald, Tom Dantzler, Rick Lucas, Roxie Chapin

Staff Present: Steve Butler, Planning Director; Jack Dodge, Principal Planner; Mike Scarey, Senior Planner; Al Torrico, Senior Planner; Kate Kaehny, Associate Planner; Anita Woodmass, Associate Planner

1. Call to Order:

The meeting was called to order at 6:00 p.m.

2. Approve Minutes of October 12, 2009, Meeting:

A motion was made, seconded, and unanimously passed to accept the minutes of the October 12, 2009 meeting as presented.

3. Public Hearing:

A. Staff Presentation on the 2009 Final Docket of Proposed Comprehensive Plan Amendments

Mike Scarey advised that the Commission had reviewed all the proposed amendments with the exception of those related to the Shoreline Master Program and the Capital Facilities Element. Mr. Scarey reviewed the amendment proposals as follows:

MAP AMENDMENTS

Land Use Plan Map

- #A-1 – Move the Urban Center line to the west side of 28th/26th Avenue South at South 200th Street. Establish a Potential Zone of AVC for one parcel currently outside the Urban Center boundary
- #A-2 – Amend the designations of parcels at South 166th Street & 40th Avenue South to accommodate a land exchange between the City and Highline Water District
- #A-3 – Amend the designation of approximately six acres in the vicinity of 16445 International Boulevard that would be leased to MasterPark
- #A-4 – Add a new parcel of approximately 0.8 acres located on the east side of I-5 adjacent to the north side of the King County Transfer Station, establishing Comprehensive Plan and Potential Zone designations

- #A-5 – Amend the Map to reflect changes and provide better coordination between the Comprehensive Plan Land Use Map and the Official Zoning Map (related to the Major Zoning Code Update)

Informational Maps

- #B-1 – Update Map 1.4 “Existing Land Use Map” with current information
- #B-2 – Update Map 8.1 “Wetland and Stream Classifications” with current information

Other Maps

- #C-1 - Amend Map 1.2 “Preferred Light Rail Alignment and Station Locations” to specify the City’s preferred alignment between the proposed South 200th Street Station and the City’s southern boundary

AMENDMENTS TO SUBAREA PLANS

SeaTac/Airport Station Area Plan, Subarea Plan

- #1 – Modify the Concept Plan and page 25 graphic to remove the pedestrian connection to Bow Lake

TEXT AMENDMENTS

- #1 Land Use Element – Amend Policy 1.7 to specify the City’s support for three light rail stations within SeaTac, and the City’s preferred light rail alignment between South 200th Street and the City’s southern boundary
- #2 Introduction – Add a statement to specify that Subarea Plans are components of the Comprehensive Plan
- #3 Land Use Element – Update Background Report related to Map Amendment #A-5
- #4 Land Use Element – Update Background Report related to Map Amendment #B-1
- #5 Capital Facilities Element – Update Background Report to include section for projects outside the six-year timeframe
- #6 Capital Facilities Element – Update six-year Plan
- #7 Parks, Recreation and Open Space Element – Update based on the “2009 Parks, Recreation and Open Space Plan”
- #8 Environmental Management – Update based on update of the Shoreline Master Program

Capital Facilities-related amendments have not yet been completed. Therefore, staff is recommending that tonight’s public hearing be continued to November 9, and that the Commission make their recommendations to the City Council at that time.

Recommendations could be postponed until November 23, but that would preclude their being included as part of the agenda bill presented to the City Council for anticipated adoption on November 24.

B. Public Hearing on the 2009 Final Docket of Proposed Comprehensive Plan Amendments

The Chair opened the public hearing at 6:35 p.m.

Roger McCracken, 2003 Western Avenue #500, Seattle; David Lee, 16445 International Boulevard, SeaTac: Mr. McCracken and Mr. Lee support Map Amendment #A-3 that would allow Bonny-Watson Washington Memorial Cemetery to lease approximately six acres to MasterPark for expansion of their Lot C park and fly for twenty-five years (with extension options); eventually the land will be returned to cemetery use. Regarding ingress and egress at South 160th Street, the SeaTac Engineering Division has determined that traffic impacts are insignificant, peak hour trip generation would be approximately 117. Further, the Port of Seattle has agreed to an intersection configuration that would minimize traffic impacts.

Discussion was held about the rezone application process that would be required subsequent to the proposed Comprehensive Plan amendment being approved, and the process to return the land to cemetery use in the future.

Carolyn Cloutier, 3202 South 162nd Street, SeaTac: Ms. Cloutier submitted a letter outlining her concerns regarding Map Amendment #A-3. SeaTac doesn't need additional surface parking lots, structures would be preferable. The entire hillside, now filled with trees, eagles and hawks, would be asphalt. She is concerned about this project, because trees removed by the Port as part of their rental car facility construction created a situation where residents across International Boulevard in Tukwila can now hear noise created by nearby park and fly lots e.g., back-up bells on shuttles, car alarms, slamming doors, and loudspeakers at 4:00 a.m.

Discussion was held about how best to mitigate these impacts, Mr. McCracken believes it would be more appropriate to address these issues during the permitting process. He also expressed concerns about the Major Zoning Code Update and related proposed changes, specifically that he may not have sufficient time to gauge impacts to his properties prior to the matter going before the City Council for adoption.

