

CITY OF SEATAC
PLANNING COMMISSION
Minutes of June 16, 2015
Regular Meeting

Members present: Joe Adamack, Roxie Chapin, Tom Dantzler, Robert Scully, Jim Todd
Members absent: None
Staff present: Joe Scorcio, CED Director; Steve Pilcher, Planning Manager

1. Call to Order

Chair Adamack called the meeting to order at 5:32 p.m.

2. Public Comment

Rick Forschler stated that he opposes mandatory curbside garbage service for residential uses. He requested the Planning Commission change the recommendation it made to the City Council.

CED Director Joe Scorcio handed out a memo that the staff had prepared for the City Council regarding this issue. He noted that the Council is scheduled to take action on the Comprehensive Plan at its meeting on June 23 and this issue will be part of that action. He reviewed the information in the staff memo.

Commissioner members discussed the pros and cons of mandatory service and the benefit of the City Council considering this issue.

3. Approval of minutes

Moved and seconded to approve the minutes of the June 2, 2015 meeting as written. **Passed 5-0.**

4. 2015-2016 Work Program

Planning Manager Steve Pilcher presented the draft Work Program, which had been modified per discussions held with the Commission at the June 2 meeting. He also noted that staff is recommending a project to reformat the Zoning Code, which will cause a delay in bringing some other matters forward. However, staff believes it is important to create a better overall structure for the Code before additional amendments are made. Mr. Pilcher noted that issues can still be discussed, but actual writing of code amendments will need to be delayed until the reformatting project is completed.

The Commission expressed concern with delaying action on some work items such as the Angle Lake District regulations and updates to the S. 154th St. Station Area regulations. Mr. Scorcio pointed out the Interim Angle Lake standards are working well and that staff is not aware of any pending development proposals in either area that will be hindered by slightly delayed action.

The Commission reviewed the remainder of the program and concurred with the items listed. They expressed confidence in moving forward with these items as long as the current CED leadership is involved.

Moved and seconded to approve the work program and that it be transmitted to the City Council with a cover memo from the Chair. Passed 5-0.

5. Reformatting the Zoning Code

CED Director Scorcio noted that staff wishes to have the City Council adopt a resolution, directing the staff to proceed with the reformatting project.

Moved and seconded to recommend the City Council adopt a resolution, directing the staff the begin work on reformatting the Zoning Code. Passed 5-0.

6. Short Plats: increasing number of lots

Planning Manager Pilcher noted that earlier this year, the King County Master Builders had sent a letter to the Mayor, urging the City increase the number of lots allowed within a short plat to the maximum number allowed by State law, nine (9). He presented information regarding how other jurisdictions address this issue, noting that most that have chosen to exceed 4 lots have gone all the way to the maximum number of 9 lots. Mr. Pilcher also presented an example of a current short plat proposal, noting that according to current City codes, any easements (including access easements) can be included when determining whether a lot meets minimum lot size standards. He also noted that according to research performed by staff, there are approx. 39 parcels within the City that theoretically could benefit from allowing greater than 4 lots in short plats.

The Commission agreed with the concept of increasing the number of lots and directed staff to proceed with moving this item forward.

7. CED Director's Report

CED Director Joe Scorcio asked the Commission regarding its availability for meeting this summer. A poll of members had indicated there are a number of meetings at which two members will be absent. After discussion, it was agreed to plan on a twice monthly meeting schedule.

Mr. Scorcio noted the City Council will be conducting a retreat on Monday, June 29 in the Council Chambers. Code Compliance will be a major discussion topic.

He also noted that at the next Council meeting on June 23rd, the Council will be asked to take action on the Comprehensive Plan and extending the Interim Angle Lake Station Area

regulations. They will also be considering the Angle Lake District Station Area Plan at their study session.

As part of the effort to expand the Code Compliance program, the City Council Working Group is seeking public input on a name for the program. It is possible to respond to an online survey and indicate your preference through the City's website.

Mr. Scorcio gave an update on the U.S. Open golf tournament, which begins play on Thursday in University Place. He noted that several hotels in SeaTac are experiencing higher than normal occupancy rates for this time of year, most likely due to the Open.

6. Planning Commission Comments

Mr. Dantzer announced that Wright Runstad has hired a new firm to assist in developing the property on the south side of 200th, across from the new light rail station.

7. Adjournment

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 7:14 p.m.

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