

CITY OF SEATAC
PLANNING COMMISSION
Minutes of March 1, 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; Kate Kaehny, Senior Planner; Justin Rowland, Planning Intern

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 February 16, 2016 meeting as presented.
Passed 5-0.

3. Public Comment

None.

4. GMA Consistency amendments – Critical Areas

Senior Planner Mike Scarey reminded the Commission of the State requirement to amend these regulations by June 30, 2016. The amendments presented this evening relate to wetland mitigation requirements, which are required when a development impacts a wetland or its required buffers.

The draft amendments to the text were reviewed; Mr. Scarey noted that these provide greater flexibility for wetland buffer alterations. He also discussed compensatory mitigation standards, new definitions and a new section addressing illegal activities that impact wetlands and their buffers.

Mr. Scarey reviewed the upcoming schedule for continued Planning Commission, review, hearings and making a recommendation to the City Council.

4. Zoning Code Reformatting, Phase 1

Senior Planner Kate Kaehny introduced Planning Intern Justin Rowland, who reviewed other minor “clean-up” amendments that are being proposed. She noted that a public hearing has been scheduled for the next Planning Commission meeting, at which time staff hopes the Commission will be able to formulate their recommendation.

Mr. Rowland reviewed the proposed amendments, which include amending other sections of the Municipal Code to ensure accurate cross-references to the Zoning Code; adding names and descriptions of existing zones; reinserting electric vehicle infrastructure definitions that were inadvertently left out of the reformatted code; and some minor corrections to SMC 15.455.150 concerning parking.

5. 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. Staff is aware of concerns regarding the Port of Seattle's Sustainable Airport Master Plan and will remain in discussions with the Port regarding community concerns.

Ms. Woodmass reviewed the Angle Lake Plan's vision for the District Center. She noted the need to address transitions between new and existing development and also to maintain high quality standards in order to attract desired development.

The Commission reviewed those parcels staff is suggesting to be included as part of the District Center. They suggested that the Center should also include parcels #40 and #33.

Ms. Woodmass reviewed other proposed concepts relating to the location of parking; open space to be required (5% - more than currently required in this area, but less than required in S. 154th St. Station area and the City Center); building setbacks; and ground floor building design. There was discussion concerning desired ground floor height and depth requirements, including needs for transparency, regardless of the future use of the ground floor space. She noted that staff is recommending there *not* be a ground floor commercial standard applicable to multifamily development.

Ms. Woodmass then reviewed some of the uses that, under the Interim Regulations, require special review. Staff is seeking direction on whether some of the uses should be prohibited in the District Center or only allowed outside the Center subject to granting of a conditional use permit. Or there could be conditions by which a use might be allowed (e.g., park'n'fly in a garage structure only). Ms. Woodmass will prepare a possible framework for the issues for Commission review at a future meeting.

The Commission expressed concern of how the City might impose restrictions of the Port's possible expansion plans in the area.

6. CED Director's Report

Planning Manager Steve Pilcher noted that CED Director Scorcio was on vacation for this meeting, but is returning to the office on March 2nd.

He noted that Mary Kate McGee is working in the Building Division on an interim basis now that Asst. Building Official Trace Justice has left City employment. He also mentioned that Cortlee Harris has begun as a new Code Compliance Program Coordinator.

Mr. Pilcher handed out the presentation that staff made to the City Council in response to its concern of providing an opportunity to amend the Comprehensive Plan. After discussing with the Council, their desire was to open up the process beginning mid-year, with it concluding in 2017. Mr. Pilcher also explained the concept of the docket and paying a fee for a proposed amendment.

7. Planning Commissioner Comments

Chair Adamack suggested the Commission write a letter to the Council, suggesting they re-engage on I-502 Recreational Marijuana issues. He reminded the Commission that when they last discussed this issue, they had recommended allowing production and processing, but to hold off on retail sales for at least one year. Since that much time has now passed since retail stores became legal, he suggested the Commission should advocate allowing all aspects of recreational marijuana businesses.

After discussion, it was agreed that the Chair will draft two letters, one consistent with their past recommendation and one that also includes retail sales. These will be discussed at the next meeting.

Commission Todd noted that he appreciated the Council comments that were made after Port of Seattle staff made their presentation regarding the SAMP.

9. Adjournment

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 7:30 p.m.

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