Jeremy Delmar, Engineering Operations Manager, Highline Water District: Mr. Delmar strongly supports Map Amendment #A-2, and believes it to be a "win-win" for both jurisdictions.

At 7:02 p.m., hearing no further requests to speak, the Chair continued the public hearing to November 9.

A motion was made and seconded to take a "straw vote" on recommending approval of the 2009 Proposed Comprehensive Plan Amendments as presented, subject to hearing additional testimony on November 9. The vote was four in favor and one abstention.

4. Old Business:

A. Continued Review and Discussion about the Major Zoning Code Update and Related Code Changes

Kate Kaehny reviewed tonight's discussion items as follows:

- **Council Direction**

The City Council is supportive of a Phase 1 and Phase 2 review and adoption process. Phase One adoption date will be December 8, Phase 2 adoption will be sometime in 2010

- **Update of Public Meeting of October 20**

The open house was held from 5:30 to 7:30 p.m. Approximately 16 people attended.

- **Planning Commission Meeting Schedule – Additional Meetings**

An additional meeting has been proposed for November 16; options for additional meetings include November 2, November 30, and December 7.

- **Planning Commission Review Schedule**

November 9 – Division III Overlay Districts

November 16 – Division I & II

November 23 – Review outstanding materials

- **Division IV – Review Proposed Changes**

Provide preliminary approval or identify issues for further discussion

Lengthy discussion was held about the magnitude of this project; confusion regarding deciphering existing code from new code, and the numbering system; stakeholders and property owners not being adequately involved, and ways to increase their participation; unrealistic approval timelines; scheduling additional Planning Commission meetings; and meeting with staff during business hours to review proposed changes.

Ms. Kaehny reported that materials and updates are regularly posted to the City's website, presentations have been made to the SeaTac Business Committee and the Hotel/Motel Tax Advisory Committee, the South County Chamber of Commerce emailed their membership regarding public meetings, the City has hosted four public meetings, mailings have been sent out, and extensive input has been provided by both staff and an outside consultant. It is anticipated that an updated version will be posted to the City's website soon, and distributed to the Commissioners before their November 9 meeting.

Anita Woodmass provided a overview of proposed changes to chapters in Division IV.

A motion was made and seconded to recommend approval of the Division IV chapter regarding Accessory Dwelling Units. The vote was four in favor and one opposed.

A motion was made and seconded to recommend approval of the Division IV chapter regarding Gasoline/Service Stations. The vote was four in favor and one opposed.

A motion was made and seconded to recommend approval of the Division IV chapter regarding Mobile and Manufactured Homes Standards. The vote was three in favor and two opposed.

A motion was made and seconded to recommend approval of the Division IV chapter regarding Mobile Refueling Operations. The vote was four in favor and one opposed.

A motion was made and seconded to recommend approval of the Division IV chapters regarding Security for Residential Developments, Service and Utility Areas, and Subsidiary Uses. The vote was three in favor and two opposed.

A motion was made and seconded to recommend approval of the Division IV chapter regarding Dimensional Standards. The vote was four in favor and one opposed.

A motion was made and seconded to recommend approval of the Division IV chapter regarding Accessory Structures. The vote was three in favor and two opposed.

A motion was made and seconded to recommend approval of the Division IV chapter regarding Cargo Containers. The vote was three in favor and two opposed.

A motion was made and seconded to recommend approval of the Division IV chapter regarding Fences and Walls. The vote was four in favor and one opposed.

Cathy Boysen-Heiberg, representing family-owned, commercially-developed contiguous properties from South 176th Street to South 188th Street: Ms. Heiberg expressed concerns regarding the Division IV chapter regarding open space that incorporates Bow Lake as a focal point. She asked when this provision was added; as a major stakeholder, its inclusion had never been brought to her attention.

This provision is part of existing code outlined in the City Center Standards which was adopted in 1999. Steve Butler will research this issue to determine if the provision was added subsequent to the 1999 adoption date, and suggested that a proposal to amend the requirements be submitted via established City procedures.

A motion was made, seconded, and unanimously passed to schedule an additional Planning Commission meeting on November 16, the Major Zoning Code Update will be the only agenda item, and a public hearing will be conducted; an open house and stakeholder's meeting will also be incorporated, times to be determined.

B. Continued Discussion about Methods to Deal with Existing “Tree Retention” Covenants

Tabled.

C. Discussion about Updating SeaTac’s Critical Areas Maps and Regulations (with a focus on Wellheads and Critical Aquifer Recharge Areas)

Tabled.

5. Detailed Commission Liaison's Report:

Commissioner Chapin attended an emergency awareness meeting about Tukwila and SeaTac working together in the event of flooding in the Green River Valley.

At a recent budget workshop, the City Council rejected funding for a wellhead protection study. Steve Butler reported that a modified version, conducted by staff, may be considered.

6. Planning Director’s Report:

The November Land Use & Parks Committee meeting will be held on Thursday, November 5. The October 27 City Council agenda includes presentations on the Major Zoning Code Update and 2009 Proposed Comprehensive Plan Amendments.

7. Planning Commission Comments (including suggestions for next meeting’s agenda)

None.

8. Adjournment:

The meeting was adjourned at 9:15 p.m.