

**CITY OF SEATAC**  
**PLANNING COMMISSION**  
**Minutes of March 15, 2016**  
**Regular Meeting**

**Members present:** Joe Adamack, Roxie Chapin, Tom Dantzler, Robert Scully, Jim Todd  
**Members absent:** None  
**Staff present:** Joseph Scorcio, CED Director; Steve Pilcher, Planning Manager; Mike Scarey, Senior Planner; Anita Woodmass, Senior Planner; Kate Kaehny, Senior Planner; Justin Rowland, Planning Intern; Al Torrico, 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 1, 2016 meeting as presented. **Passed 5-0.**

**3. Public Comment**

None.

**4. Public Hearing on Non-Substantive Zoning Code Amendments**

Senior Planner Kate Kaehny briefing introduced the topic and Planning Intern Justin Rowland, who presented the staff report. He reviewed the history of the Zoning Code Reformatting Project and what the purpose is of this initial phase of the subsequent “streamlining” project. Mr. Rowland then reviewed the specific amendments under consideration.

In response to a question regarding small lot single family development, Ms. Kaehny noted that these provisions exist as a Zoning Code overlay, not as a distinct zone district.

There was no public testimony.

Chair Adamack closed the hearing at 5:37 p.m.

**Moved and seconded to approve the amendments as presented. Passed 5-0.**

## **5. GMA Consistency Amendments**

Senior Planner Mike Scarey noted the evening's briefing was part of an on-going series of review of portions of the City's Environmentally Sensitive Areas regulations. The topic being reviewed at this meeting concerns Critical Aquifer Recharge Areas (CARAs).

Mr. Scarey explained that there are 3 aquifers underlying the city, but the information regarding these aquifers is somewhat general. The proposed amendments classify CARAs into 3 categories, depending on the degree of sensitivity. The regulations for these areas will be based upon performance standards. They are based upon State guidelines, but are tailored to fit the unique characteristics of SeaTac.

Full amendment language will be provided at an upcoming meeting.

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

Senior Planner Anita Woodmass provided an overview of the topics for which staff is hoping to receive Commission input/direction. She then reviewed proposed standards for required parking lot location and screening, noting that staff recommends a 20 ft. buffer along the front property line, with no interior landscaping being required. Staff is recommending continuing with the current code provisions that allow a 10% shared parking reduction and a 35% reduction for sites served by high capacity transit.

No changes to existing standards for driveway entrances onto streets are recommended. Staff is suggesting using the bicycle parking standards as found in the S. 154<sup>th</sup> St. Station Area regulations, with the additional provision that outdoor racks may be used.

In response to a question regarding residential parking standards, Ms. Woodmass noted that a "Right Size Parking" study had found that multifamily uses in SeaTac appear to have a higher demand for parking that typical of other areas.

Ms. Woodmass then summarized the results of a meeting she and Economic Development Manager Jeff Robinson had with Wright-Runstad.

The Planning Commission indicated it is satisfied with the direction staff is taking with drafting the regulations.

Commissioner Dantzler provided a copy of how the City of Bonney Lake is approaching the issue of traffic impact fees.

## **7. Review & discussion of draft letter re: Recreational Marijuana regulations**

Chair Adamack provided a draft memorandum to be sent to the City Council from the Planning Commission, suggesting the issue of recreational marijuana be re-visited. **Moved and seconded to send the memorandum as drafted. Passed 5-0.**

**8. Revised Work Program**

CED Director Joe Scorcio handed out a memo that staff had prepared for a City Council Land Use and Planning Committee meeting held the previous week. The memo had been drafted in response to the Council’s desire to allow individuals to propose amendments to the Comprehensive Plan in 2016, with action to occur before the end of the year. The memo explains what work items will be delayed in order to accommodate this request. Mr. Scorcio clarified that the memo was being provided for information purposes, with no action from the Commission being necessary.

Several commissioners stated they did not see a need to amend the Comprehensive Plan this year.

**9. CED Director’s Report**

Mr. Scorcio reminded the Commission that Sound Transit’s new station at Husky Stadium will be opening on March 19.

**10. Planning Commissioner Comments**

Commissioner Todd thanked the staff for the information they provided to Clyde Hill regarding food trucks.

He mentioned an article in the Seattle Times concerning Tumwater and their targeted re-use of the former Olympia Brewery property.

He also noted he had received a letter from a neighbor, criticizing the City’s permitting process.

**11. Adjournment**

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 7:06 p.m.

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