

**CITY OF SEATAC**  
**PLANNING COMMISSION**  
**Minutes of May 19, 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; Mike Scarey, Senior Planner; Jeff Robinson, Economic Development Manager

**1. Call to Order**

Chair Adamack called the meeting to order at 5:35 p.m.

**2. Public Comment**

None.

**3. Approval of minutes**

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

**4. Public Hearing on the Comprehensive Plan**

Chair Adamack re-opened the public hearing (continued from May 5, 2015) at 5: 36 p.m. He asked if anyone present wished to testify on the proposed amendments to the text of the Comprehensive Plan. No one from the public wished to testify.

The Chair then reviewed suggested text revisions he had sent to staff for consideration. Staff had included their responses to Mr. Adamack's suggestions in a table that was provided as part of the agenda packet. The Commission concurred with the staff responses as outlined in the table, with the following exceptions:

- The suggested amendment to Housing and Human Services Policy 3.9A Implementation Strategy were accepted as proposed by Chair Adamack.
- The proposal to change the level of service standard for Off-Leash Dog Parks (Capital Facilities Policy 5.1B) was accepted as proposed by Chair Adamack.
- Utilities Policy 6.1B will be amended to read: "Require solid waste and recycling service for all residences."
- Policy 1.1A Implementation Strategy was amended to replace the word "opportunities" with "accessibility."

Senior Planner Mike Scarey then reviewed other minor text amendments that were proposed by the staff, some in response to Commission direction, some to ensure consistency throughout the Plan document (Exhibit B-1 in the agenda packet). The Commission concurred with all of these suggested changes. Mr. Scarey also noted that staff is asking for Commission concurrence to make revisions to the Capital Facilities Background Report to ensure that all facility needs are considered throughout the year 2035. The Commission concurred with staff making these changes.

**Moved and seconded to approve all of the amendments to the text of the Comprehensive Plan as amended. Passed 5-0.**

Senior Planner Mike Scarey then noted there are two proposed amendments to the Land Use Map contained in the Plan. He presented an email communication that was received earlier in the day from a Mr. Leyritz, concerning the Segale proposal.

Mr. Scarey briefly overviewed the YMCA property amendment. Chair Adamack inquired whether there was any member of the public wishing to testify; there were none.

**Moved and seconded to approve the amendment to the Comprehensive Plan Land Use Map relating to the YMCA property. Passed 5-0.**

Mr. Scarey then presented information concerning the Segale proposal and responded to questions from Commission members.

The Chair asked if any member of the public wished to testify.

Judith Evenson, 18237 51<sup>st</sup> Ave. S. questioned how access to this area will be provided and expressed concern regarding westbound traffic making a left-hand turn from S. 178<sup>th</sup> St. to 51<sup>st</sup> Ave. So.

Frank Leyritz expressed concern regarding potential increases to traffic on 51<sup>st</sup> Ave. S. that could result from this property developing. He stated that many individual already use this route to avoid congestion at the intersection of S. 176<sup>th</sup>/178<sup>th</sup> St. and Military Road. He also expressed concern that new residents from the Segale property would overwhelm the capacity of the Valley View Library. He stated he opposes the proposal.

Nancy Rogers, Cairncross & Hempelmann, presented on behalf of Segale properties. She described the features on maps that were submitted to the Commission. Ms. Rogers explained the “tiered” system of review that occurs pursuant to the Growth Management Act, noting that the requested map amendment is just the first of several steps. She stated that once a development for the site is proposed, after a change in zoning has been secured, that will allow for a more thorough analysis of traffic and other impacts, including steep slopes and utilities issues. She stated the project is consistent with the overall Tukwila South project already approved within the City of Tukwila.

Mark Segale responded to Commission questions regarding the Tukwila South project. He clarified that no warehouses are allowed within the development and that the approval from the City of Tukwila provides lots of flexibility in terms of land uses. He also stated that at its western boundary, the site is actually 40 feet above the elevation of I-5. Their goal is to have an integrated community where people can live, work and shop. This site will help meet that vision.

Staff responded to a question about how traffic would be mitigated between the two cities (SeaTac and Tukwila).

Commissioners appreciated the concerns of neighbors, but agreed that questions can be addressed later in the development process.

**Moved and seconded to approve the amendment to the Comprehensive Plan Land Use Map relating to the Segale property. Passed 5-0.**

The Chair closed the public hearing to further testimony at 7:21 p.m.

**Moved and seconded to send all the Comprehensive Plan text amendments and two map amendments forward to the City Council with a recommendation of approval. Passed 5-0.**

Staff noted that this matter will be scheduled for consideration at the City Council Study Session on June 9<sup>th</sup>, with action expected to occur two weeks later on June 23<sup>rd</sup>.

## **5. Public Hearing on Angle Lake District Station Area Plan**

Due to the late time, it was suggested this matter be postponed until the Commission's next meeting on June 2.

**Moved and seconded to continue the hearing until 5:30 p.m. on June 2, 2015. Passed 5-0.**

## **6. CED Director's Report**

CED Director Joe Scorcio encouraged Commission members to attend the Council Study Session concerning the Comprehensive Plan in order to respond to any questions from the Council.

Mr. Scorcio presented each Commission a copy of a new book titled "Planning in the Pacific Northwest."

Mr. Scorcio noted that staff is completing its review of Sound Transit's Federal Way Link Extension Draft Environmental Impact Statement. At its last meeting, the City Council passed a resolution, stating its preference for a SR-509/I-5 alignment.

Commission members were reminded of a community meeting to be held on Thursday evening at Bow Lake Elementary School.

**6. Planning Commission Comments**

None.

**7. Adjournment**

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 7:35 p.m.

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