

**CITY OF SEATAC**  
**PLANNING COMMISSION**  
**Minutes of April 5, 2016**  
**Regular Meeting**

**Members present:** Joe Adamack, Roxie Chapin, Tom Dantzler, Robert Scully, Jim Todd  
**Members absent:** None  
**Staff present:** Steve Pilcher, Planning Manager; Mike Scarey, Senior Planner; Anita Woodmass, Senior Planner

**1. Call to Order**

Chair Adamack called the meeting to order at 5:30 p.m.

**2. Approval of minutes**

Moved and seconded to approve the minutes of the March 15, 2016 meeting as presented.

**Passed 5-0.**

**3. Public Comment**

None.

**4. GMA Consistency Amendments**

Senior Planner Mike Scarey noted the purpose of the evening's briefing was to review the last group of proposed amendments to the City's Sensitive Areas regulations. The Commission will be scheduled to conduct a public hearing on all of the proposed amendments at its May 3<sup>rd</sup> regular meeting, after SEPA has been issued. Staff will also be at next Tuesday's City Council meeting (April 12<sup>th</sup>) to brief the Council on the proposed changes.

Mr. Scarey explained that further research indicates there are two main aquifers underlying the city; both the Highline Water District and Seattle Public Utilities have wells that tap into these aquifers. In general, these aquifers lie approx. 200 feet below the surface. There are existing wellhead protection zones established around the two utilities wells. These zones are designated to provide protection to the water source and will be grouped as Critical Aquifer Recharge Areas, Category 1.

It was noted that both proposed SR-509 and portions of the airport's SASA overlap with some of these wellhead protection areas. It was suggested that the draft regulations address airport operations and also potential impacts from highway construction.

Mr. Scarey reviewed the list of uses proposed to be prohibited within the identified CARAs. He noted there is additional research to be done, which may allow for reduction of a table included

in the draft regulations. He also reviewed the schedule for moving forward and noted an effort will be made to reach out the business community.

### **5. Implementing Regulations for the Angle Lake Station Area**

Senior Planner Anita Woodmass noted that the primary focus of the evening's briefing will be to review the land use charts proposed for the district. Planning Division staff has spent a considerable amount of time reviewing and discussing these charts. She noted that some new definitions are being created (e.g., micro-brewery, - winery; medium manufacturing). Ms. Woodmass also mentioned that approx. 30 uses have either been eliminated or "collapsed" in more general use categories. The latter will provide staff with greater flexibility in dealing with proposed uses in the District.

She noted that uses within the District Center will differ than what may be allowed elsewhere within the District, as the Center is intended to focus more on uses that generate day/evening activities and that reduce potential vehicular and pedestrian conflicts.

Ms. Woodmass mentioned that staff is proposing approx. 38 definitions for terms that currently are not defined in the code.

Various policy directions from the Angle Lake Plan were reviewed in the context of proposed implementing code. The Commission discussed the issue of mobile food vending and how/where to allow this use. It also discussed how restrictive to be concerning drive-throughs; consensus was to not allow in the District Center, noting that the issue could be revisited in the future.

Ms. Woodmass stated that staff is recommending eliminating the requirement for ground floor commercial as part of mixed-use buildings and that the proposal will allow multifamily in all zone districts in the center. She then discussed options for the Kenworth site (currently zoned Industrial).

Commissioners discussed the "Flight Car" business and how it would fit under the proposed regulations; asked staff to investigate whether dog daycares could be allowed; and recommended some miscellaneous amendments.

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

Mr. Pilcher mentioned that CED Director Scorcio was attending the National Planning Conference in Phoenix and would return next week. Mr. Scorcio is also currently serving as the Acting City Manager.

Mr. Pilcher stated that at the next meeting, staff will bring forward proposed code changes to adopt the 2015 version of the I-Codes. He also announced several personnel decisions, including the hiring of Mary Kate McGee as Building Services Supervisor and Eric Proctor as Public Works Inspector Supervisor.

**6. Planning Commissioner Comments**

Commissioner Todd reported on a meeting held the previous week to discuss potential re-use of the fire station on South 200<sup>th</sup>, once the new station is occupied. He stated that appears there are enough structural building issues that it makes more sense for the fire station to be torn down.

**7. Adjournment**

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 6:56 p.m.

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